



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Agenda Item No: 2.6

Update on Community Land Trusts and £100k Homes

To:	Housing and Communities Committee
Meeting Date:	15 March 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden, 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> <ul style="list-style-type: none">a) Note the update provided in this reportb) Approve amendments to the £100K Homes Allocations Policy
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 To update Committee Members on the progress being made on Community Land Trusts (CLTs) and £100k Homes.

2. Background

2.1 Community Land Trusts

- 2.2 On 27 January 2021 the Combined Authority Board received and approved the full CLT Business Case. Board also approved the Medium-Term Financial Plan 2021 – 2025, which includes £100,000 per annum for Community Land Trust and £100K Homes project costs including the provision of start-up grants.
- 2.3 The first two applications for CLT start-up grant funding are being presented to the Housing and Communities Committee on 15 March 2021, for Oakington CLT and Houghton & Wyton CLT.
- 2.4 The Community Housing team is now engaged with potential CLT groups in all constituent Authority areas in Cambridgeshire and Peterborough. There are formally established CLTs in East Cambridgeshire, South Cambridgeshire, Cambridge City, and Huntingdonshire.
- 2.5 Recent updates include:
- Haddenham CLT completed on the first phase of CLT homes in the village and welcomed their first tenants.
 - Little Thetford CLT became legally incorporated and held their public launch on 25 February 2021.
 - Great Shelford Parochial Charities will imminently start on site at their More's Meadow development to provide 21 affordable homes for the local community.

2.6 £100K Homes

- 2.7 An evaluation of the Allocations Policy and process has been undertaken by officers having undertaken the allocations of the 8 £100K Homes at Rayner's Green Fordham.
- 2.8 Officers were pleased to report that the Allocations Policy had performed very well in allocating £100K Homes to people with strong local connections who are unable to purchase homes locally on the open market.
- 2.9 Two recommendations for amendments to the Allocations Policy were identified as follows:
- 1) It was identified that an applicant who currently lives in the relevant City/ Town/ Parish that a £100K Home is coming forward was not able to receive points for previously living within a neighbouring settlement within the past 5 years. Whilst this did not materially affect the priorities for the £100K Homes at Rayners Green, Fordham, in specific circumstances this could lead to unfair outcomes. An additional section has been added to the points table to remedy this.
 - 2) A small addition has been made to the 'Joint Applications' section to clarify that if

two people are intending to purchase a £100K Home as joint buyers, they must submit a joint application.

Significant Implications

3. Financial Implications

- 3.1 There are no financial implications arising from this update.

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).
- 4.2 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

5. Other Significant Implications

- 5.1 None identified.

6. Appendices

- 6.1 Appendix 1 – £100K Homes Allocations Policy with tracked changes.

7. Background Papers

- 7.1 None.