



HOUSING AND COMMUNITIES COMMITTEE	AGENDA ITEM No: 2.4
13 JANUARY 2020	PUBLIC REPORT

£100K HOMES AND COMMUNITY LAND TRUSTS

1.0 PURPOSE

- 1.1 On 25 September 2019 (Agenda Items 2.1 and 2.2) the Combined Authority Board approved the inclusion of £100k Homes and Community Land Trusts in the 2019/20 Business Plan and approved a budget allocation of £250,000 towards these projects.
- 1.2 The purpose of this report is to provide committee with an update on progress and expenditure for both the £100k Homes and Community Land Trusts projects.

<u>DECISION REQUIRED</u>	
Lead Member:	[TBC]
Lead Officer:	Roger Thompson, Director of Housing
Forward Plan Ref: N/A	Key Decision: No
The Housing and Communities Committee is recommended to note the progress and expenditure to date on £100k Homes and Community Land Trusts	Voting arrangements Simple majority of all members

2.0 BACKGROUND

- 2.1 The Housing Strategy (September 2018) recognises that there is a need to delivery genuinely affordable housing across the Combined Authority Area. It further recognises that there is a gap in the market that provides for those who do not qualify for traditional affordable housing and open market housing are out of reach.
- 2.2 £100k Homes and Community Land Trusts are referenced as a mechanism that could enable the Combined Authority to make a contribution to meet the

current demand. It is recommended within the strategy to explore and deliver the £100k Homes project. Community Land Trusts are referenced as a means not only to deliver genuinely affordable housing but also to utilise the mechanism of land value capture.

- 2.3 On 25 September 2019 (Agenda Items 2.1 and 2.2) the Board approved the inclusion of these projects in the 2019/20 Business Plan and further agreed a budget allocation of £250,000 to progress these projects.

2.4 Community Land Trusts

- 2.4.1 Community Land Trusts (CLTs) have already been established in East Cambridgeshire and South Cambridgeshire. The Combined Authority will now commence work to establish CLTs across the entire area. To facilitate this ambition, a team has been established to progress this work.

- 2.4.2 On 2 December 2019 a team was established to progress the CLT project. Currently the team consists of two Officers; Community Housing Programme Manager and Community Housing Administrator. In the near future the team will expand to include two Community Housing Officers. Initially the team will focus on the following areas:

- Promotion of Community Land Trusts;
- Identify and work with communities who want to set themselves up as a CLT;
- Establish a start-up grant application process for communities to get established as a CLT;
- Work with Local Planning Authorities and Housing Enablers to enhance the understanding and benefits of CLTs; and
- Engage with Homes England to access Community grants and funding that will assist CLTs.

- 2.4.3 The business plan is currently in development and will be presented to Combined Authority Board at its meeting on 29 January 2020.

- 2.4.4 Spend to date is associated with the recruitment of the two officers identified above. No other expenditure has occurred. Any anticipated future expenditure will be set out in the business plan that will be presented to Board on 29 January 2020.

2.5 £100k Homes

- 2.5.1 The business plan, which will be presented to Board on 29 January 2020, is in development. The business plan will set out full details of the policy framework that will enable the delivery of £100k Homes across the Combined Authority area.

- 2.5.2 It has been necessary to undertake spend to inform the business plan and prepare promotional material for the project. Spend to date has been as follows:

Purpose	Spend
External Legal Advice	£6,950
Promotion & Brand Development	£10,069
Economic Data	£10,000
Total	£27,119

3.0 FINANCIAL IMPLICATIONS

- 3.1. £250,000 has been allocated from the Non-Transport feasibility budget. This was approved by Board on 25 September 2019 (Agenda Item 2.1). The expenditure to date is within this allocation.

4.0 LEGAL IMPLICATIONS

- 4.1 External legal advice is being sought to support the policy development work referenced in this report.

5.0 GOVERNANCE AND CONTROL

- 5.1 Both projects will follow the usual reporting requirements for priorities identified in the 2019/20 Business Plan.

6.0 EQUALITIES AND HEALTH AND SAFETY IMPLICATIONS

- 6.1. Any equalities or health and safety implications will be addressed as they arise in the implementation of the strategy.

7.0 APPENDICES

- 7.1. None

<u>Source Documents</u>	<u>Location</u>
None	