



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

## **HOUSING AND COMMUNITIES COMMITTEE**

**Date: Monday, 21 June 2021**

**Democratic Services**

Robert Parkin Dip. LG.  
Chief Legal Officer and Monitoring Officer

**14:00 PM**

72 Market Street  
Ely  
Cambridgeshire  
CB7 4LS

**Main Hall, Burgess Hall Events and Conference Centre,  
One Leisure, Westwood Road, St Ives PE27 6WU  
[Venue Address]**

### **AGENDA**

**Open to Public and Press**

#### **Part 1: Governance Items**

##### **1.1 Appointment of the Chair**

##### **1.2 Apologies for Absence and Declarations of Interest**

At this point Members must declare whether they have a disclosable pecuniary interest, or other interest, in any of the items on the agenda, unless it is already entered in the register of members' interests.

##### **1.3 Minutes - 15 March 2021**

**5 - 18**

## **1.4 Public Questions**

## **1.5 Housing and Communities Committee Agenda Plan - June 2021 19 - 22**

## **1.6 Combined Authority Forward Plan**

[Combined Authority Forward Plan](#)

### **Part 2: Programme Delivery**

## **2.1 Connecting Cambridgeshire Update 23 - 32**

## **2.2 Implementation of the revised £100m Affordable Housing Programme 33 - 52**

## **2.3 £100m AHP Scheme Approvals - June 2021 Fairbarn Way, 53 - 58**

**(i) Chatteris**

## **2.3 £100m AHP Scheme Approvals - June 2021 Dovehouse Court, 14- 59 - 62**

**(ii) 22 High Street, Girton**

## **2.3 £100m AHP Scheme Approvals - June 2021 Northminster, 63 - 70**

**(iii) Peterborough**

## **2.4 Rebel Acres Community Housing Start-up Grant 71 - 88**

### **Part 3: Date of Next Meeting**

Monday 6 September 2021

The Housing and Communities Committee comprises the following members:

*For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact*

### **COVID-19**

The legal provision for virtual meetings no longer exists and meetings of the Combined Authority therefore take place physically and are open to the public. Public access to meetings is managed in accordance with current COVID-19 regulations and therefore if you

wish to attend a meeting of the Combined Authority, please contact the Committee Clerk who will be able to advise you further.

Councillor Steve Allen

Councillor David Ambrose-Smith

Councillor John Batchelor

Councillor Ryan Fuller

Councillor Lewis Herbert

Councillor Denise Laws

Councillor Alison Whelan

Clerk Name:	Tamar Oviatt-Ham
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# Housing and Communities Committee Minutes

Date: Monday 15 March 2021

Time: 2.00pm – 3.54pm

Present: Councillor Steve Allen, Councillor Chris Boden (Chairman), Councillor David Ambrose-Smith, Councillor Mike Davey, Councillor Mark Goldsack, Councillor Ryan Fuller and Councillor Bridget Smith

Apologies: Councillor Mike Sargeant

## Part 1 - Governance Items

### 143. Apologies for Absence and Declarations of Interest and Announcements

Apologies received from Councillor Mike Sargeant, Councillor Mike Davey attended as substitute. No declarations of interest were made.

The Chairman announced that item 2.8 on the agenda 'Houghton & Wyton Community Land Trust - Start Up Grant Application' had been removed from the agenda due to further clarification being required on the information presented within the application. The Chairman stated that a report would be brought to a future meeting once clarification had been received.

The Chairman also announced that a replacement report had been published for agenda item 2.1 relating to the £100M Affordable Housing Programme and that the joint Chief Executives were in attendance at the meeting to present the report.

The Chairman explained that there had been correspondence over the weekend in relation to the possibility of the Mayor attending the meeting and his willingness to answer questions in relation to item 2.1 on the agenda. He clarified that in particular, a point had been raised about the Mayor not speaking until the particular agenda item was discussed. He stated that he had checked the Constitution and the Mayor was not entitled to attend and speak to Members at the Committee as he had not taken up his position on the Committee as a non-voting Member. He clarified that he would raise this issue at the next Leaders Strategy meeting. He explained that he had hoped to suspend the relevant rule which stopped the Mayor attending, however he clarified that Committees were not able to suspend that particular rule, this would also be raised at the Leaders Strategy meeting.

#### 144. Minutes of the Housing and Communities Committee meeting on 11 January 2021 and Actions

The minutes of the meeting on 11 January 2021 were approved as an accurate record. A copy will be signed by the Chairman when it is practical to do so.

The action log was noted.

#### 145. Public Questions

The Chairman stated that a number of questions had been received from the Overview and Scrutiny Committee and that these questions would be taken at agenda item 2.1. No public questions were received.

#### 146. Housing and Communities Committee Agenda Plan

It was resolved to note the agenda plan.

#### 147. Combined Authority Forward Plan

It was resolved to note the forward plan

### Part 2 - Programme Delivery

#### 148. £100 Million Affordable Housing Programme – Urgent Report

The Committee received a report that provided an update on the £100m affordable housing programme and £70m Cambridge City Council affordable housing programme following notification from the Minister of Housing Communities and Local Government (MHCLG) of the outcome of their review of the £100m affordable housing programme and the Cambridge City Council £70m affordable housing programme.

The Committee received six questions from the Overview and Scrutiny Committee in relation to this report along with a supplementary question raised by Councillor Scutt at the meeting. The Chairman responded to the questions in the meeting and the written response can be found at appendix one of the minutes.

Councillor Smith raised a point of clarification in relation to the Chairman's response to the supplementary question in relation to potential alternative funding sources. Councillor Smith stated that there should be careful consideration of what was said in relation to certainty of future funding of the scheme. She referred to paragraph 3.3 of the report which set out the conditions that would need to be adhered to in order for MHCLG to make further funding available. The Chairman stated that the news was substantially better than some of the earlier correspondence and that funding was extremely likely and that discussions between MHCLG and the Joint Chief Executives of the Combined Authority were ongoing.

Introducing the report the Joint Chief Executive, John Hill, drew Members attention to paragraph 3.3 of the report which set out the conditions by which MHCLG would make further funding available. He stated that the new regime would require more hands-on monitoring of the Combined Authority's Schemes by MHCLG. He also explained that the agent role that the Combined Authority had been providing in relation to the £70 million Cambridge City Council affordable housing programme would cease.

In discussing the report;

- Councillor Smith stated that the Mayor had referenced a second letter from the Minister and that this letter should be made available to Members of the Board. Councillor Smith put forward an amendment to the report recommendations (attached at Appendix two of the minutes) and asked that each amendment be voted on in turn. The amendment was seconded by Councillor Davey.

In debating the amendment:

- Councillor Davey stated that the key priority was the residents and that the programme needed to be one that could be maintained going forwards. He commented that it would be difficult to know how the programme could be improved unless someone was brought in to carry out an independent review of the programme.
- Councillor Fuller queried if the conditions set out at 3.3 of the report had come from the second letter sent by the Minister. He stated that without criticising officers the Committee had been given several reassurances that had turned out not to be accurate. He explained that he was prepared to support Councillor Smith with her amendment to the first recommendation which called for full and public disclosure of all communication between MHCLG and /or ministers with the CPCA and /or The Mayor regarding the £100m Affordable Housing Programme. The Joint Chief Executive stated that the conditions accurately reflected discussions with the Mayor, authorised access to correspondence and discussions with MHCLG officials. The Monitoring Officer explained that any requests for the letter would be dealt with through the authorities Freedom of Information procedure. Councillor Fuller stated that there had been a resistance to sharing correspondence on decisions that the Committee were expected to make and on that basis he was inclined to want to see the letter.
- Councillor Goldsack questioned recommendation five in terms of a detailed report to be brought back to an emergency meeting of the Housing Committee within the next four weeks. He stated that this would be quite an exercise and that the timescales were not realistic. The Chairman clarified that a response to government to agree the terms set out in the report was required by 17 March which required approval from the Committee on the recommendations set out in the report. He stated that if the recommendations were approved conditionally this may not satisfy the Minister and would be potentially

dangerous. He clarified that a full report would be brought back to the next Committee meeting in June.

- Councillor Smith explained that she was astounded that as a Board Member she would have to resort to putting in a Freedom of Information request for the second letter and had always worked on the assumption of full disclosure for Board Members. She stated that the Combined Authority would lose the trust of residents. She stated that not only had the Combined Authority failed to secure a second devolution deal but that it had a large part of it taken away due to the Ministers lack of confidence in the Housing Programme. She clarified that the only way to re-establish the confidence of the public, as well as developers and social landlords, was to be completely open and transparent and have external parties review the programme. She explained that this review could take a considerable amount of time so an action plan was required in the short term to give reassurances.

On bringing the debate on the amendment to a close, the Chairman agreed that each amendment could be voted on in turn. In putting the amendment to the vote, the amendment was defeated.

In debating the original report recommendations;

- Councillor Smith sought clarification on if the £40 million revolving fund was essentially being wound up. The Chairman stated that this was correct. She also sought clarity on whether it was the end of the £100k homes programme. The Chairman stated that it was his understanding that it was not the end of this programme. The Director of Housing and Development stated that the authority was looking for developers to bring the £100k homes through the planning process. Councillor Smith stated that she would like to see a plan of how the £100k homes scheme might continue. She explained that she would also like to see how much this scheme had cost so far and whether this had delivered value for money. The Chairman stated that this could be brought back to Committee at its next meeting. **ACTION**
- Councillor Smith queried whether MHCLG had seen appendix two of the £100 million affordable housing update report and why MHCLG did not believe that the programme delivered value for money. The Director of Housing and Development stated that the Combined Authority had supplied MHCLG with the final draft of its value for money assessment however had not received any comments back on the assessment yet. Councillor Smith queried what MHCLG would want to happen with the repaid loan money and commented that Covid was going to have a negative impact on the loans being repaid. The Chairman stated that MHCLG had been clear that any monies that were returned were to be allocated to the remainder of the programme that would be fulfilled in 2021-22. The Joint Chief Executive, John Hill, stated that there was uncertainty on what would happen to loans post March 2022 and that further clarification would be sought in relation to this. The Director of Housing and Development stated that reviewing the repayment of loans was an ongoing exercise and that the £100million affordable housing update report



contained a graph that showed the current projection of repayments. Councillor Smith stated that at the start of the £100 million affordable housing programme, Members had been led to believe that money would be allocated based on need. She stated that the Greater Cambridge area had the biggest housing issues. She stated that a lot of the housing was currently allocated in the Peterborough area and that this needed to be reviewed as part of the report to the next meeting. The Chairman explained that this would be included in the review of the programme. **ACTION**

- Councillor Davey queried how many homes had been lost as a result of the announcement and queried if certain areas would be disproportionately impacted and that local accountability was needed. The Chairman stated that it was not yet known whether homes would be lost until further discussions had taken place and that disproportionate impact would be covered in the report that would come to the next Committee meeting. The Chairman also stated that Oxfordshire Combined Authority were facing similar issues.
- Councillor Smith requested that each recommendation be voted on separately. The Chairman agreed to take each recommendation separately.

It was resolved by majority to recommend that the CPCA Board:

- i. Approve the revised proposals for the future delivery and completion of the £100m Affordable Housing Programme as outlined in paragraph 3.3.
- iii. Instruct the Chief Executives to inform the MHCLG of the recommendation as agreed and bring forward a report to the Board the arrangements for the implementation of the revised scheme.

It was resolved unanimously to recommend that the CPCA Board:

- ii. Note the revised arrangements for the operation and completion of the £70m Cambridge City Housing Programme.

#### 149. £70m Cambridge City Council Affordable Housing Programme Update

The Committee received a report that outlined the spend and outputs for the £70 million Affordable Housing Programme.

Introducing the report officers explained that there would be 526 Starts on Site by the end of March 2021 and 540 unit were expected to be built in total. Officers stated that the Clarke Maxwell site was expected to start in April 2021 with the Tedder Way and Kendall Road schemes currently going through the tribunal system due to boundary disputes. Officers also clarified that six modular pods for the homeless had been handed over in Kings Hedges.

It was resolved unanimously to:

Note the report on spend and outputs for the £70 million Affordable Housing Programme.

#### 150. Update Report on North East Cambridge Programme

The Committee received a presentation that gave an update on Cambridge City Council's North East Cambridge Programme (attached at appendix three of the minutes).

In discussing the presentation;

- The Chairman queried how many houses would be built in South Cambridgeshire. Officers stated that they would review and come back to Committee with the figures. **ACTION**

It was resolved unanimously to:

Note the report (approved by Executive Councillor following scrutiny at Strategy and Resources Committee, Cambridge City Council on February 8th 2021) and presentation as an update on the North East Cambridge Programme

#### 151. £100 million Affordable Housing Update

The Committee considered a report that gave an update on the £100 million affordable housing programme.

Introducing the report, the Director of Housing and Development explained that there had been some changes to the report since the announcement from MHCLG. He stated that the scheme approvals were set out at 5.3 of the report and scheme removals were set out at 5.4 of the report. He explained that the Mare Fen Scheme at Northstowe had been removed from the list which had resulted in the removal of 253 units from the programme.

It was resolved unanimously to:

- a) Note the progress of the delivery of the £100m affordable housing programme.
- b) Approve the prioritisation and release of existing funds on further schemes from the existing programme that are expected to start on site before end March 2021, as listed in appendix 4.

#### 152. £100 Million Affordable Housing Programme Heylo Portfolio

The Committee considered a report that sought grant funding of £2,168,625 from the £100m Affordable Housing programme to enable delivery of 60 affordable homes of

shared ownership homes all over the region, East Cambridgeshire, Peterborough City Council and Huntingdonshire.

Introducing the report officers explained that there were four sites in total all offering share ownership. Officers clarified that the report outlined 14 two bed properties and this was an error and there were 16 two bed properties in total at the Bayard Plaza site in Peterborough. Officers stated that all of the properties would be for local people and that all of the units outlined were near completion.

It was resolved by majority to;

- a) Commit grant funding of £2,168,625 from the £100m Affordable Housing programme to enable delivery of 60 affordable homes of shared ownership homes all over the region, East Cambridgeshire, Peterborough City Council and Huntingdonshire.

#### 153. £100 Million Affordable Housing Programme Alconbury Weald, Rentplus

The Committee Committing received a report that sought grant funding of £989,325 from the £100m Affordable Housing programme to enable delivery of 22 additional affordable homes, with a range of rent to buy homes at Alconbury Weald, Huntingdonshire.

Introducing the report officers explained the site was currently near completion and consisted of 22 units originally intended as open market to become new affordable homes. Officers stated that all of the units were over and above the National Described Space Standards. Officers explained that when the units are purchased Rentplus would gift the purchasers a 10% deposit which would enable them to go to any high street lender and secure a mortgage. Officers explained that tenants would be supported throughout their whole tenancy through a partner housing association. Officers clarified that there would be the option to eventually buy the property and that the properties would be made available to local people.

Discussing the report;

- Councillor Smith stated that she was happy to see that the homes exceeded the National Described Space Standards.
- Councillor Goldsack queried whether the properties would be made available to those moving to the area to work. Officers explained that they understood this to be the case.

It was resolved unanimously to

- a) Committing grant funding of £989,325 from the £100m Affordable Housing programme to enable delivery of 22 additional affordable homes, with a range of rent to buy homes at Alconbury Weald, Huntingdonshire.

## 154. Update on Community Land Trusts and £100k Homes

The Committee received a report that gave an update on Community Land Trusts and the £100k Homes programme.

Introducing the report officers explained that Haddenham Community Land Trust had completed the first phase of their scheme and had welcomed their first tenants. Officers clarified that Little Thetford Community Land Trust had just had their public launch and the Great Shelford Community Land Trust had just started on site. Officers explained that there had been two changes to the Allocations Policy that Members were being asked to approve which were set out at 2.9 of the report.

Discussing the report:

- Councillor Smith queried how many £100k homes had been completed and how many would be completed with the schemes that had been identified so far. Officers explained that there were three schemes on site and two schemes coming forward in Ely and Great Abbington which would deliver four £100k homes each. Officers explained that there was another scheme in the pipeline on Histon Road in Cambridge which would deliver a further four units. Officers explained that so far eight units had been completed as part of the scheme in Fordham. Officers clarified that there were no £100k homes completed that were yet to be allocated. The Chairman explained that the £100k homes scheme was not finished but alternative funding sources were being sought.

It was resolved by majority to;

- a) Note the update provided in this report.
- b) Approve amendments to the £100K Homes Allocations Policy.

## 155. Oakington Community Land Trust - Start Up Grant Application

The Committee considered a report that sought approval for funding of £5,000 to Oakington Community Land Trust under the Community land Trust Start Up Grant Fund.

Introducing the report officers explained that the emerging Community Land Trust group were committed to providing affordable homes for older members of the community in housing need, as well as providing, managing and safeguarding other community facilities and amenities such as open green space for wider community benefit.

It was resolved unanimously to

- a) Approve the award of £5,000 to Oakington CLT under the CLT Start-up Grant Fund.

### Part 3 – Date of the next meeting

156. It was resolved to:

Note the date of the next meeting as Monday 21 June 2021.



## Housing and Communities Committee Action Sheet

Date	Minute Ref	Report Title	Action	Delegated officer	Update and Status	Date completed
11.01.21	130.	Minutes of the Housing and Communities Committee meeting on 9 November 2020 and Actions	Minute action 111 - Councillor Sargeant stated that he had a number of points of feedback on the draft response to the review on the original business case for the £100million Affordable Housing Programme and the policies the Combined Authority had followed, that had been circulated by the Director of Housing and Development. He requested that once the feedback was incorporated that the Chairman of the Committee Councillor Boden reviewed the document and gave his feedback before the final document came back to the Committee.	Roger Thompson/Chairman	The affordable housing programme in its previous form has been determined by MHCLG on 31.03.2021. A new programme for 2021/22 is underway, the conditions of which are reported in paper 2.1. Reference back to the original business case will be consulted upon with leaders and members as part of a proposed 2021-25 Affordable Housing guiding principles document that it is intended to be brought to the Sept Committee.	Completed

11.01.21	130.	Minutes of the Housing and Communities Committee meeting on 9 November 2020 and Actions	Minute action 120 – Councillor Sargeant noted that this action was shown as completed on the action log. He explained that he felt a fuller review of the role of the Committee was required and referred this back to the Director of Housing and Development and the Chairman for further consideration	Roger Thompson	The role of the committee is open for discussion at a future meeting.	
15.03.21	148	£100 Million Affordable Housing Programme – Urgent Report	Councillor Smith stated that she would like to see a plan of how the £100k homes scheme might continue. She explained that she would also like to see how much this scheme had cost so far and whether this had delivered value for money. The Chairman stated that this could be brought back to Committee at its next meeting.	Roger Thompson	£100k homes schemes now no longer progressing with any new schemes from the CPCA	Completed
15.03.21	148	£100 Million Affordable Housing Programme – Urgent Report	Councillor Smith stated that at the start of the £100 million affordable housing programme, Members had been led to believe that money would be allocated based on need. She stated that the Greater Cambridge area had the biggest housing issues. She stated that a lot of the housing was currently allocated in the Peterborough area and that this needed to be reviewed as part of the report to the next meeting. The Chairman explained that this would be included in the review of the programme	Roger Thompson	This will be consulted upon with leaders and members as part of a proposed 2021-25 Affordable Housing guiding principles document that it is intended to be brought to the Sept Committee.	Completed



15.03.21	150.	Update Report on North East Cambridge Programme	The Chairman queried how many houses would be built in South Cambridgeshire. Officers stated that they would review and come back to Committee with the figures	Fiona Bryant	<p>The Area Action Plan for North East Cambridge is still in development and subject to ongoing review of the spatial framework and capacity for the area. The Draft NEC AAP published in July 2020 provides a breakdown of development capacity by site (see table at page 282). This indicates that land within South Cambridgeshire which is proposed to be allocated for housing can accommodate circa 730 units.</p> <p><a href="https://consultations.greatercambridgeplanning.org/docfiles/213/38322/Draft%20North%20East%20Cambridge%20Area%20Action%20Plan%20-%20download%20version.pdf">https://consultations.greatercambridgeplanning.org/docfiles/213/38322/Draft%20North%20East%20Cambridge%20Area%20Action%20Plan%20-%20download%20version.pdf</a></p>	
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<b>HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN</b>	Updated on 11 June 2021	 <b>CAMBRIDGESHIRE &amp; PETERBOROUGH</b> COMBINED AUTHORITY	
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### Notes

Committee dates shown in bold are confirmed.  
Committee dates shown in italics are TBC.

The definition of a key decision is set out in the [Combined Authority Constitution](#) in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11.

- \* indicates items expected to be recommended for determination by Combined Authority Board
- + indicates items expected to be confidential, which would exclude the press and public.

Draft reports are due with the Democratic Services Officer by 10.00 a.m. eight clear working days before the meeting.  
The agenda dispatch date is five clear working days before the meeting.

The following are standing agenda items which are considered at every Committee meeting:

- Minutes of previous meeting and Action Log
- CPCA Forward Plan
- Housing and Communities Committee - Agenda Plan

Committee date			Key Decision	Ref	Final Deadline for reports	Agenda despatch date
<b>21.06.21</b>	Implementation of the revised £100M Affordable Housing Programme	Roger Thompson	No		<b>09.06.21</b>	<b>11.06.21</b>
	£100M Affordable Housing Programme to March 2021	Roger Thompson	No			
	Rebel Acres Start-up Grant Application	Emily Mulvaney	No			
	Connecting Cambridgeshire Update	Noelle Godfrey	No			
<b>06.09.21</b>	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	<b>25.08.21</b>	<b>27.08.21</b>
	£100M Affordable Housing Programme Scheme Approvals – September 2021	Azma Ahmad - Pearce	Yes	TBC		
	Community Land Trusts Update	Emma Grima/Emily Mulvaney	No	N/A		
	Future 2021 To 2025 Combined Authority (CA) Affordable Housing Delivery Principles	Cllr Lewis Herbert (Chair)	TBC			
<b>03.11.21</b>	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	<b>22.10.21</b>	<b>26.10.21</b>
	£100M Affordable Housing Programme Scheme Approvals – November 2021	Azma Ahmad - Pearce	Yes	TBC		
	Community Land Trusts Update	Emma Grima/Emily Mulvaney	No	N/A		
	Connecting Cambridgeshire Strategy Review	Noelle Godfrey	No	N/A		

Committee date			Key Decision	Ref	Final Deadline for reports	Agenda despatch date
<b>10.01.22</b>	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	<b>17.12.21</b>	<b>21.12.21</b>
	£100M Affordable Housing Programme Scheme Approvals – January 2022	Azma Ahmad - Pearce	Yes	TBC		
	Community Land Trusts Update	Emma Grima/Emily Mulvaney	No	N/A		
<b>09.03.22</b>	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	<b>25.02.22</b>	<b>01.03.22</b>
	£100M Affordable Housing Programme Scheme Approvals – March 2022	Azma Ahmad - Pearce	Yes	TBC		
	Community Land Trusts Update	Emma Grima/Emily Mulvaney	No	N/A		
	Northern Fringe Progress Report	Fiona Bryant	No	N/A		
<b>20.04.22</b>					<b>08.04.22</b>	<b>12.04.22</b>





**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

Agenda Item No: 2.1

## Connecting Cambridgeshire Update

To:	Housing and Communities Committee
Meeting Date:	21 June 2021
Public report:	Yes
Lead Member:	Cllr Lewis Herbert – Lead Member for Housing & Communities
From:	Noelle Godfrey, Programme Director Connecting Cambridgeshire
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <ul style="list-style-type: none"><li>a) Note the progress of the Connecting Cambridgeshire Digital Infrastructure Programme during 2020-2021 and the plans to November 2021</li><li>b) Note and endorse the proposal to bring forward a refreshed Digital Infrastructure Strategy for 2021-2025 for approval to the Committee in November 2021</li></ul>
Voting arrangements:	A simple majority of all Members present and voting

## 1. Purpose

- 1.1 The purpose of this report is to give an update to the Housing and Communities Committee on the progress of the Connecting Cambridgeshire Digital Connectivity Infrastructure Programme over the last year, provide an overview of the plans for the next six months and to set out the rationale for presenting a refreshed digital infrastructure strategy for Committee approval in autumn of 2021.

## 2. Background

- 2.1 The Connecting Cambridgeshire Digital Connectivity Infrastructure programme was originally initially set up in late 2011 to address the lack of Superfast Broadband(24mbps+) coverage across Cambridgeshire and Peterborough. However the remit of the programme has since broadened to incorporate all aspects of digital connectivity infrastructure, including mobile coverage(4G and 5G), future facing full fibre broadband, free public access Wi-Fi “hot spots” and exploiting digital infrastructure connectivity with “Smart” technology.
- 2.2 Initially led by Cambridgeshire County Council, with funding from Government, Peterborough City Council and the EU, the programme continues to be hosted by the County Council but with funding, governance and oversight of several of the workstreams from the Greater Cambridge Partnership (for the Smart Cities programme) and the Combined Authority (mobile, public access Wi-Fi, full fibre and extension of the Smart programme to Cambridgeshire Market towns).
- 2.3 In 2018, the Combined Authority adopted a Digital Connectivity Strategy for 2018-2022, which set out the ambition for a world class digital infrastructure to support businesses, communities and public service delivery across Cambridgeshire and Peterborough.
- 2.4 This included provision of an annual digital connectivity review update, charting development against targets and updated plans. The progress report for the financial year 2020-2021 is included at Appendix A of this report and includes an overview of the immediate next steps.
- 2.5 The Covid-19 pandemic has both highlighted and accelerated dependence on digital connectivity in all areas of 21<sup>st</sup> century living. Over the last two years there have also been significant changes in government policy with regard to digital connectivity and considerable changes in the telecommunications commercial landscape. Taken together these factors indicate that it would be advantageous to revise and update the Digital Connectivity Strategy in 2021, in order to reflect the current circumstances. More details about the rationale for the proposal to bring a revised strategy to the Housing and Communities Committee in November are set out in Appendix A of this report.

## Significant Implications

## 3. Financial Implications

- 3.1 A budget overview is included in Appendix A, there are no further significant financial implications.



## 4. Legal Implications

- 4.1 The recommendations accord with CPCA's powers under Part 4 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251) and with the Committee's Terms of Reference as set out in CPCA's Constitution Chapter 10 para.3.2.9(b).

## 5. Other Significant Implications

- 5.1 There are no other significant implications.

## 6. Appendices

- 6.1 Appendix A Digital Connectivity Strategy progress review 2020-2021

## 7. Background Papers

N/A

## Appendix A Digital Connectivity Strategy progress review 2020-21

### Introduction

The Covid-19 pandemic has both highlighted and accelerated the importance of digital connectivity for all aspects of 21st century living. The Connecting Cambridgeshire programme is working with Government and industry to improve digital connectivity across Cambridgeshire and Peterborough to drive economic growth, help our communities to thrive and make it easier to access public services. It is also delivering 'Smart' work streams to exploit digital connectivity for Greater Cambridge, Cambridgeshire Market Towns and Peterborough.

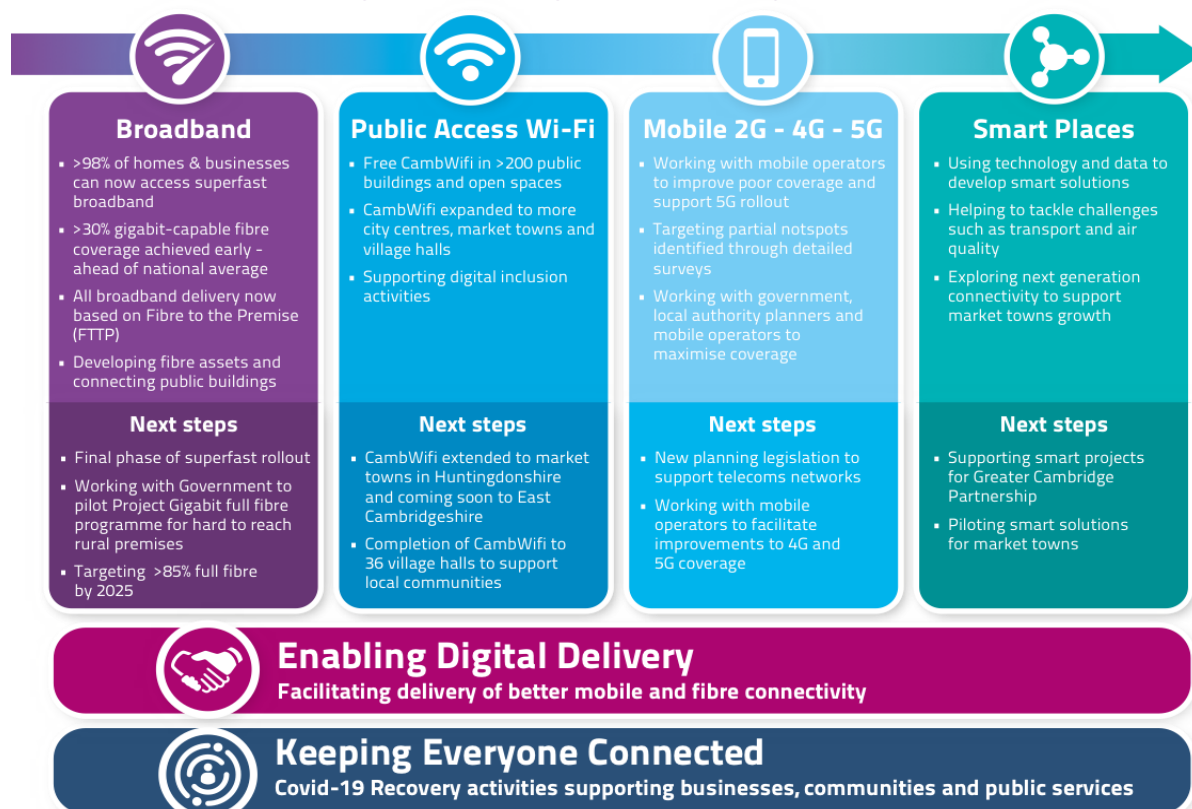
In March 2018, the Cambridgeshire and Peterborough Combined Authority (CPCA) Board approved funding to support the expansion of the existing Connecting Cambridgeshire Programme to deliver better digital connectivity across Cambridgeshire and Peterborough. This included setting up a dedicated Enabling Digital Delivery (EDD) team to facilitate the delivery of mobile and full fibre networks.

In response to the Covid-19 pandemic, a 'Keeping Everyone Connected' work stream was established in 2020 to focus in the short term on digital connectivity and signpost support available for residents and businesses. This work has included matched funding from the Combined Authority and EU for a highly successful £1million Digital Technology Business Grants scheme to promote recovery for eligible SMEs.

This report provides an overview of the work underway across Cambridgeshire and Peterborough to improve broadband, mobile and public access Wi-Fi coverage, whilst securing future proof full fibre and 5G networks to take advantage of emerging technology.

The Connecting Cambridgeshire programme currently includes four work streams across all aspects of digital connectivity infrastructure and communications technology with cross-cutting work streams for Enabling Digital Delivery and Keeping Everyone Connected. A summary of the different workstreams is set out in the following infographic, with further details set out below:

### Connecting Cambridgeshire Programme Update



## Broadband and Full Fibre

Most homes and businesses across Cambridgeshire and Peterborough can access superfast broadband (24+Mbps), with many also able to access services based on fibre to the premise (FTTP) technology, offering faster, more reliable speeds of up to 300Mbps and above with the ability to upgrade to Gigabit speeds as required.

- The Connecting Cambridgeshire Superfast Broadband rollout has reached over 125,000 premises that would not have got it otherwise, with nearly 4,000 more mainly rural premises due to be covered in the final phases of the rollout by 2022.
- Combined with commercial coverage, Superfast Broadband coverage exceeds 98% of premises and full fibre coverage is over 30%. Both the Superfast and the Full Fibre coverage figures are above the national average and ahead of Government targets, with the Full Fibre target met over a year early. However, the Superfast coverage target was impacted by supply chain and delivery disruption caused by the Covid-19 pandemic and is slightly behind the target to cover over 99% premises in Cambridgeshire and Peterborough. It is anticipated this will now be achieved by the end of 2021.

Full fibre networks support the fastest, most reliable internet access - capable of gigabit speeds of 1000 Mbps, which are future-proof and provide the backbone for 4G and future 5G mobile services.

- Full fibre coverage is increasing at pace through a mix of direct intervention and stimulating the market to provide commercial coverage. Commercial full fibre deployments from a range of telecommunications operators are underway or planned in Cambridge, Peterborough, Ely, St Neots, Yaxley, Glinton, Helpston, Whittlesey, Soham, Wisbech and a number of South Cambridgeshire villages.

In early 2021 Government announced a revised national Full Fibre target of achieving 85% coverage by the end of 2025, a change from the 2020 target of 100% coverage by 2030. This is a significant change for a predominantly rural county, because it is based on an average across the country, which means there would be a risk that Cambridgeshire and Peterborough could miss out on early deployment of Full Fibre in rural/hard to reach areas.

However following intensive engagement with Government, Cambridgeshire and Peterborough has been confirmed as one of the initial pilot areas for the new £5bn Project Gigabit national programme bringing gigabit-capable connections to remaining rural areas. This involves rolling out full fibre infrastructure for up to 140,000 harder to reach premises in the county and along its borders, starting in 2022.

- Subject to a successful procurement process, it is anticipated that this project will enable Cambridgeshire and Peterborough to set a challenging target to exceed the Government's national target of 85% gigabit capable coverage by 2025. This will be an ambitious challenge for a predominantly rural county, which will support the recovery from Covid-19, assist the development of the local economy and underpin the climate change and sustainability objectives of our area.
- Government requires local support for the delivery of the project and the Connecting Cambridgeshire team has already started the requisite pre-procurement market consultation and review processes in collaboration with the Department for Digital, Culture, Media & Sport (DCMS). It is anticipated that there will be a clearer view of timescales and the details of the

Project Gigabit deployment by September/October 2021, which will feed into a strategy refresh in November 2021.

- Several community fibre broadband projects using the Government's Gigabit Voucher funding scheme are proceeding. £1,089,278 has been issued in vouchers for Cambridgeshire and Peterborough to date. The Combined Authority has provided £500,000 in top up funding for eligible premises.

Since 2017, with the addition of Combined Authority funding, Connecting Cambridgeshire has been successful in attracting several competitive funding streams, which are contributing to improving the digital infrastructure for businesses, communities and public services by increasing the fibre footprint:

- Public Sector Buildings Upgrade (PSBU) project - funded through the Local Full Fibre Networks (LLFN) Government grant awarded to Cambridgeshire in April 2018 to develop fibre assets. Grant funding of over £250,000 has enabled 117 sites to be upgraded with full fibre to support gigabit-capable services in County and District Council buildings, schools and libraries. This increased connectivity has also supported provision of public access Wi-Fi across Cambridgeshire market towns.
- Public Sector Assets Reuse (PSAR) project – also funded through the Local Full Fibre Networks (LLFN) Government grant, this has provided £600,000 funding to support the deployment of fibre ducting in Cambridgeshire transport infrastructure schemes.

During 2018/19 the Combined Authority, the Greater Cambridge Partnership and Cambridgeshire County Council all adopted new policies to support delivery of fibre trunking in all infrastructure schemes, which both minimises delivery costs and the disruption of retrofitting fibre infrastructure.

As part of this initiative a joint venture, Light Blue Fibre, was set up between the University of Cambridge and Cambridgeshire County Council to develop and make both organisations' existing extensive duct and fibre networks available on a commercial wholesale basis.

- In February 2021, the company announced a strategic partnership with infrastructure provider euNetworks and the Kao Data centre to develop the fibre network to facilitate high performance computing services, allowing business and research campuses to connect to key sites in the UK, and across Europe.
- As part of the “dig once” policy fibre ducting has been installed during the Histon Road and Robin Hood Road Junction works in Cambridge, and in the Kings Dyke scheme at Whittlesey.
- Plans are in place to incorporate fibre ducting where viable\* in all the proposed “greenway” schemes radiating from Cambridge. (\* where the dig plans meet fibre ducting standards requirements).
- Discussions are ongoing with the Department for Transport and Highways England to include fibre ducting in the A428 upgrade

## **Mobile and 5G**

As part of the programme, the Enabling Digital Delivery team is working with planning authorities, mobile operators, leading businesses, and government to improve mobile coverage and capacity.

- Local surveys have been undertaken and the latest Ofcom data analysed to identify partial “notspots” where better mobile coverage will bring a range of economic and community benefits, including business/research parks, roads and rail lines.
- Connecting Cambridgeshire is working with local MPs and business leaders to highlight the survey findings, advocate for the area with Government and emphasise the negative impact of patchy mobile coverage on the wider economy.

5G is the next generation of mobile communications and is required to underpin future connectivity including Internet of Things (IoT) technology. Planning authorities have seen a marked increase in planning applications to upgrade masts for 4G and 5G from mobile operators and new legislation has revised guidance on permitted infrastructure. The provision of mobile masts continues to divide public opinion and mast upgrade planning submissions are problematic for both planning teams and the infrastructure providers supporting mobile operators.

- Plans are being developed to improve the current process by recruiting a telecommunications planning specialist to support the City and District planning teams and work with mobile network operators to facilitate better quality planning submissions and better outcomes.
- A study into the opportunities to accelerate 5G deployment in market towns and rural areas is currently underway and due to be completed by the end of June.

## **Public Access Wi-fi**

Public access Wi-Fi, known as “CambWifi” is available at over 200 public buildings, village halls and community sites across Cambridgeshire and Peterborough. During 2020/21 this provision has been expanded to market town and city centres, working in partnership with the District and City Councils to support digital inclusion and Covid recovery initiatives.

- As a result of this expansion, CambWifi is now available across Huntingdonshire market towns and the Oxmoor Estate. It is also being extended across East Cambridgeshire market towns and to Peterborough city centre.
- CambWifi has been deployed to 36 rural village halls across the County, using funding from the Department for Health.

## **Smart Places - advanced communications and emerging technology**

Advanced data techniques, sensor technology and digital connectivity are creating opportunities for better productivity and innovative solutions, which can positively impact on business growth, community well-being and the delivery of public services across the region.

The Connecting Cambridgeshire Programme has developed and delivered the “Smart Cambridge” programme in partnership with the University of Cambridge for the Greater Cambridge area as part of the Greater Cambridge Partnership Programme over the last five years. A new workstream, sponsored by the Combined Authority was established in 2020/21 to extend elements of the Smart programme to Cambridgeshire market towns.

The ACET (Advanced Communications and Emerging Technologies) workstream is deploying trials of ‘smart’ technologies and data solutions to demonstrate how they can be used to support the ambitions of Market Towns Masterplans. Following a successful pilot in St Neots, the additional workstream was approved in June 2020 and will run for an initial 18-month period.

- Pocket SmartPanels are currently being launched to help people make sustainable transport choices - providing real time bus and train information via smartphones, and SmartPanels displaying location-specific travel information on large screens will be deployed in a variety of buildings across market towns over the next two months (July and August 2021).
- Work is also underway to deploy an “Internet of Things” (IoT) LoRa low power long range network that will support the deployment of sensors to collect information on air quality, flooding etc.

## **Keeping Everyone Connected**

The Coronavirus pandemic has highlighted the importance of digital connectivity and society’s increasing reliance upon it in a rapidly evolving technology landscape. The ‘Keeping Everyone Connected’ work stream is focussed on digital connectivity supporting businesses and communities through recovery and inclusion.

- Connecting Cambridgeshire’s £1million Digital Technology Grant Scheme to boost business growth, funded by the Combined Authority with support from the European Regional Development Fund has supported 140 Small and Medium sized businesses to date with grants up to £10,000.
- Connecting Cambridgeshire’s Enabling Digital Delivery team is also working with social housing associations and telecoms networks to facilitate deployment of full fibre broadband and encourage internet and mobile service providers to offer affordable tariffs, so that residents and tenants can access the internet.

## Approved Digital Connectivity Budget 2021-22

2021/22					2021/22											
Activity	Category	Project Stage	£ Approval Stage	Total	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Programme resources for delivery (includes the Enabling Digital Delivery team resources)	Project Management	Delivery	Approved	285,000	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750
Full Fibre	Project delivery	Delivery	Approved	1,563,000	7,000	7,000	30,000	20,000	7,000	7,000	7,000	200,000	200,000	200,000	362,000	516,000
Mobile improvement & 5G	Project delivery	Delivery	Approved	200,000	-	-	-	50,000	-	-	75,000	-	-	75,000	-	-
Public Access Wifi	Project delivery	Delivery	Approved	201,315	2,315	2,000	5,000	2,000	-	-	190,000	-	-	-	-	-
Smart Places Advanced Connectivity & Emerging Tech including 5g testbed trials	Project delivery	Delivery	Approved	370,000	10,000	31,500	23,000	62,000	23,500	22,500	8,500	61,500	20,000	20,000	20,000	67,500
Keeping Everyone Connected (Covid-19 Response & Recovery)	Project delivery	Delivery	Approved	470,000	62,925	70,000	100,000	80,000	80,000	40,000	30,000	7,075	-	-	-	-
<b>2021/22 Total</b>				<b>3,089,315</b>												







**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

Agenda Item No: 2.2

## Implementation of the revised £100m Affordable Housing Programme

To:	Housing and Communities Committee
Meeting Date:	21 June 2021
Public report:	Yes
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing & Communities
From:	Roger Thompson - Director
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is invited to recommend that the Combined Authority Board:</p> <p style="text-align: center;">Approve the proposals for the Affordable Housing Programme being discussed with MHCLG.</p>
Voting arrangements:	A simple majority of all Members

## 1. Purpose

- 1.1 This report provides an update on the Affordable Housing Programme being led by the Combined Authority.
- 1.2 The Housing and Communities Committee currently receives performance updates on expenditure, delivery of outputs (new homes) and status of discussions with MHCLG relating to the Affordable Housing Programme at every Committee meeting.

## 2. Background CPCA programme & changes by MHCLG – Programme in new form to March 2022

- 2.1. The Combined Authority's Affordable Housing programme was running for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver a minimum of 2,000 new affordable homes with £100m of funding.
- 2.2. MHCLG has determined that the programme in its current form has ended with effect from 31st March 2021. MHCLG has offered a new programme of support for additional affordable housing for the period April 2021 to March 2022 with conditions that the CPCA has accepted. The CPCA's response to the conditions is listed below;
  - CPCA will invest all returning capital from its portfolio of 5 loans to local SME developers into the proposed grant programme as that capital is re-paid to CPCA. It will be solely used to support grant schemes that will maximise additional starts of affordable housing by 31 March 2022 or as soon as possible thereafter. Where loan funding will not be returned in time to invest into schemes starting by 31st March 2022, CPCA will still use such funds to support additional affordable housing grant payments that will become due after March 2022.
  - The schemes in the programme for 2021/22 will first be funded from the £55m already provided by MHCLG, except where funding is already out on loan and will not have been re-paid by 31st March 2022.
  - CPCA will only request additional funding above the £55m already received for unfunded schemes that will both deliver additional starts by 31 March 2022 and be able to demonstrate and work to an intervention rate to be capped on any one scheme at a maximum average grant rate of £45,000 per unit.
  - CPCA is prepared to provide evidence on a scheme by scheme basis as required by MHCLG of meeting the Homes England definition of Additionality, confirm the grant rate and start on site date in advance of payment being received from MHCLG.
  - In order to manage the programme, CPCA has suggested a monthly or quarterly update with summary report, including an update of the programme cashflow projection showing and capturing the actuals against the projections and also updating the projections as the delivery of the various projects progress and capital is returned from the CPCA loan book. This will identify the amount of new money required by CPCA from MHCLG on a 'forward look' throughout the next 12 months to ensure that CPCA has access to adequate funds to meet its anticipated immediate and medium term projected cash commitments between now, March 2022 and phased grant payments that will still be due for payment by CPCA beyond that date. The frequency of these meetings will be determined by MHCLG's requirements, although we see limited benefit in them being more frequent than monthly. Those

reports and meeting minutes will act as milestones to ensure transparency supporting local and central accountability.

- For the avoidance of any doubt, upon the re-payment of the existing loan book, no money allocated to this affordable housing programme will be used for any future loans or revolving fund purposes.
- The Proposed delivery plan will be reported to the next meeting of the CPCA Housing Committee on 21st June 2021.

- 2.3. The programme will continue to support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). The new programme only proposes the intended use of grant to enable the delivery of additional affordable housing.

## Cambridge City Affordable Housing Programme

- 2.4. The CPCA's monitoring of the delivery of the Cambridge City Housing programme came to an end effective on the 31st March 2021. The monies still held by the CPCA for this programme totalling £9,791,394.94 have been transferred to Cambs City and any future monitoring will be undertaken direct by MHCLG.

## Affordable Housing Programme Delivery

- 2.5. The 'original' Affordable Housing Programme that ended 31st March 2021 has 37 schemes with allocated funding, totalling 733 housing units started on site with 266 of those homes already completed (See Appendix 1)
- 2.6. Those schemes have £26.1m of grant committed to them and include the 5 loan schemes originally intended to be part of a revolving fund.
- 2.7. For the Affordable housing programme in its new form for the period April 2021 to March 2022, Housing committee has already approved 15 schemes delivering 770 units to be supported and financed with £31m of grant funding. We have requested confirmation from MHCLG that they are in agreement for those schemes to proceed.
- 2.8. The proposed programme for 2021/22 is in Appendix 2. MHCLG have indicated that they are prepared to recommend that the minister supports the continuation of all the schemes that the CPCA housing committee has already approved that were due to start in 2021/22 being the 770 units listed in the top part of the table requiring a further £30.966m. If that is all the Minister is prepared to support the total cost will be £57m, requiring only £2m of additional money above the £55m already received (excluding admin costs where we are requesting £420,000 pa on top, to enable delivery through the existing housing team resources).
- 2.9. There are 3 schemes totalling 419 units at a cost of £16.917m going to 21st June housing committee that will be conditional upon MHCLG offering additional finance. We understand that MHCLG are going to report this to the Minister without recommendation to see if he might be prepared to support. If he does, then the new money required above £55m will be £18.995m (£2.078+£16.917).
- 2.10. MHCLG have said that at this time they are not prepared to recommend the 5 schemes

listed as 'Further proposed pipeline 21/22' at the bottom of the schedule to the Minister, citing the fact that they do not like the Providers model on which 4 of the schemes are based. This has come as a surprise to the provider who say they have support and are requesting a discussion once the initial decision from the Minister on the other schemes is known. If we could eventually get support for all those schemes later in the year, the cost of those is £23.775m.

- 2.11. If the whole proposed 2021/22 programme as shown in Appendix 2 was being delivered the total amount of new money would be £42.77m (£2.078+£16.917+£23.775) above the £55m already received, excluding the admin cost support. We would deliver 1,727 units in the 2021/22 year and 2,460 units in total since the start of the affordable housing programme. A detailed cashflow that provides the timing of the projected re-payments from the 5 loans and payments of the various grants is provided in Appendix 3.

## Communicating the Opportunity

- 2.12. The Combined Authority actively promotes the opportunities presented by the Affordable Housing Programme across sector networks including the Housing Board, Homes for Cambridgeshire and Peterborough and local National Housing Federation meetings.
- 2.13. The Housing and Development Team meets with landowners, housebuilders, private developers and other stakeholders on a regular basis to encourage proposals to come forward for investment from the Affordable Housing Programme.
- 2.14. 8 £100k home units are completed at Fordham with a 8 further units due to complete in October 2021 at Great Abingdon and Ely.

## Risks and Issues

- 2.15. The 2021/22 programme is still subject to approval by MHCLG. It will require additional capital for grant funding, over and above the £55m already received.
- 2.16. The 15 schemes already approved by Housing committee need to progress to start on site as planned, as will the 8 schemes not yet approved.
- 2.17. The CPCA programme faces pressure from Providers' ability to seek funding from other sources – primarily Homes England. The new Homes England Affordable Homes Programme 2021-2026 has opened for bidding and providers will be keen to take up national allocations and deliver on their full obligations once allocations are known. Officers from the Housing and Development Team meet Homes England staff regularly to share intelligence and monitor the impacts of the respective programmes and markets.
- 2.18. The programme has suffered reputational damage from the publicity surrounding the changes by MHCLG and any delay in making decisions and approving the 2021/22 programme will further erode the programme's reputation and credibility.

### 3. Financial Implications

- 3.1 Financial implications are covered in the body of the report below. Appendix 1 shows the amount of money committed to the programme to March 2021 and alongside it the amount of money actually paid to date.
- 3.2 Grant investment approved for Affordable Housing schemes to 31st March 2021 is £26.1million, with a further £51.1 million approved for the loan book (When that is 'cash flowed' the total drawdown for loans should not exceed £40m at any one time)
- 3.3 £12.59 million in grant and £38.36 million in loan has been paid to date. As the Combined Authority is its own accountable body for the purposes of its funding from Treasury, every payment made to schemes must be capable of being scrutinised by independent auditors. We have set up as simple a process as we can for providers to supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.
- 3.4 The 5 loans under the revolving fund are proceeding in line with the revised Covid-19 impact delivery programmes as advised and approved by the board on 5th August 2020. (the loans are listed on the bottom table in Appendix 1).
- 3.5 Repayments are now being received from the schemes at Haddenham and MOD Ely and we expect more payments in the next few weeks and months as market unit sales are progressing towards completion on the schemes at Great Abingdon and Forehill Ely in October 2021.
- 3.6 The Laragh Homes scheme at Great Abingdon due for practical completion in October 2021 has announced that all of the private sale houses have been reserved "off plan" and many have now exchanged. Confidence of the return of all capital with interest in line with the projected programme approved by the Board is high.
- 3.7 The Laragh Homes scheme at Forehill Ely has announced many units being reserved off plan and exchanged and so confidence of the return of capital with interest in keeping with the projected programme from that scheme is high.
- 3.8 The scheme at Linton Road, Cambridge is not yet at a stage where units are nearing completion for unit sales and loan repayments to be made.

### 4. Legal Implications

- 4.1 There are no new implications. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance and Monitoring and Evaluation Frameworks.
- 4.2 The Combined Authority has authority under Part 4 Article 11 of Cambridgeshire and Peterborough Combined Authority Order 2017 to exercise a general power of competence. of the. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the Devolution Deal signed with Government.

## 5. Other Significant Implications

5.1 There are no other significant implications.

## 6. Appendices

6.1 Appendix 1 – Combined Authority Affordable Housing Programme - Approved and Started on Site Schemes to March 2021

6.2 Appendix 2 - Proposed Combined Authority 2021/22 Housing Programme

6.3 Appendix 3 - Detailed cashflow of the projected re-payments from the 5 loans and payment of grants

## 7. Background Papers

7.1 None

Affordable Housing Grants																				
Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP	Remaining Amounts to make 2021/2022	Dates 2021/2022	Dates 2022 onwards
Soham	PGH	East Cambs	8	8	26/07/2017	01/09/2017	8	31/08/2018	31/08/2018	8	£ 120,000	£ 120,000	C	Completed		8				
Littleport	CHS	East Cambs	16	5	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	£ 97,500	C	Completed			5			
Victoria Way, Melbourn	CHS	South Cambs	24	8	26/07/2017	01/08/2017	8	01/05/2019	30/06/2019	8	£ 133,000	£ 133,000	C	Completed			8			
Willingham	CKH	South Cambs	22	15	26/07/2017	31/03/2018	15	01/05/2019	15/07/2019	15	£ 525,000	£ 525,000	C	Completed		15				
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	19/12/2019	8	£ 330,000	£ 330,000	C	Completed		8				
Perkins, Phase 1, Newark Road, Peterborough	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/06/2020	54	£ 1,700,000	£ 1,700,000	C	Completed		54				
Snowley Park	CKH	Fenland	37	24	26/07/2017	01/10/2017	24	31/05/2019	09/12/2019	24	£ 150,000	£ 150,000	C	Completed		24				
Belle Vue Stanground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21	30/11/2019	14/02/2020	21	£ 735,000	£ 735,000	C	Completed		21				
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/12/2020	31/05/2021	7	£ 618,800	£ 464,100	C	Funding agreement completed on 1st Feb and started on site, first claim 6/3/2020 for half of grant. Oak St, Stillon complete September 2020. Further 4 units completed 5/3/21. Second claim made for 25% - £154,700. 11/3/21.		14		£ 154,700	Jul-21	
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	01/06/2020	19/06/2020	25	£ 875,000	£ 875,000	C	Completed Jun 2020		25				
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	19/01/2021	33	01/09/2022	01/09/2022		£ 1,430,154	£ 715,077	C	GFA signed. Contractors on site preparing site & SOS. 19/1/21. 1st claim in 15/3/21.		33		£ 715,077	Oct-22	
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	23/11/2020	5	30/09/2021	30/09/2021		£ 215,000	£ 107,500	C	First grant draw down made 1/12/2020. Paid 1st drawdown 23/12/20.		4	1	£ 107,500	Oct-21	
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	30/06/2021	30/06/2021		£ 600,000	£ 300,000	C	SOS 17th March 2020. £300,000 paid in grant draw down		15		£ 300,000	Jul-21	
Middlemoor Road, St Mary's, Ramsey	Places For People (ex-Chorus) (Luminus)	Huntingdonshire	11	11	13/01/2020	25/03/2021	11	31/01/2022	31/01/2022		£ 509,000	£ -		GFA ready to sign. SOS due on 25/3/2021. 8/3/21. 3 milestone payments requested. 21/4/21.	8		3	£ 509,000	Mar-22	
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	16/09/2020	45	30/09/2022	30/09/2022		£ 1,687,500	£ -		Potential option for demolition & new devt being considered. Asbestos work & strip out commenced 16/9/20, with the purpose of refurb or demolition. GFA final due to be agreed and for signing. 27/1/21.		45		£ 1,687,500	May-21	Nov-22
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/6/2021	15	£ 819,800	£ 819,800	C	GFA signed 14/5/20. Units partially completed. 18 units from Alconbury Weald and 4 from Manderville Place. 22 units in total. 4 Manderville sold, 11 from A/W 7/10/2020. Paid invoice 22/12/20.			22			
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald	CKH	Huntingdonshire	13	7	09/03/2020	01/02/2020	7	30/09/2020	31/10/2020	7	£ 245,000	£ 245,000	C	Units completed 28th of September 2020. Claim form recd 19/10/2020.			7			
Brampton Park, Brampton, Hunts	ReSI	Huntingdonshire	39	6	27/04/2020	01/02/2020	6	30/09/2020	30/09/2020	6	£ 270,002	£ 270,002	C	Completed			6			
St Thomas Park, Ramsey, Hunts. (Linden Homes)	Heylo/Linden Homes	Huntingdonshire	94	10	27/04/2020	01/01/2020	10	31/08/2020	30/03/2021	10	£ 476,997	£ 476,997	C	Completed docs to follow, 9 sold or STC. 1 reserved. All build complete. 7/10/20. Grant claim recd 16/3/21			10			
Whittesey Green, Fenland/ Harriers Rest, (Lawrence Rd) Wittering & Sandpit Road, Thorney, Peterborough & Cromwell Fields, Bury, Hunts	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	430	32	27/04/2020	01/02/2020	32	01/01/2021	01/04/2022	3	£ 1,367,766		C	SOS on all sites, waiting on Larkfleet for info to complete GFA. 3 STC at Sandpit road 7/10/20. GFA signed and dated 19/11/2020.			32	£ 1,367,766	Jun-21	Jun-22
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/06/2022	6	£ 1,000,500	£ 750,375	C	GFA completed 10/8/2020. Grant draw down recd, for 75% of the grant. Paid 1st claim 17/9/20. 6 sold 1/2/21.			23	£ 250,125		Aug-22
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	116	10	27/04/2020	09/02/2018	10	01/04/2021	14/04/2021	10	£ 412,998	£ 412,998	C	GFA completed 10/8/2020. Devt completion 14/4/21. Claim form recd, clawback has been deducted, grant claim in for £90k+, new amended final payment is £90,123. Total sum £412,998. Completed			10	£ 90,123	Apr-21	
Roman Fields, Paston, Peterborough.	Heylo	Peterborough	457	20	22/06/2020	01/01/2018	20	01/07/2020	01/08/2020	20	£ 645,000	£ 645,000	C	Completed			20			
Alconbury Weald, Parcel 6, Alconbury.	MAN GPM	Huntingdonshire	94	94	22/06/2020	07/01/2021	94	30/06/2021	30/06/2022		£ 4,425,000	£ 2,212,500	C	Signed GFA 7/1/21, units started on site. 1st half of grant claim recd. Paid towards s/o units. 3/3/21. Other claim form in, to be paid week 8/3/21.		65	29	£ 2,212,500		Aug-22
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	16	09/11/2020	31/03/2020	16	30/09/2021	31/10/2021		£ 640,000			GFA ready for signing and finalising. 25/2/21		11	5	£ 640,000	May / Dec 21	
More's Meadow, Great Shelford,	CLT/Parochial Charity	South Cambs	21	21	09/11/2020	13/01/2021	21	31/03/2022	31/03/2022		£ 1,008,000	£ 504,000	C	GFA signed on 12/1/21. Contractors appointed, finishing design and build, site being cleared & prepared. 13/1/21. 1st Grant claim recd. 15/3/21		21		£ 504,000		May-22
All Angels Park, Highfields, Caldecote.	Heylo	South Cambs	5	5	09/11/2020	01/04/2020	5	01/10/2021	01/10/2021		£ 247,999			GFA issued and close to agreeing 6/1/21. Units already started on site.			5	£ 247,999	Dec-21	
HUSK sites (5 infill sites)	CKH	Peterborough	19	19	09/11/2020	22/03/2021	19	31/03/2022	31/03/2022		£ 665,000			GFA to be agreed, hoarding due up by Monday and letter of intent agreed with Mears. 16/3/21.				£ 665,000	May-21	May-22
Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	5	09/11/2020	01/02/2020	5	01/05/2021	01/05/2021		£ 237,804		C	GFA signed on 12/1/21.			5	£ 237,804	Jun-21	
PFP HDC Sites, Phase 2	Chorus (Luminus) PFP	Huntingdonshire	15	15	11/01/2021	05/03/2021	15	31/03/2022	30/04/2022		£ 749,000			Recd GFA to be signed, HCC to agree for monies to be given. 10 units have started on site, with the further 5 later this month. 5/3/21. 3 milestone payments requested. 21/4/21.	15			£ 749,000	May-21	Jun-22
Heylo 4 sites, Bayard Plaza, Pemberton Park, Alconbury Weald & Judith Gardens	Heylo	HDC,PCC, ECDC	60	60	15/03/2021	01/01/2021	60	31/03/2022	31/03/2022		£2,168,625			Approved at Committee, need to agree GFA and sign.			60	£ 2,168,625	May-21	May-22
Alconbury Weald	Rentplus	Huntingdonshire	22	22	15/03/2021	01/01/2019	22	31/03/2021	31/05/2021		£989,325			Approved at Committee, need to agree GFA and sign. Nearing the completion of the GFA. 4/5/21.			22	£ 989,325	Jul-21	
																37	349	273	£ 13,596,044	
Loan or other Toolbox Investments														Net Drawdown						
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	31/03/2023	7	£ 6,500,000	£ 4,195,687	C	Variation to facility completed, ongoing monthly drawdowns, first 7 affordable units completed. Market unit sales, several completed, others reserved before PC and exchanging shortly.			17	2		
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/03/2023	7	£ 24,400,000	£ 22,579,267	C	Variation to facility completed, ongoing monthly drawdowns, 7 affordable units completed, repayments from 8 market unit sales received , units reserved, affordable units preparing for sale/transfer				15		
Alexander House (Forehill) Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	07/01/2020	4	31/01/2021	07/02/2022		£ 4,840,000	£ 3,596,902	C	First drawdown made 07/1/20, ongoing monthly drawdowns. Variation to facility completed. Market unit sales being reserved and 7 units exchanged, 4 £100k homes included, completion expected end Oct 21.				4		
Linton Road, Great Abingdon (Loan)	Laragh Developments	South Cambs	15	7	27/11/2019	28/02/2020	7	31/03/2021	24/05/2022		£ 5,780,000	£ 4,099,000	C	Ongoing monthly drawdowns, variation to facility completed. All market units now reserved. 4 £100k homes included, 3 affordable units sold mid cons to SDC & 210k received, projected completion Oct 2021			2	5		
Histon Road, Cambridge (Loan)	Laragh Developments	Cambridge City	27	10	25/03/2020	08/04/2020	10	31/08/2021	07/05/2023		£ 9,647,000	£ 3,894,202	C	Ongoing monthly drawdowns, variation to facility completed.£100k homes included			7	3		
Sub-total Toolbox Investments			213	55			55				£ 51,167,000	£ 38,365,057				0	26	29		
Programme Totals			2522	733			733			266	£ 77,261,770	£ 50,953,906				37	375	302		





CPCA 2021 AHP	
Version control:	
1.1	Blank Template issued with illustrative examples - 15.04.21

Scheme Name	Brief Description	Provider / Lead Partner	LA	No. Units in whole scheme	No of additional affordable housing units to be funded and claimed by CPCA AHP within 2023/24	Status P = Proposed PA = Pipeline & CPCA Approved C = Contracted	CPCA Funding approval date (if approved)	Target CPCA Funding approval date (i.e. Housing Committee)	Target MHCLG Approval Date (ASAP or other)	Start on Site date	Completion Date	Proposed Funding	Payment Phasing	Expected mid phase payment date	Final Payment Date same as completion date (delete if different)	Intervention rate for Scheme (x40%)	Social Rented	Rented	Shared Ownership	CPCA assessed 'Additionality' 'test' met	CPCA assessed 'Start on Site' achievable by 31 March 2022	Notes
Cambridge Road		Nice Homes Ltd	South Cambs	30	8	P	n/a	21/06/2021	ASAP	01/10/2021	02/06/2022	£ 120,000	50 / 50	n/a	Yes	£ 15,000	8			Yes	Yes	Ain't to approve at time committee. Data is best estimate - remains subject to developer agreement.
Peterborough Road		Nice Homes Ltd	Peterborough	40	10	PA	11/01/2021	n/a	ASAP	01/08/2021	01/08/2022	£ 300,000	35 / 35 / 30	01/02/2022	Yes	£ 30,000	10			Yes	Yes	Yet to contract but dates agreed in principle.
Total Programme				18								Total Programme Funding	£ 420,000			Average Intervention Rate for Programme (Net accounting for tenure)	£ 45,000	10	8	0		

Scheme Name	Brief Description	Provider / Lead Partner	LA	No. Units in whole scheme	No of additional affordable housing units to be funded and claimed by CPCA AHP within 2021/22	Status P = Proposed PA = Pipeline & CPCA Approved C = Contracted	CPCA Funding approval date (if approved)	Target CPCA Funding approval date (i.e. Housing committee)	Target MHCLG Approval Date (ASAP or other)	Starts on Site date	Completion Date	Proposed funding	Payment Phasing	Expected mid phase payment date	Final Payment Date same as completion date (detail if different)	Intervention rate for Scheme (=M/F)	Social Rented	Rented	Shared Ownership	CPCA assessed Additional ity* 'test' met	CPCA assessed Start on Site* achievable by 31 March 2022.	Notes
CPCA HOUSING COMMITTEE APPROVED SCHEMES 2021-22																						
Staniland Court, Werrington, Peterborough	new development	Funding Affordable Homes HA	Peterborough	60	60	PA	01/07/2019	01/07/2019	28/05/2021	31/10/2021	31/12/2022	£ 2,622,000	50 / 50	n/a	Yes	£ 43,700		60		Yes	Yes	Planning decision expected May 21
Wisbech Road, March	development on greenfield site	Funding Affordable Homes HA	Fenlands	118	118	C	11/11/2019	11/11/2019	30/04/2021	30/09/2021	31/08/2023	£ 4,542,000	25/50/25	n/a	Yes	£ 38,492		98	20	Yes	Yes	Contract signed yet to SOS
Rear of 26-34 High Street, Stilton, Hunts	back of high street	CKH	Hunts	70	42	PA	13/01/2020	13/01/2020	09/06/2021	30/10/2021	30/09/2022	£ 1,570,000	50/50	n/a	Yes	£ 37,381		10	32	Yes	Yes	Yet to contract but dates agreed in principle. Final RM and conversations with developers of confident start.
33 a) Norwood Road, (March Town Centre)	infill site	Funding Affordable Homes HA	Fenlands	50	50	PA	22/06/2020	22/06/2020	09/06/2021	31/03/2022	31/12/2023	£ 1,920,000	50/50	n/a	Yes	£ 38,400		30	20	Yes	Yes	Ongoing resolutions with This Land, around engineering problems on two sites.
33 b) Hereward Hall, March Town Centre	infill site	Funding Affordable Homes HA	Fenlands	19	19	PA	22/06/2020	22/06/2020	09/06/2021	31/03/2022	31/03/2023	£ 760,000	50/50	n/a	Yes	£ 40,000		19	0	Yes	Yes	Ongoing resolutions with This Land, around engineering problems on two sites.
33 c) Queens Street, March Town Centre	infill site	Funding Affordable Homes HA	Fenlands	21	21	PA	22/06/2020	22/06/2020	09/06/2021	31/03/2022	31/12/2022	£ 840,000	50/50	n/a	Yes	£ 40,000		21	0	Yes	Yes	Ongoing resolutions with This Land, around engineering problems on two sites.
Stanground, Peterborough	brownfield site	CKH	Peterborough	26	26	PA	22/06/2020	22/06/2020	28/05/2021	31/08/2021	31/12/2022	£ 1,170,000	50/50	n/a	Yes	£ 45,000		26	0	Yes	Yes	Gone to planning and contractors procurement underway, and confident of SOS by Aug 21
British Sugar Way, Oundle Road, Peterborough	brownfield site	CKH	Peterborough	74	74	PA	09/11/2020	09/11/2020	28/05/2021	31/08/2021	01/06/2024	£ 3,040,000	50/50	n/a	Yes	£ 41,081		45	29	Yes	Yes	In for Reserved Matters, contractors are with Vistry. Confident of SOS is Aug 21.
Perkins, Phase 2, Newark Road, Peterborough	brownfield site	CKH	Peterborough	96	96	PA	09/11/2020	09/11/2020	30/04/2021	31/05/2021	31/03/2023	£ 3,740,000	50/50	n/a	Yes	£ 38,958		38	58	Yes	Yes	Planning consent given, contractors Vistry imminent SOS, May 21.
Old Motel Site, North Street, Stilton, Hunts.	old motel site	CKH	Hunts	10	10	PA	09/11/2020	09/11/2020	09/06/2021	31/01/2022	31/01/2023	£ 420,000	50/50	n/a	Yes	£ 42,000		5	5	Yes	Yes	Redesign of site, therefore delay for SOS.
Station Road, Littleport, Ely. East Cambridgeshire	greenfield site	CKH	East Cambs	37	37	PA	09/11/2020	09/11/2020	09/06/2021	30/09/2021	30/09/2023	£ 1,373,743	50/50	n/a	Yes	£ 37,128		20	19	Yes	Yes	Outline planning, design needed, entering into contract with contractor
Land Rear of High Street, Needingworth, Hunts	back of high street	CKH	Hunts	45	45	PA	09/11/2020	09/11/2020	09/06/2021	31/10/2021	31/01/2023	£ 1,775,000	50/50	n/a	Yes	£ 39,444		20	25	Yes	Yes	In for RM, contract with Vistry. Confident SOS is Oct 21.
Wisbech Road, Littleport, Ely Great Haddon, London Road, Yaxley, Peterborough	greenfield site	Funding Affordable Homes HA	East Cambs	37	37	PA	11/01/2021	09/11/2020	09/06/2021	31/01/2022	30/06/2023	£ 1,534,526	25/50/25	n/a	Yes	£ 41,474		28	9	Yes	Yes	May planning submission, decision in Aug, SOS Jan 22.
Former East Anglia Galvanizing Works, Oundle Road, Peterborough	urban extension	CKH	Peterborough	347	58	PA	11/01/2021	11/01/2021	30/04/2021	31/08/2021	01/02/2026	£ 2,194,333	50/50	n/a	Yes	£ 37,833		17	43	Yes	Yes	Confirmation of approval of grant, urgently required.
	brownfield site	Colliers	Peterborough	77	77	PA	09/11/2020	09/11/2020	09/06/2021	31/01/2022	31/12/2023	£ 3,464,615	50/50	n/a	Yes	£ 44,995		54	23	Yes	Yes	Originally at £49k per unit, after discussion, the grant has been reduced to £44.9k per unit
	sub-total				770							£ 30,966,217										
CERTAIN PIPELINE FOR 21/22 to Jun Housing Committee																						
Northminster	new development	PIP	Peterborough	354	354	p	no	21/06/2021	09/06/2021	15/11/2021	31/03/2025	£ 14,160,000	35/35/30	TBC	yes	£ 40,000		300	54	Yes	Yes	Application confirmed
14-16 High Street, Gorton, Cambridge. CB3 0PU	new development	CLT	South Cambs	15	15	P	no	21/06/2021	09/06/2021	23/06/2021	30/06/2022	£ 675,000	50/50	n/a	Yes	£ 45,000	15			Yes	Yes	CLT site has planning consent and is ready to SOS, grant application form received.
Fairbairn Way, Chatteris, CB6	new development	FAHHA	Fenlands	50	50	p	no	21/06/2021	09/06/2021	31/03/2022	30/09/2023	£ 2,082,000	25/50/25	n/a	yes	£ 41,640		42	8	Yes	Yes	Grant application received
	sub-total				419							£ 16,917,000										
FURTHER PROPOSED PIPELINE 21/22																						
Heylo CPCA	various sites for tenure conversion	Heylo	various	100	100	p	no	08/11/2021	18/10/2021	09/11/2021	31/03/2023	£ 4,470,000	100	n/a	yes	£ 44,700			100	Yes	Yes	Discussions had - confident 100 more units are likely.
Churchgate House, Peterboro Elm Low Rd, Wisbech (Seagate Homes)	resi tenure conversion	Rentplus	Peterborough	86	86	p	no	06/09/2021	30/08/2021	31/03/2022	31/03/2024	£ 3,870,000	100	n/a	yes	£ 45,000			86	Yes	Yes	Grant rate uncertain until further information received.
	new development	Rentplus	Fenlands	175	175	p	no	08/11/2021	18/10/2021	31/03/2022	31/03/2025	£ 7,875,000	100	n/a	yes	£ 45,000			175	Yes	Yes	Grant rate uncertain until further information received.
Bayard Plaza, Peterborough	resi tenure conversion	Rentplus	Peterborough	41	41	P	no	06/09/2021	30/08/2021	already started	already completed	£ 1,800,000	100	n/a	yes	£ 45,000			41	Yes	Yes	MHCLG will not fund Rentplus product
YBS, Lynch Wood, Peterborough	resi tenure conversion	Rentplus	Peterborough	136	136	p	no	06/09/2021	30/08/2021	31/07/2021	31/01/2022	£ 5,760,000	100	n/a	yes	£ 42,360			96	Yes	Yes	Grant rate uncertain until further information received. Loss of 40 units to be picked by another RP.
	sub-total				538							£ 23,775,000										

Total  
Programme  
SOS

1727

Total  
Programme  
Funding

£ 71,658,217

Average  
Intervention  
Rate for  
Programme  
(not accounting  
for tenure)

£ 954,587

15

833

843

41,492.89

Start on site	<p>As set out in the Homes England Capital Funding Guide; the start on site milestone is triggered by the building contractor taking possession of the site or property, and the provider and builder having both signed the building contract and start on site works have commenced.</p> <p>Start on sites works are defined as:</p> <ul style="list-style-type: none"> <li>a) Excavation for strip or trench foundations or for pad footings</li> <li>b) Digging out and preparation of ground for raft foundations</li> <li>c) Vibroflotation, piling, boring for piles or pile driving</li> <li>d) Drainage works specific for the buildings forming part of the Firm Scheme or</li> <li>e) Such works of demolition or service diversion as are expressly and strictly contemplated in the Finance – Grant Claims and Payments section</li> </ul> <p><a href="https://www.gov.uk/guidance/capital-funding-guide/9-finance">https://www.gov.uk/guidance/capital-funding-guide/9-finance</a></p>
Additionality	<p>CPCA should retain the project records and assessment that enabled confirmation that this test is being met.</p> <p>In line with the Homes England Capital Funidng Guide - schemes should show evidence of additional affordable housisng supply. Funding should not be used for regeneration, or the replacement of existing affordable housing. CPCA should retain the project records and assessment that enabled confirmation that this test is being met.</p>

2022/23, 2023/24 & 2024/25 Cash Flow Actual & Forecast																																			
27.05.21	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Mar-24	Mar-25
Opening Balance	-4,308,731	-3,548,810	-477,274	1,951,046	3,781,027	4,505,852	4,935,306	10,518,867	8,368,001	7,930,008	7,827,706	10,645,072	14,756,093	14,730,549	14,612,894	22,907,886	22,695,061	21,729,043	20,056,627	16,389,399	15,088,744	12,189,303	14,981,278	15,404,422	24,646,346	27,161,346	27,196,346	27,231,346	27,660,346	27,695,346	27,730,346	30,108,217	30,143,217	35,487,691	39,732,216
Grants Committed Ending March 2020-21	90,123	2,955,063	921,687	1,444,025	250,125	0	822,577	0	567,999	0	0	509,000	0	1,920,813	1,058,383	0	2,212,500	0	0	843,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grants Committed in principle (15 Schemes) 2021-22	0	0	1,870,000	0	0	3,097,167	2,477,872	1,672,500	0	0	2,336,308	0	880,000	0	1,311,000	0	0	2,271,000	800,000	788,000	0	2,400,500	887,500	0	2,480,000	0	0	394,000	0	0	1,822,372	0	5,309,474	0	0
2(a) Certain Pipeline 2021-22	0	0	0	0	0	337,500	0	0	0	0	0	0	4,911,113	520,500	0	0	337,500	0	0	0	0	1,041,000	0	4,911,113	0	0	0	0	0	520,500	0	0	4,209,525	0	0
2(b) Further Proposed Pipeline 2021-22	0	0	0	0	0	0	7,559,999	0	0	0	0	0	0	0	7,807,500	0	0	0	0	0	0	0	0	4,470,000	0	0	0	0	0	0	0	0	0	3,937,500	
Loan Payments	1,250,807	1,253,961	1,114,677	1,052,999	1,033,661	1,317,918	1,258,963	730,639	702,801	694,045	715,142	715,142	715,142	742,725	720,527	743,799	722,386	778,319	414,667	385,727	369,174	304,166	5,044	2,522											
Loan Repayments	-581,009	-1,172,488	-1,513,044	-702,042	-593,962	-4,358,131	-6,570,850	-4,589,005	-1,778,792	-831,347	-269,083	-2,059,233	-2,176,186	-2,816,193	-2,637,418	-1,329,124	-3,935,904	-4,756,734	-4,916,896	-3,353,131	-3,303,615	-988,691	-504,400	-176,711											
Overheads	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	70,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Closing Balance	-3,548,810	-477,274	1,951,046	3,781,027	4,505,852	4,935,306	10,518,867	8,368,001	7,930,008	7,827,706	10,645,072	14,756,093	14,730,549	14,612,894	22,907,886	22,695,061	21,729,043	20,056,627	16,389,399	15,088,744	12,189,303	14,981,278	15,404,422	24,646,346	27,161,346	27,196,346	27,231,346	27,660,346	27,695,346	27,730,346	30,108,217	30,143,217	35,487,691	39,732,216	43,704,716

Notes

Grants Committed Ending March 2020-21 as per Azma's tab 14.05.21

Grants Committed in principle (15 Schemes) 2021-22 as per Azma's tab 27.05.21

2(a) Certain Pipeline 2021-22 as per Azma's tab 27.05.21

2(b) Further Proposed Pipeline 2021-22 as per Azma's 14.05.21

Loan Payments as per Loan Cashflow Summary 17.05.21

Loan Repayments as Loan Cashflow Summary 17.05.21

Overheads estimate on run rate

Loan Payments							Loan Repayments						
	ELY MOD	Haddenham	Alexander House	Gt Abington	Histon Road	Total	ELY MOD	Haddenham	Alexander Ho	Gt Abington	Histon Road	Total	
Apr-21	182,510	331,479	199,760	352,944	184,114	1,250,807	268,501	312,508			-	581,009	
May-21	82,388	312,882	183,788	276,918	397,986	1,253,961	586,630	585,858			-	1,172,488	
Jun-21	65,274	152,197	235,042	313,507	348,656	1,114,677	1,513,044	-			-	1,513,044	
Jul-21	65,274	144,525	184,233	298,761	360,206	1,052,999	442,042	260,000			-	702,042	
Aug-21	82,048	147,664	180,206	271,387	352,356	1,033,661	376,141	217,821			-	593,962	
Sep-21	68,324	236,095	179,783	475,516	358,201	1,317,918	1,618,431	-	251,700	2,488,000	-	4,358,131	
Oct-21	89,673	297,488	517,346		354,456	1,258,963	2,746,340	735,960	1,600,800	1,487,750	-	6,570,850	
Nov-21	71,374	301,610			357,656	730,639	1,348,463	472,000	1,320,375	1,448,167	-	4,589,005	
Dec-21	59,887	297,488			345,426	702,801	-	-	1,778,792		-	1,778,792	
Jan-22	63,293	298,096			332,656	694,045	554,788	276,559			-	831,347	
Feb-22	84,998	297,488			332,656	715,142	269,083	-			-	269,083	
Mar-22	84,998	297,488			332,656	715,142	450,733	-			1,608,500	2,059,233	
Apr-22	84,998	297,488			332,656	715,142	945,136	-			1,231,050	2,176,186	
May-22	106,703	303,366			332,656	742,725	2,228,433	587,760			-	2,816,193	
Jun-22	84,998	302,873			332,656	720,527	1,959,555	677,862			-	2,637,418	
Jul-22	106,703	303,440			333,656	743,799	733,924	595,200			-	1,329,124	
Aug-22	84,998	307,732			329,656	722,386	709,511	1,163,742			2,062,650	3,935,904	
Sep-22	84,998	304,666			388,655	778,319	2,881,634	717,800			1,157,300	4,756,734	
Oct-22	106,703	307,964				414,667	1,994,746	1,047,600			1,874,550	4,916,896	
Nov-22	81,061	304,666				385,727	1,250,331	717,800			1,385,000	3,353,131	
Dec-22	60,337	308,837				369,174	1,899,602	844,888			559,125	3,303,615	
Jan-23		304,166				304,166	620,091	368,600			-	988,691	
Feb-23		5,044				5,044		504,400			-	504,400	
Mar-23		2,522				2,522		176,711			-	176,711	
Apr-23						-						-	
May-23						-						-	
Jun-23						-						-	
Jul-23						-						-	
Aug-23						-						-	
Sep-23						-						-	
Oct-23						-						-	
Nov-23						-						-	
Dec-23						-						-	
Jan-24						-						-	
Feb-24						-						-	
Mar-24						-						-	
Apr-24						-						-	
May-24						-						-	
Jun-24						-						-	
Jul-24						-						-	
Aug-24						-						-	
Sep-24						-						-	
Oct-24						-						-	
Nov-24						-						-	

[illegible]

Site Name	Start Date	End Date		Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Totals			
Stanford Court, Werrington, Peterborough	31/12/2021	31/12/2022	£2,822,000.00							£855,500.00								£1,311,000.00							£655,500.00													£ 2,622,000		
Widbech Road, March	30/09/2021	31/08/2023	£4,542,000.00							£1,135,500.00											£2,271,000.00																	£ 4,542,000		
Rear of 26-34 High Street, Siltby, Herts	31/10/2021	31/12/2022	£1,570,000.00								£785,000.00																											£ 1,570,000		
33 a) Newwood Road, (March Town Centre)	31/03/2022	31/12/2023	£1,920,000.00													£480,000.00																					£480,000.00	£ 1,920,000		
33 b) Hereward Hall, March Town Centre	31/03/2022	31/03/2023	£760,000.00														£190,000.00												£190,000.00								£190,000.00	£ 760,000		
33 c) Queens Street, March Town Centre	31/03/2022	31/03/2023	£840,000.00																																			£840,000		
Stanground, Peterborough	31/08/2021	31/12/2023	£1,170,000.00							£585,000.00																												£585,000.00	£ 1,170,000	
British Sugar Way, Cundrie Road, Peterborough	30/08/2021	31/12/2023	£2,830,000.00							£1,415,000.00																												£1,415,000.00	£ 2,830,000	
Perkins, Phase 2, Newark Road, Peterborough	31/05/2021	31/03/2023	£3,740,000.00			£1,870,000.00																																£1,870,000.00	£ 3,740,000	
Old Mead Site, North Street, Siltby, Herts	31/01/2022	31/03/2023	£420,000.00											£210,000.00																								£210,000.00	£ 420,000	
Station Road, Lillesport, Ely - East Cambridgeshire	30/09/2021	30/09/2023	£1,373,743.00																																				£686,871.50	£ 1,373,743
Land Rear of High Street, Needingworth, Herts	31/10/2021	31/01/2023	£1,775,000.00																																				£687,500.00	£ 1,775,000
Widbech Road, Lillesport	31/01/2022	31/06/2023	£1,576,000.00																																				£788,000.00	£ 1,576,000
Great Hadden, London Road, Yaxley, Peterborough	31/08/2021	31/12/2023	£2,194,333.00							£1,097,166.50																													£394,000.00	£ 2,194,333
Cundrie Road, Peterborough	31/01/2022	31/12/2023	£3,464,615.00																																				£1,732,307.50	£ 3,464,615
Sub Total			£30,797,691.00	£0.0	£0.0	£1,870,000.0	£0.0	£0.0	£3,097,166.5	£2,477,871.5	£1,672,500.0	£0.0	£0.0	£2,336,307.5	£0.0	£880,000.0	£0.0	£1,311,000.0	£0.0	£0.0	£2,271,000.0	£800,000.0	£788,000.0	£0.0	£2,400,500.0	£887,500.0	£0.0	£2,480,000.0	£0.0	£0.0	£394,000.0	£0.0	£0.0	£1,822,371.5	£0.0		£5,309,474.0	£ 30,797,691		







Income		
<hr/>		
<b>£100m Programme funds received</b>	<b>55,000,000</b>	
<hr/>		
Expenditure		
<hr/>		
Housing Programme	13,704,647	As at 31.03.21 General Ledger
Housing Loan	36,986,522	As at 31.03.21 General Ledger
<hr/>		
<b>£100m Programm Expenditure</b>	<b>50,691,269</b>	
<hr/>		
Balance remaining		4,308,731







**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

Agenda Item No: 2.3 (i)

## £100m Affordable Housing Programme Scheme Approvals – June 2021 Fairbarn Way, Chatteris, Cambridgeshire

To: Housing and Communities Committee

Meeting Date: 21 June 2021

Public report: This report contains an appendix/appendices which are exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.

Lead Member: Councillor Lewis Herbert, Lead Member for Housing and Communities

From: Roger Thompson, Director for Housing & Development

Key decision: Yes

Forward Plan ref: 2021/011

The Housing and Communities Committee is recommended to:

- a) To commit grant funding of £2,082,000 from the current Housing programme to enable delivery of 50 affordable homes, with a range of affordable rented and shared ownership homes at Fairbarn Way, Chatteris, Cambridgeshire. **Subject to confirmation of the release of monies for the 2021/22 affordable housing programme from MHCLG.**

Voting arrangements: A simple majority of all Members

## 1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's affordable housing programme.
- 1.3 A grant from the Combined Authority's Affordable Housing Programme of £2,082,000 is sought for 50 new homes, with 41 affordable rented properties and 9 shared ownership properties at Fairbarn Way, Chatteris.

## 2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partners local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also continuously seeking to build relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant to help unlock sites and deliver additional affordable housing has become the key tool.
- 2.3 The proposed site requesting for grant from the current Housing Programme is Fairbarn Way, Chatteris. This site has outline planning for 50 units and is being submitted for Reserved matters at the end of June/ early July 2021. It is expected a decision will be achieved in late Autumn 2021. The expected start on site is in January/February 2022.
- 2.4 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
<b>Affordable rented</b>					
9 x 2b/4p house	9	74	79	N	93.7
30 x 3b/5p house	30	85	93	N	91.4
2 x 4b/6p house	2	102	106	N	96.2
<b>Shared ownership</b>					
6 x 2b/4p house	6	74	79	N	93.7
3 x 3b/5p house	3	82	93	N	88.2
<b>Total</b>	<b>50</b>				

- 2.5 Funding Affordable Homes Housing Association (FAHHA) is providing a mixed housing offer based on local authority demand and inclusion of homes for a range of housing demand.
- 2.6 The scheme is to be designed to achieve passive (i.e., non-technical solutions) high sustainability features to improve the energy efficiency of the homes and reducing fuel poverty.
- 2.7 The site is located within walking distance of Chatteris town centre which offers a range of local services and employment opportunities. Within walking distance of the sites there is a supermarket, doctor's surgery, schools, and employment opportunities.
- 2.8 FAHHA seeks to increase the supply of affordable homes by providing the forward funding to enable new properties to be built and managed by established housing associations.
- 2.2.0 FAHHA is a social impact company which builds and acquires affordable housing to deliver financial and social returns for both communities and investors. They invest directly in affordable homes typically taking a freehold interest and working across different strategies to enhance diversification and broaden the social delivery.
- 2.10 The Housing Enabling Officer for Fenland District Council has advised that they are happy to support the homes coming through including the mix of housing in the scheme as it helps increase the supply of needed accommodation in their borough. This would benefit the need for local people in the Fenland. It is intended that local people will occupy the housing.

## Significant Implications

### 3. Financial Implications

#### 3.1 **Additionality case for Combined Authority Funding**

The proposed scheme offers the following additionality:

- The CPCA are happy to support the creation of 50 new homes of a mix of additional rented and shared ownership units in Fenland.
- This site is a 100% affordable housing site to the area.

#### Proposed Condition of Grant Approval

It is proposed that the grant of £ 2,082,000 will help with the delivery of 50 new homes. 41 affordable rented and 9 shared ownerships in Chatteris, subject to the following conditions:

Pre-contract: -

- i) Evidence of achieving the Reserved Matters decision in time to start on site by March 2022.

After execution of the grant funding agreement but pre-drawdown of phased grant payments by way of three (3) instalments:

- i) To request and receive 25% of the grants upon start on site.
- ii) To request and receive 50% of the grant at mid phase point of the development of the site
- iii) To request and receive the final 25% of the grant at practical completion.

3.2 The CPCA grant will enable an additional 50 affordable units to be provided as part of the CPCA 2000 starts on site homes target by March 2022.

3.3 Supporting this application by providing £2,082,000 from the current Housing Programme is at an average grant rate of £41.640k per unit.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Previous programme schemes SOS by March 2021	37	733	26,094,770
Total of schemes approved to start in yr 2021/22	15	767	30,797,691
<b>PROPOSED SCHEME FOR JUNE 2021 COMMITTEE APPROVAL</b>			
<b>Fairbarn Way, Chatteris - FAHHA</b>	1	50	2,082,000
Total Affordable Housing Grants for 2021/22 if approved by Committee	16	817	32,879,691

Affordable Housing  
2021/22  
AVERAGE GRANT  
RATE PER UNIT\*

£40.2k

<b>OVERALL TOTAL Affordable Housing IF JUNE 2021 SCHEMES APPROVED</b>	<b>53</b>	<b>1,550</b>	<b>58,974,461</b>
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## 4. Legal Implications

- 4.1 The recommendation accords with the Combined Authority's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251) and the CPCA Constitution Chapter 10 para.3.2.6(a).

## 5. Other Significant Implications

- 5.1 None.

## 6. Appendices

- 6.1 Exempt Appendix 1 - Exempt from publication - Business Case including supporting evidence.

## 7. Background Papers

None





**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

Agenda Item No: 2.3 (ii)

## £100m Affordable Housing Programme Scheme Approvals – June 2021 Dovehouse Court, 14-22 High Street, Girton, South Cambridgeshire

To:	Housing and Communities Committee
Meeting Date:	21 June 2021
Public report:	This report contains an appendix/appendices which are exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing and Communities
From:	Director – Roger Thompson, Director for Housing & Development
Key decision:	Yes
Forward Plan ref:	2021/011
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) To Commit grant funding of £675,000 from the current Housing programme to enable delivery of 15 affordable almshouses, at Dovehouse Court, 14-22 High Street, Girton, South Cambridgeshire. <b>Subject to confirmation of the release of monies for the 2021/22 affordable housing programme from MHCLG.</b></p>
Voting arrangements:	A simple majority of all Members

## 1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's affordable housing programme.
- 1.3 A grant from the Combined Authority's Affordable Housing Programme of £675,000 is sought for 15 new homes, at Dovehouse Court, 14-16 High Street, Girton, South Cambridgeshire.

## 2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partners local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is continuously seeking to build relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant to help unlock sites and deliver additional affordable housing has become the key tool.
- 2.3 The proposed site requesting for grant from the current Housing Programme is for Dovehouse Court, 14-16 High Street, Girton. This site has planning for 15 units and is expected to start on site in July/August 2021.
- 2.4 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
Affordable rented					
4 x 1 bed flats	4	62.6	61	Y	103%
6 x 1 bed flats	6	65.4	61	Y	107%
5 x 1 bed bungalows	5	61.9	61	Y	101%
<b>Total</b>	<b>15</b>				

- 2.5 This is a community led housing scheme whereby people and communities can come together to solve their own housing issues and provide high quality and affordable homes. It includes co-operatives, co-housing and self-build, and other forms of community led housing schemes. Girton's approach to CPCA is as a charity which provides housing in the form of almshouses for the immediate area, which will support its community by providing

affordable accommodation for the 55+ age group. The housing will be of a high standard - Passivhaus housing to help combat fuel poverty.

- 2.6 Almshouse charities are permitted to charge a Weekly Maintenance Contribution (WMC) to residents who occupy their homes as beneficiaries of the charity. A WMC is not rent. It is a contribution towards the maintenance of the almshouse. No service charge is levied and all maintenance costs over and above the charge made are covered by the Charity.
- 2.7 The WMC is determined by an equivalent fair rent assessed by the Valuation Office Agency for which 80% is charged. For Dovehouse Court almshouses, the Weekly Maintenance Charge is (the equivalent sum of an Affordable Rent) per unit, £98 per week.
- 2.8 The Housing Enabling Officer for South Cambridgeshire District Council has confirmed support for the homes coming through. This will benefit the housing need for people in the Girton area. It is intended that local people will occupy the housing.

## Significant Implications

### 3. Financial Implications

#### 3.1 **Additionality case for Combined Authority Funding**

The proposed scheme offers the following additionality:

- The CPCA are happy to support the creation of 15 new homes, additional rented almshouses for the over 55+ age group in South Cambridgeshire
- This site is a 100% affordable housing site to the area.

Proposed Condition of Grant Approval.

It is proposed that the grant of £675,000 will help with the delivery of 15 new homes, subject to the following conditions: -

After execution of the grant funding agreement, a phased grant payment by way of two (2) instalments:

- i) To request and receive 50% of the grants upon start on site.
- ii) To request and receive the final 50% of the grant at practical completion.

- 3.2 The CPCA grant will enable an additional 15 affordable units to be provided as part of the CPCA starts on site homes target by March 2022.
- 3.3 Supporting this application by providing £675,000 from the current Housing Programme is at an average grant rate of £45k per unit.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Previous programme Schemes SOS by March 2021	37	733	26,094,770
Total of schemes approved to start in yr 2021/22	15	767	30,797,691
<b>PROPOSED SCHEME FOR JUNE 2021 COMMITTEE APPROVAL</b>			
<b>Fairbarn Way, Chatteris - FAHHA</b>	1	50	2,082,000
<b>Dovehouse Court, 14-22 High Street, Girton</b>	1	15	675,000
Total Affordable Housing Grants for 2021/22 if approved by Committee	17	832	33,554,691

Affordable Housing 2021/22  
AVERAGE GRANT RATE PER UNIT\* £40.3k

<b>TOTAL Affordable Housing IF JUNE 2021 SCHEMES APPROVED</b>	<b>54</b>	<b>1,565</b>	<b>£59,649,461</b>
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## 4. Legal Implications

- 4.1 The recommendation accords with the Combined Authority's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251) and the CPCA Constitution Chapter 10 para.3.2.6(a).

## 5. Other Significant Implications

- 5.1 None.

## 6. Appendices

- 6.1 Exempt Appendix 1 - Exempt from publication - Business Case including supporting evidence.

## 7. Background Papers

- 7.1 None

Agenda Item No: 2.3 (iii)

## £100m Affordable Housing Programme Scheme Approvals – June 2021 Northminster, Peterborough.

To:	Housing and Communities Committee
Meeting Date:	21 June 2021
Public report:	This report contains an appendix/appendices which are exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendices.
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing and Communities
From:	Roger Thompson – Director for Housing and Development
Key decision:	Yes
Forward Plan ref:	2021/011
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) To commit grant funding of £14,031,750 from the current Housing programme to enable delivery of 353 affordable private rented homes at Northminster, Peterborough. <b>Subject to confirmation of the release of monies for the 2021/22 Affordable Housing programme from MHCLG.</b></p>
Voting arrangements:	A simple majority of all Members

## 1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the Committee with one scheme for approval of grant funding in the context of the overall investment pipeline for the Combined Authority's affordable housing programme.
- 1.3 A grant from the Combined Authority's Housing Programme of £14,031,750 is sought for 353 new rented homes, at Northminster, Peterborough, which is a regeneration project, and therefore provides much needed new homes around Northminster area.

## 2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partners local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also continuously seeking to build relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant to help unlock sites and deliver additional affordable housing has become the key tool.
- 2.3 The proposed site requesting for grant from the current Housing Programme is for approximately £14,031,750 for Northminster, Peterborough. This site is planning for 353 affordable "private rented" units and is expected to start on site in January/February 2022.
- 2.4 Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards. (All figures are rounded up or down to nearest whole number)

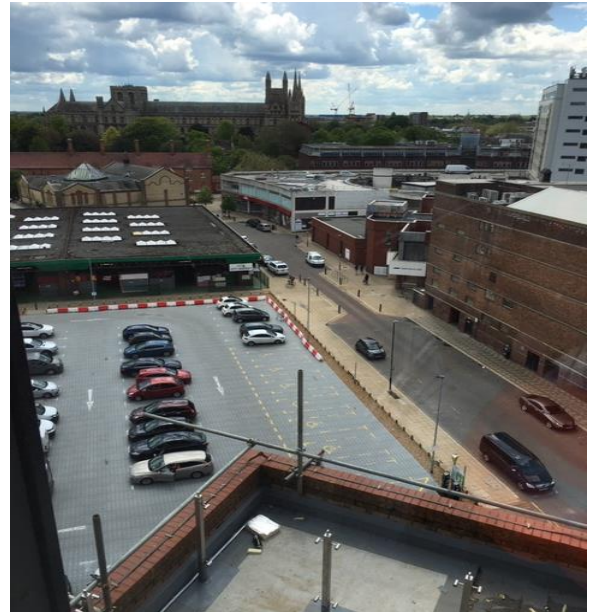
Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
Affordable rented					
1 Bed Flats	57	51.50	50	Yes	103
2 Bed (3p) Flats	96	63.00	61	Yes	103
2 Bed (4p) Flats	99	72.20	70	Yes	103
3 Bed (5p) Flats	50	88.50	86	Yes	103
2 Bed Maisonettes	19	85.02	79	Yes	108
3 Bed Maisonettes	3	113.87	93	Yes	122
2 Bed Town Houses/4 person	10	105.01	79	Yes	133
3 Bed Town Houses/5 person	18	105.01	99	Yes	106
4 Bed Town House/6 person	1	137.50	112	Yes	123
<b>Total</b>	<b>353</b>				



- 2.5 All units in the development will be to accessible standards due to the provision of lifts and level access throughout the scheme. All units meet minimum National Space standards as defined by Planning Policy. In addition, 5% of the units will meet enhanced accessibility levels in line with the planning requirements of the local authority.
- 2.6 The site will be going for planning submission under a PPA (Planning Performance Agreement) whereby the whole planning process should be undertaken in a timely manner of appx 13 weeks. We understand the current expectation is to submit a planning application in early July 2021.
- 2.7 The scheme represents a classic town centre regeneration scheme. The multi-storey car park on part of the site was demolished in 2020, in anticipation for the regeneration of the area.

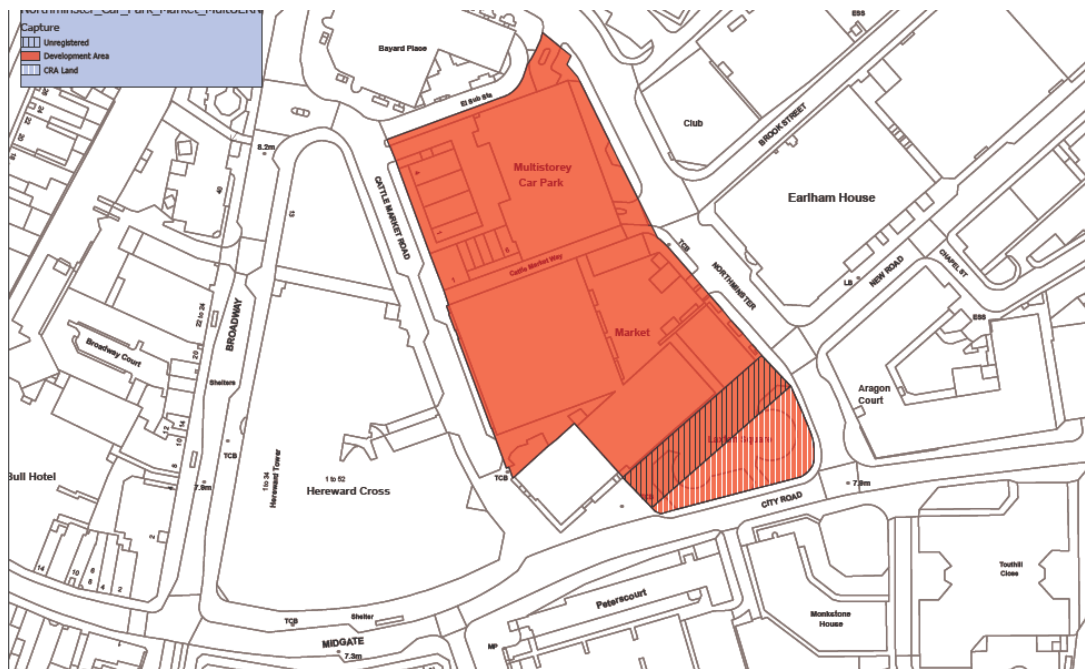


Demolition of the multi-story car park. Car Park was demolished last year, 2020.



Photos of the current parking at Northminster with city market behind and cathedral in background.

## 2.8 The site plan of the development of Northminster.



**Title** Northminster Car Park & Market Development Plan

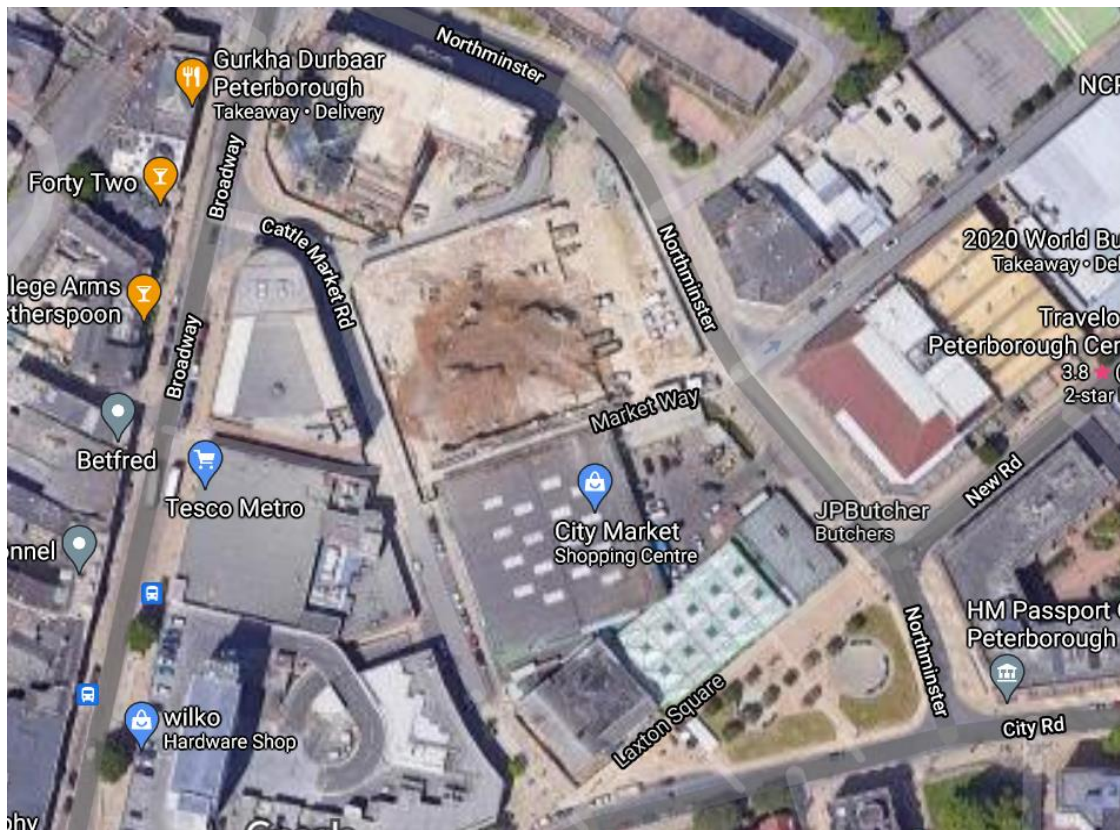
**Scale** 1:1,250 **FilePath** X: Sp Asset Management: Properties: Multiple UERN: Northminster Car Park & Market Development: Northminster and market development plan

**Date Printed** 29/01/2020

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Aerial view of the whole site.

- 2.9 The Peterborough Investment Partnership is proposing to provide affordable private rented housing in the form of a “Build to Rent” scheme, which is part of the Affordable Housing tenure under the National Planning Policy Framework. As part of a Build to Rent scheme it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- 2.10 This housing will be available for people in the community who are not on the housing register, mainly for young professionals, key workers, and low-income earners, whereby the rent will not exceed 80% of the market rents, for perpetuity. They will also be offered longer tenancy agreements ranging from 1-3 years, therefore providing more security.
- 2.11 The Housing Enabling Officer for Peterborough Council is happy to support the homes coming through. As this scheme proposed for Northminster is a Build to Rent Scheme it will offer Affordable Private Rent tenure housing. While this scheme will not assist with meeting the housing needs of homeless families or households on the housing register, it will provide submarket rent levels and meet a market demand in Peterborough. The delivery of this scheme will also significantly contribute to the regeneration of that area of the city and the wider economic benefits that will bring.

## Significant Implications

### 3. Financial Implications

#### 3.1 Additionality case for Combined Authority Funding

The proposed scheme offers the following additionality:

- The CPCA are happy to support the creation of 353 new homes all additional and affordable privately rented properties in Peterborough.
- This site is a regeneration site for affordable housing, a brownfield site, and is a 100% affordable housing scheme.

Proposed Condition of Grant Approval.

It is proposed that the grant of £14,031,750 will help with the delivery of 353 new affordable private rented homes, subject to the following conditions: -

After execution of the grant funding agreement, a phased grant payment by way of two (2) instalments:

- i) To request and receive 50% of the grant upon start on site.
- ii) To request and receive 50% of the grant at practical completion

3.2 The CPCA grant will enable an additional 353 affordable private rented units to be provided as part of the CPCA starts on site homes target by March 2022.

3.3 Supporting this application by providing £14,031,750 from the current Housing Programme is at an average grant rate of £39,750k per unit.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Previous Programme Schemes SOS by March 2021	37	733	26,094,770
Total of schemes approved to start in yr 2021/22	15	767	30,797,691
<b>PROPOSED SCHEME FOR JUNE 2021 COMMITTEE APPROVAL</b>			
Fairbarn Way, Chatteris - FAHHA	1	50	2,082,000
Dovehouse Court, 14-16 High Street, Girton	1	15	675,000
Northminster, Peterborough	1	353	14,031,750

Total Affordable Housing Grants for 2021/22 if approved by Committee	18	1,185	47,586,441
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Affordable Housing  
2021/22  
AVERAGE  
GRANT RATE  
PER UNIT\*

£40.2k

<b>TOTAL Affordable Housing IF JUNE 2021 SCHEMES APPROVED</b>	<b>55</b>	<b>1,918</b>	<b>73,681,211</b>
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## 4. Legal Implications

- 4.1 The recommendation accords with the Combined Authority's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251) and the CPCA Constitution Chapter 10 para.3.2.6(a).

## 5. Other Significant Implications

- 5.1 None.

## 6. Appendices

- 6.1 Exempt Appendix 1 - Exempt from publication - Business Case including supporting

## 7. Background

- 7.1 None





**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

Agenda Item No: 2.4

## Rebel Acres Cooperative Start-up Grant

To:	Housing and Communities Committee
Meeting Date:	21 June 2021
Public report:	Yes
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing and Chair of the Housing and Communities Committee.
From:	Emily Mulvaney, Community Housing Programme Manager
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Approve the award of £5,000 to Rebel Acres Cooperative under the Community Housing Start-up Grant Fund.</p>
Voting arrangements:	A simple majority of all Members

## 1. Purpose

- 1.1 To present Rebel Acre Cooperative's application for Start-up Grant Funding to the Housing and Communities Committee.

## 2. Background

- 2.1 On 14 September 2020 the Housing and Communities Committee approved the establishment of a Community Housing Start-up Grant of £5,000 per group for new and emerging community-led housing groups. The Medium-Term Financial Plan 2021 – 2025, which was approved by Combined Authority Board on 27 January 2021 includes the provision of start-up grants. On 27 January 2021 the Combined Authority Board also received and approved the full Community Housing Business Case.
- 2.2 The purpose of the Community Housing Start-up Grant is to relieve the burden of some of the set-up costs associated with becoming a legally incorporated community-led housing group, and encourage more community-led housing to come forward across the region and engage with the Community Housing team at the Combined Authority.
- 2.3 Rebel Acres Cooperative have engaged with the Combined Authority Community Housing team and officers at Peterborough City Council in their initial set-up.
- 2.4 The emerging group are committed to providing a small local housing development of around 10 homes that acts as a 'blueprint' or pilot project for carbon neutral homes, based on permaculture principles such as land stewardship, biodiversity-based food growth, and community facilities. Rebel Acres Cooperative is committed to providing homes of varying tenures, including affordable housing, to ensure that their vision is accessible to all.

The group are also seeking to provide facilities and employment opportunities for the wider community, such as workshops for gardening, arts and music, volunteering/ upskilling opportunities, and green space.

## Significant Implications

### 3. Financial Implications

- 3.1 The £5000 is within the existing budget allocations approved as part of the Medium - Term Financial Plan 2021-25.

### 4. Legal Implications

- 4.1 The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).



## 5. Other Significant Implications

- 5.1 There are no other significant implications.

## 6. Appendices

- 6.1 Appendix 1 – Rebel Acres Cooperative Start-up Grant Application Form

## 7. Background Papers

- 7.1 Community Housing Start-up Grant report – Housing and Communities Committee, 14 September 2020. Available on the [Combined Authority Website](#).
- 7.2 Community Housing Business Case – Combined Authority Board, 27 January 2021. Available on the [Combined Authority Website](#).
- 7.3 Medium-Term Financial Plan 2021 to 2025 – Combined Authority Board, 27 January 2021. Available on the [Combined Authority Website](#).





**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

**JAMES PALMER**  
CAMBRIDGESHIRE &  
PETERBOROUGH MAYOR

# **COMMUNITY LAND TRUST SET-UP GRANT AND APPLICATION FORM**

The set-up grant of up to £5,000 is intended to provide steering groups or other appropriate community-based organisations with funding to pay for the professional fees and technical costs that are associated with the legal set-up for a local Community Land Trust (CLT), and contribute toward the costs of the basic community engagement activities that are essential to build local support and towards developing a business plan.

To be considered for a set-up grant the steering group/community based organisation should ideally meet the following key criteria:

1. The applicant group/organisation should have either a bank account or the means to administer the grant funds on their behalf
2. The applicant group/organisation must be representative of the community, with an open democratic membership structure
3. The applicant group/organisation must be clear about the community that it has been established to serve, with a clear vision for the type of CLT they wish to set-up and a description of the project
4. The applicant group/organisation's proposed project must contain an element of affordable housing
5. Any assets that are to be retained by the CLT in the long-term are expected to be permanently affordable for local people on local wages
6. The organisation must intend to provide evidence of meaningful public engagement and that the proposed project that requires funding has general community support
7. The project will need evidence of the backing of the wider community e.g. local planning authority

### **Supporting documents**

All applications will need to be on a CPCA CLT set-up grant application form. Any supporting documentation such as a vision or mission statement, evidence of need, letter of support etc will help the application process.

### **Application process**

Interested applicants should make contact in the first instance with the Community Housing Programme Manager for the Combined Authority who will review the project information and carry out the necessary due diligence to ensure the project is suitable. The Community Housing Programme Manager will then submit the application, with a recommendation, to the Combined Authority Housing & Communities Committee for decision. The decision of the Housing & Communities Committee will be final.

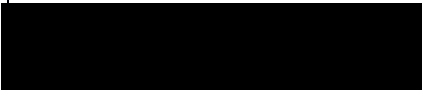
If a grant is approved by the Housing & Communities Committee then a grant offer letter will be issued within 14 days of the decision. Funds will be released to the applicant once any grant offer conditions have been met and the applicant has signed and returned the offer letter.

### **Reporting**

It will be a condition of the grant that applicants report regularly on project performance at least quarterly according to a pre-agreed timetable. Such reporting will include evidence of expenditure.

<b>ABOUT YOUR ORGANISATION</b>			
<b>Organisation name (if known):</b>	Rebel Acres – Intentional Community		
<b>Name of contact:</b>	Anna Bunten / Gail Thomas	<b>Title:</b>	
<b>Position held:</b>	Coordinators of the Rebel Acres Leadership group		
<b>Organisation address:</b>		<b>Correspondence address (if different):</b>	
[REDACTED]			
		<b>Postcode:</b>	
<b>Telephone:</b>	[REDACTED]	<b>Contact telephone:</b>	[REDACTED]
<b>Email address:</b>	[REDACTED]		
<b>Does your organisation already have a bank account (delete as applicable)?</b> <i>Note: if there is a bank account, please supply a copy of the latest statement</i>			No
<b>If no bank account, is there another local organisation, such as a Parish or Town Council that could hold and administer the grants funds on your behalf? If so, please give details below:</b>			
<b>Local non profit organisation Bank:</b> <div style="height: 100px; border: 1px solid black; background-color: black; margin-top: 10px;"></div>			

<b>In which geographical area do you wish to set-up your organisation?</b>  Outskirts of Peterborough / Outskirts of villages within 30 minutes of Peterborough.	
<b>How many people are currently involved?</b> 15 people (plus children) / 9 households.	
<b>Please list the names and give brief details of your working group, so far as it is established (e.g. 'local resident', 'Parish Councillor', 'Local Authority Representative').</b>	
Muneer Hassan	Father. Operations Director, Partner Land surveying & Civil engineering industry. Musician
Lucy Hassan	Midwife
Alice Lynch	Mother. Artist, illustrator and small business owner
Gail Thomas	Mother. Local business owner and employer for twenty years. Financial strategy coach
Benny Turner	Father. Founder of Beat This CIC community music creation and therapy. Musician.
Mandy Turner	Mother. Council Community Development Officer.
Ollie Bullen	Computer Programmer, software development.
Kim Coley	Founder of Soul Happy - Wellbeing & Sustainability projects, Soul Happy Eco Shop & Zero Waste Pantry. Therapist, Mental Health Workshops, & Events. Allotmenteer.
Ian Tennant	Founder of Thrive & Enjoy Health Coaching & Therapy. Local Author. Allotmenteer.
Anna Bunten	Nurse Partner, local GP Practice. Social Prescribing Lead. Allotmenteer

Miles Bunten	Local decorator, handyman. Musician
James Butler	Father. Local business owner re-conditioning and upcycling PCs. Musician
Isobel Butler	Mother. Teacher, currently works in PC upcycling business
Curtis Mason	Local Estate agent
Joe Horne	Pension provider call centre operative. Musician
<b>Signature of person responsible for set-up grant application:</b>	
	

**What is your vision for your organisation?**

*The vision will explain the long-term changes that you expect to achieve through the work of your organisation.*

We are a co-housing community with a shared vision for living in way that increases connectivity, the spirit of looking out for one another and is environmentally conscious.

Intentionally designed to encourage compassionate interaction between the natural environment and residents, valuing sufficiency, cooperation and sharing, as tools for cultural change and community empowerment.

Nine households coming together in a community-led initiative: sharing time, skills and resources in a carbon neutral, self-sustaining, open source community.

The model facilitates security of tenure for all, with those who 'have' enabling those who 'haven't' to participate.

Our community vision adopts permaculture principles, including land stewardship, biodiversity-based food growth and community facilities. We are confident this will provide opportunities for employment and social prescribing as a replicable model for others to emulate.

**We will adopt a permaculture approach to regenerative living that highlights individual and community responsibility for each other and the natural world:**

**Earth Care. People Care. Fair Share.**

We value reflecting and learning – following a cycle of action, regroup, embed and planning for more action.

We want to reach out beyond our small community to develop meaningful connections, sharing skills and resources.

We have a holistic view of health and wellbeing, which is based in ecology, and the interconnectedness of all life.

Our mission – is to be more of the change we wish to see in the world. Through our own lifestyle, community and land stewardship to confidently have a positive effect on the land and community, have proven measurements of social, environmental, carbon, health and mental health improvements and impacts, creating a blue print, best practice documents, tours and experiences to show many others.

**What type of organisation do you want to set-up (e.g. Community Land Trust, Co-operative)?**

Land Cooperative

**Why do you think this is the most appropriate legal model for what you want to do?**

Cooperatives are based on the values of self-help, self-responsibility, democracy, equality, equity, and solidarity. Cooperative members believe in the ethical values of honesty, openness, social responsibility and caring for others. These values resonate with our community values and aspirations.

**Is the proposal for this organisation an outcome from Neighbourhood Planning?**

No.



## ABOUT YOUR PROJECT

### Please describe your project.

*It would be useful to know what type of community assets you want to create (e.g. houses, workspaces, open space etc), and the scale of your project, i.e. how many properties you hope to build in the current scheme?*

We are bringing nine households of like-minded people together in a community-led initiative: sharing time, skills and resources in a carbon neutral, self-sustaining, open source community.

The model facilitates security of tenure for all, with those who 'have' enabling those who 'haven't' to participate.

Community vision adopts permaculture principles, including land stewardship, biodiversity-based food growth and community facilities, with opportunities for employment and social prescribing as a replicable model for others to emulate.

OUR GOALS	 Health and happiness	Build a community hub which can support health, wellbeing & social prescribing activities e.g. wellbeing retreats, gardening, music therapy, nature walks, vegan meals
	 Equity and local economy	Community investment to support affordable housing with shared resources in common - moving from the economics of competition to collaboration, maximising on social capital.
	 Culture and community	Research, implement, reflect & adapt: Learn, grow, share. Using active listening & consensus decision making. Building inclusive spaces that welcome diversity.
	 Land and nature	Using permaculture methods as a framework for sustainable living – sequestering carbon through the soil, actively seeking to increase biodiversity & nature regeneration.
	 Sustainable water	Recognise the value of water, collect, store & use it wisely.
	 Local and sustainable food	Develop a market garden providing healthy organic food for the local community. Build opportunities for food & skills sharing & build employment opportunities.
	 Travel and transport	Growing food to reduce field to fork transportation. Encourage active lifestyles, car sharing & use of public transport.
	 Materials and products	De-growth reducing individual consumption, benefiting from shared facilities & natural spaces; community wealth & resources in common. Eco-building employment & education.
	 Zero waste	Valuing materials and resources, mending, recycling & upcycling: valuing each stage of a products lifecycle. Composting & returning nutrients to the soil.
	 Zero carbon energy	Low impact housing, such as Passivhaus & Hempcrete to reduce carbon emissions & sequester carbon. Maximising renewable sources of energy & energy storage.

One Planet Living Goals

### Approximately how many affordable homes are you looking to deliver? Are there any other types of homes you are looking to deliver (e.g. market housing, homes for older people, starter homes)?

9 self-build co-housing type homes :

- Starter homes / First time buyers / housing options to offer those that 'haven't' to participate – at least 3 houses
- Modest houses for those already in housing
  - 6 modest houses – self-build model to enable below market cost in creation
- If we had the means e.g. necessary resource, planning and consent, we wish to create a space for homes for older people and more affordable homes as a longer term goal.

### Are there any other community assets or amenities (eg. open space, workspaces, community facilities) that you are looking to deliver? If so, please give details.

As this is a co-housing initiative, the build will involve a community hub, laundry and workshops for gardening, arts and music. The community hub will be a unique space where a broad range of educational workshops and activities will provide a huge benefit to the local and wider community. These will be primarily for the eco-village community but will be additionally be employed for the

purpose community outreach.

**Have you carried out any local needs surveys, such as a housing need survey?**

No

**What were the results? If you have not carried out any surveys how do you know there is a need for your project?**

There is a need to demonstrate different and more sustainable ways of living and housing to address the Climate & Ecological Emergency and to achieve Peterborough City Council & the Governments Net Zero ambitions.

Ecovillages acting as experimental community models have the potential to help move society towards sustainability by developing alternative solutions for sustainable living. Their contribution is through the power of example, demonstrating successful alternative systems that can be replicated at higher scales through the broader community. Indeed, ecovillages are viewed as necessary elements in the establishment of eco-municipalities to provide experimental nodes for diffusion of sustainability to the wider community (Dawson 2013; James and Lahti 2004). This is the premise of prefiguring. The ecovillage movement has a significant role to play in helping society move towards sustainability. Countercultural values, such as protecting the environment, authenticity, communal living, and personal growth, that are embraced by ecovillages have become more accepted in the mainstream thus giving more credence to the ecovillage movement (Meijering 2012 in Andreas and Wagner 2012).

There are local and national environmental, carbon and resource efficiency targets that are needed to be achieved, for example:

**From the Gov.uk website:**

“The Prime Minister has today (Friday 4 December 2020) announced a new ambitious target to reduce the UK’s emissions by at least 68% by 2030, compared to 1990 levels.

Recognising the urgency to go further to tackle climate change, the UK’s new target to reduce greenhouse gas emissions – our Nationally Determined Contribution () under the Paris Climate Agreement – is among the highest in the world and commits the UK to cutting emissions at the fastest rate of any major economy so far.”

“The community-led approach to house building galvanises local support and is driven by the commitment and energy of the very individuals and communities that it will benefit. This local support means that this sector is able to deliver locally affordable new homes in places and on sites where commercial speculative house builders cannot. As a result of the close engagement

and creativity of local people, the community-led model typically delivers high design quality, high standards of construction and energy efficiency, and uses progressive, innovative building techniques. It supports the smaller house building companies and helps sustain the local economy by providing homes that are affordable at local incomes. For all of these reasons, the Government wishes to see the community-led house building sector grow.” (UKGov.uk 2021).

#### References:

Andreas, Marcus, and Felix Wagner. 2012. Realizing utopia: ecovillage endeavours and academic approaches. RCC Perspectives 8 (December).

Dawson, Jonathan. n.d. The ecovillage dream takes shape.

[http://www.gaia.org/mediafiles/gaia/resources/JDawson\\_EcovillageDream.pdf](http://www.gaia.org/mediafiles/gaia/resources/JDawson_EcovillageDream.pdf): Online [accessed May 2021]

James, Sarah, and Torbjörn Lahti. 2004. The Natural Step for communities: how cities and towns can change to sustainable practices. Gabriola: New Society Publishers.

UKGov.uk. 2021. <https://www.gov.uk/government/news/uk-sets-ambitious-new-climate-target-ahead-of-un-summit>: Online [accessed May 2021]

UKGov.uk 2021. <https://www.gov.uk/government/publications/community-housing-fund-prospectus/community-housing-fund-prospectus-accessible-version> Online [accessed May 2021]

#### Other than the surveys have you directly engaged or informed your local community about your plans? If yes, how did you do this?

We are currently searching for land and intend to reach out to the local community and Parish Council to integrate with the wider community.

#### Do you have any land identified? Is this land secured in any way?

Land options in Peterborough, Cambridgeshire and Huntingdonshire have been identified, however, none have been secured as yet.

#### Who will directly benefit from your project (e.g. who will use or occupy the assets / properties)?

- Initially residents will be direct beneficiaries but the project will create employment opportunities for local tradesman and apprentices to support the build phase  
In the second community building phase there is an intention for the project to have potential benefit to the following groups:
- Local and regional Communities and community groups

- Visitors looking for information and best practices on sustainable and intentional communities.
- Other intentional communities – sharing best practices.
- Volunteers / Woofers
- People wanting to learn more about growing, sustainability and upcycling etc.
- Unemployed people and people receiving Universal credit looking to build confidence and/or be upskilled.
- Children, youth groups and schools.
- Local and regional business team building days and CSR initiatives.
- Local and regional mental health & wellbeing partnerships.

**How will you select the occupants of any housing that you plan to build?**

A core group formed from Environmentally conscious groups in Peterborough, with an ambition to create a solution-based planet friendly project. The Ecovillage project was shared openly with members of the community and a number came together to form the ecovillage vision, purpose and model. From this group 9 households have verbally committed to the project and are engaged in project development.

**Will the properties you intend to build be constructed using local materials or sustainable building techniques?**

*Answering no to this question will not necessarily affect our decision to offer you a grant*

Yes – where possible we will want to build the houses out of sustainable materials working with local, regional and best practice innovative suppliers. We strive to support and develop healthy supply chains too.

- Triple glazing,
- Thicker than average wall insulation
- Loft insulation using sustainable materials
- Solar Powered and solar storage.
- Solar Water heating.
- Rainwater harvesting and collection.
- Grey water use (stores rainwater for toilet flushing etc).
- Ground source heat pumps.
- PassiveHaus systems for efficient heating and cooling without excess need for energy generation.
- Communal/site electric charging station (for residents and visitors electric cars and eco products).
- Means for residents to measure, monitor and report their own resource use and impacts.
- Explore concepts such as straw bale housing, Hempcrete and Earthship and work to a solution with is sustainable and fitting with its environment.

**What do you want to achieve in the short-term (i.e. within next 6 months)?**

**Finalise Housing Cooperative and establish (May 2021)**

- Set up bank account and deposit funds (May 2021)
- Find land and listen, secure initial advice design and planning (2021)

**What are your plans for the medium-term (i.e. 6 months to 3 years)?**

- Purchase / Acquire land (2021)
- Design & gain planning (2021)
- Start build (2021/2)
- Re-wilding, growing begins (2021/2)
- Homestead established (2022/3)
- Enterprise and broader community (2023-)

**What are your plans for the long-term (i.e. once the current project has been completed)?**

- Develop the community
- Refine our growing and non-profit enterprise capabilities
- Continue to develop collaborations, investments, and partnerships
- Develop courses and workshops to educate and inspire and upskill
- Create a blue print to be able to help other build communities
- Tour and share the land with others
- Outreach to other local, regional and national sites to support and develop standards and share lessons learnt, and best practices.
- Calculate and continually improve social impacts
- Calculate and continually improve carbon impact – to strive for a carbon neutral and then carbon positive community

**ABOUT YOU****Why are you the right people to lead this project?**

We are a dedicated group of local residents, with a rich diversity of skills and experiences in leading businesses, projects and community initiatives. We are aligned and committed to achieving our collective vision. Collectively we understand the gravity of the Climate and Ecological Emergency and the need for deep adaptations, in order to build community resilience, health & wellbeing. We are committed to this cause, for this reason we are prepared to dedicate a large percentage of our time, skills and life to this project and way of living.

We understand the positive impacts of sustainable living and want to share that with others through being the change we wish to see in the world.

We are aware of the 17 sustainable development goals and 1 planet living themes, diversity and inclusion best practices, we want to continue learning and embodying these within what we do and achieve better standards for sustainable living, cradle to cradle products and systems, strive to live

within our means, produce less waste, and have measured social impacts and carbon footprint measurements to show evidence in doing so.

We value reflecting and learning and actively seeking to collaborate with those who have expertise and can offer guidance.

**What skills do you have?**

- Project Managers.
- Financial and entrepreneurship expertise.
- Media & Marketing skills experience.
- Sales and commercial skills experience.
- Building trade.
- Childcare and education expertise, including a qualified teacher.
- Computer programming and web designer.
- Health and wellbeing expertise, including , Nurse Practitioner, Midwife, Wellbeing Coach
- Environmental and sustainability knowledge, skills and expertise.
- Visual artists and musicians.
- Growers, allotment holding, market gardening, land stewardship.
- Non-violent communication and consensus decision – making and conflict resolution practices.
- A strong sense of responsibility.

**What skills are you missing and how will you acquire them?**

- House building, we have a mix of house building and maintenance experience in the group but will seek assistance from local builders and traders as needed. Local builder Richard Hall who has expressed an interest in support community members to build their homes.
- Planning permission expertise – will work with Community Housing Program Manager, Emily Mulvany and her team.

**Do you have the support of other individuals or organisations? If so, please outline (e.g. 'local authority', 'parish council', 'regional CLT Umbrella'):**

Emily Mulvany – Community Housing Program manager, C&P Combined Authority

Jenna Brame – Rural and Community-Led Housing Development Officer, Cambridgeshire ACRE

John Mills – Planning Consultant

Blase Lambert – CEO Confederation of Cooperative Housing

Julia Bennet - Architect specialising in natural building and materials, low carbon, building physics, retrofit, Passivhaus and more.

Paul Bourgeois – Head of Sustainability at Greater Cambridge Greater Peterborough Enterprise Partnership, Industrial Lead Anglia Ruskin University

Alex Templeton – UK Community Works, Eastern New Energy Project support

**How did you hear about the Community-Led Housing grant fund?**



Community Housing Program Manager, Emily Mulvany

**Please let us know if there is anything else you would like us to know about your project:**

