



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

HOUSING AND COMMUNITIES COMMITTEE

Date: Monday, 10 January 2022

Democratic Services

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

10:00 AM

72 Market Street
Ely
Cambridgeshire
CB7 4LS

Fenland Hall County Road, March PE15 8NQ
[Venue Address]

AGENDA

Open to Public and Press

Part 1: Governance Items

1.1 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.

1.2 Housing and Communities Committee Minutes - 3 November 2021 5 - 12

1.3 Public Questions

Arrangements for public questions can be viewed in Chapter 5, Paragraphs 18 to 18.16 of the Constitution which can be viewed here

- [Constitution](#)

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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.

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

Councillor Lewis Herbert

Councillor Steve Allen

Councillor David Ambrose-Smith

Councillor John Batchelor

Councillor Ryan Fuller

Councillor Denise Laws

Councillor Alison Whelan

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**CAMBRIDGESHIRE
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COMBINED AUTHORITY

Housing and Communities Committee Minutes

Meeting: Wednesday 3 November 2021

Venue: Multi-Function Room, New Shire Hall, Cambridgeshire County Council

Time: 10.00am – 11.10am

Present:

Councillor Lewis Herbert - Chair and Member for Cambridge City Council
Councillor David Ambrose - Smith – East Cambridgeshire District Council
Councillor Steve Allen – Peterborough City Council
Councillor John Batchelor – South Cambridgeshire District Council
Councillor Samantha Hoy – Fenland District Council
Councillor Jon Neish – Huntingdonshire District Council
Councillor Lucy Nethsingha – Cambridgeshire County Council

Apologies:

Councillor Dee Laws – Fenland District Council
Councillor Alison Whelan – Cambridgeshire County
Councillor Ryan Fuller – Huntingdonshire District Council

Part 1 - Governance Items

26. Apologies for Absence and Declarations of Interest and Announcements

Apologies received from Councillor Alison Whelan (substituted by Councillor Lucy Nethsingha), Councillor Ryan Fuller (substituted by Councillor Jon Neish) and Councillor Dee Laws (substituted by Councillor Samantha Hoy).

Councillor Lewis Herbert declared an interest in item 2.2 on the agenda as his partner was a Board Member for Cross Key Homes.

27. Minutes of the Housing and Communities Committee meeting on 6th September 2021 and Actions

The minutes of the meeting on 6th September 2021 were approved as an accurate record.

The action log was noted.

28. Public Questions

One public question had been received in relation to Community Land Trusts. A copy of the question and written response is available to view [here](#).

29. Housing and Communities Committee Agenda Plan

It was resolved to note the agenda plan.

30. Combined Authority Forward Plan

It was resolved to note the Forward Plan.

Part 2 - Programme Delivery

31. Connecting Cambridgeshire Strategy Review

The Committee considered a report that outlined the proposed Digital Connectivity Strategy for Cambridgeshire and Peterborough for 2021-2025.

Introducing the report officers highlighted;

- Reliance on connectivity accelerated in an unprecedented manner during the Covid pandemic and it was incredibly important moving towards recovery, however at a time when access to healthcare, education and jobs had become increasingly reliant on digital connectivity it had also highlighted and exposed inequality of access.
- The multiple workstreams, targeting the different aspects of digital connectivity from broadband, mobile, 'Smart' technology and public access Wi-Fi to ensure that the Cambridgeshire and Peterborough Combined Authority area had the leading digital connectivity infrastructure required. Officers brought Members attention to the workstream which focused on Communities, particularly in rural areas, to ensure that they were digitally connected and able to access education, jobs, health, social care and other public services.
- The target was to meet and aim to beat 85% gigabit capable fibre coverage by 2025.

Discussing the report Members:

- Sought clarity on why the mobile element of the roll out was difficult and what was being done to tackle the issues. Officers explained that electronic communications legislation on how mobile communications were installed and the legal liabilities were both extremely complex. Officers stated that these complexities coupled with public disquiet in terms of the aesthetics and location of masts, complicated the planning process. Officers explained that work was ongoing to map the current mobile coverage at a District and County Level in conjunction with mobile operators.
- Queried whether £6.3 million would be sufficient to tackle the issues. Officers explained that they were currently in the pilot phase of the government's gigabit project which the programme had received £40 million to deliver. Officers stated that a lot of digital connectivity was commercially funded and that the £6.3 million would be used to ensure that collaborative working was key to create local digital infrastructure plans.
- Requested a joined-up discussion with the Constituent Authorities and providers in relation to 5g, as it was recognised that a more co-ordinated process to tackle the issues was required. Officers agreed to organise a discussion and ensure specialist telecommunications expertise were involved in the process. **ACTION**
- Requested that officers contact members of the Committee to understand any current issues in relation to the planning process and 5g so that this could be dealt with in association with the relevant district planning officers in a timely manner. **ACTION**

It was resolved by unanimously to:

- a) Approve the refreshed Digital Connectivity Strategy for Cambridgeshire and Peterborough 2021-2025.
- b) Note and endorse the proposal to submit a business plan with delivery milestones for approval to the Committee in January 2022.

32. Implementation Update of the revised Affordable Housing Programme

The Committee received a report which provided an update on the progress of the affordable housing programme to March 2022.

Introducing the report the Director of Housing and Development highlighted;

- That a response from the Minister had now been received along with a meeting between Department of Levelling Up, Housing & Communities (DLUHC) and CPCA officers which took place on the 10 September 2021. He clarified that the report updated the committee on the implications for the

revised Affordable housing programme for the period April 2021 to March 2022 and the potential implications for the CPCA for its housing activity from April 2022 onwards.

- There were six schemes that had not yet started on site, detailed in the table at the bottom of appendix 2 of the report. This equated to 187 units and £7.4 million of funding. He explained that DLUHC had agreed that the Combined Authority could substitute schemes in and out of the programme if schemes became no longer viable, and a process had been agreed for implementing this. He clarified that officers remained confident about the schemes that were due to start on site and that figures for the financial year would be as projected.
- A meeting with Homes England was due to be planned to discuss prospects for affordable housing beyond the end of March 2022 and Members would be updated on the outcome of discussions. **ACTION**
- Four of the five loans in the loan book were proceeding in line with the revised Covid-19 impact delivery programmes as advised and approved by the Board on 5 August 2020. (the loans are listed on the bottom table in Appendix 1 of the report). The exception was the ECTC loan on the MOD site at Ely where the projected repayment profile was slipping behind, due to a delay in the sale of the 15 affordable housing units in the scheme, which was expected to be resolved by the end of January 2022, and a slower than projected rate of sale of the market units over the past eight months. He stated that the loan was due to be re-paid by no later than 31 March 2023 and officers would continue to monitor ECTC's performance closely to meet the deadline.

Discussing the report Members:

- Praised the significant efforts of officers to ensure that the programme remained on track under tough circumstances.
- Queried whether the government had changed its attitude towards Combined Authorities and Affordable Housing Programmes in general. The Director of Housing and Development stated that the CPCA were unique in its devolution deal in terms of Affordable Housing Funding with an exception being Manchester which had an Investment Fund. The Chair explained that all Councils could apply to Homes England for investment in affordable housing and that there was an opportunity for the Combined Authority to assist in discussions.
- Questioned whether any analysis had been carried out on the impact of the funding the Combined Authority had received for Affordable Housing and how this compared in relation to other parts of the country. The Director of Housing and Development explained that some analysis had been carried out in January-February 2021 around value for money and that this data was fed back to government and that it gave a good value for money argument. The Chair stated that the South of the County had suffered because of the government rules on grant rates and this needed to be evidenced in the

figures. The Director of Housing and Development explained that the average grant rate for the whole programme was £38,300.

- Queried how many projects were still awaiting planning permission and what the risks were in relation to this. The Director of Housing and Development explained that every scheme has its own profile and issues and officers were monitoring issues closely. The Director of Housing and Development stated that the biggest risk was in relation to Northminster which DLUHC were aware of. The Member representing Peterborough City Council stated that planning was coming forward on this scheme and it was on stream to kickstart, and would add near to 300 units particularly for younger people.

It was resolved unanimously to:

- a) Note the outcome of the Ministers decision for the CPCA 2021/22 Affordable Housing Programme and the implications for any CPCA aspiration for an affordable housing programme beyond March 2022
- b) Note the slight reductions in the unit numbers and amount of grant being provided on the two schemes below that have previously been approved by Housing Committee;
 - British Sugar Way, Peterborough – 74 units change to 70 units. Grant initially was 3,040,000 is being reduced to 2,830,000 pro-rata at the same rate per unit as originally approved.
 - Great Haddon, London Road, Yaxley, Peterborough – 60 units change to 58 units. The grant initially was 2,270,000 is being reduced to 2,194,333 pro-rata at the same rate per unit as originally approved.

33. £100m Affordable Housing Programme Scheme Approvals – Gloucester Centre, Morpeth Close, Orton Longueville, Peterborough

The Committee considered a report which sought approval to commit grant funding of £1,438,000 from the £100m Affordable Housing programme to enable delivery of 36 new affordable homes, as additionality on the Gloucester Centre, Morpeth Close, Orton Longueville site in Peterborough, with a tenure mix of 10 affordable rented homes and 26 of shared ownership homes.

Introducing the report officers highlighted that

- The site was recommended as a substitute for the non-progressing site, at Station Road, Littleport, Ely which was going to deliver 39 units, being replaced by the Gloucester Centre, Morpeth Close, Orton Longueville site, in Peterborough which would provide 36 additional units.
- The site had been given approval in principle by DLUHC as a substitute. This would ensure the maximum use of the grant being made available by DLUHC

in the CPCA 2021/22 affordable housing programme. The approved grant for the previous site at Station Road, Littleport, Ely, was originally £1,448,000 for 39 units. For Gloucester Centre, the grant being requested was £1,438,000 for 36 units.

- The grant rate per unit was marginally higher, because of the new shared ownership leasing model which came into effect in April 2021.
- The whole site had 100 units, 30% (30 units) were Section 106, 34 units were to be market sale which was a Vistry's bid accepted by Homes England, and the remaining 36 units, would be classed as an additionality and substituted to the CPCA as additionality with a tenure mix of 10 affordable rented and 26 shared ownership units.
- The site had outline planning consent, and a section 106 agreed, but was waiting on Reserved Matters (in regard to the design, appearance and exterior aspect) which would be concluded no later than Jan 2022.

Discussing the report Members:

- Queried what officers meant when they state that DLUHC had accepted the scheme as a substitute and if there was a process established for substitutions. The Director of Housing and Development stated that DLUHC had agreed a process with the CPCA to provide substitutions for schemes that would not deliver by March 2022, and that they had approved this scheme subject to the approval by the Committee.
- Questioned the tenure mix that had been chosen. Officers stated that the tenure mix had been based on viability by Cross Keys.

It was resolved unanimously to:

- a) Committing grant funding of £1,438,000 from the £100m Affordable Housing programme to enable delivery of 36 new affordable homes, as additionality on the above site, with a tenure mix of 10 affordable rented homes and 26 of shared ownership homes. DLUHC have already confirmed their approval of this as a substitute for a non-proceeding site.

Part 3 – Date of the next meeting

34. It was resolved to:

Note the date of the next meeting as Monday 10 January 2022.



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Agenda Item: 1.2

Housing and Communities Committee Action Log


Purpose:

The action log records actions recorded in the minutes of the Housing and Communities Committee meetings and provides an update on officer responses.

Minutes of the meeting on 3 November 2021

Minute	Report title	Lead officer	Action	Response	Status
31.	Connecting Cambridgeshire Strategy Review	Noelle Godfrey	Requested a joined-up discussion with the Constituent Authorities and providers in relation to 5g, as it was recognised that a more co-ordinated process to tackle the issues was required. Officers agreed to organise a discussion and ensure specialist telecommunications expertise were involved in the process.	There are changes expected in the Electronic Communications Code (ECC) which are expected to be announced early next year. A meeting will be organised in the spring for all Members in Constituent Authorities to discuss current issues with telecommunications planning requests. The meeting will be supported by the Connecting Cambridgeshire team, alongside telecommunications specialists.	Ongoing

		Noelle Godfrey	Requested that officers contact members of the Committee to understand any current issues in relation to the planning process and 5g so that this could be dealt with in association with the relevant district planning officers in a timely manner.	Committee members will be contacted and all issues collated during December and January	
32.	Implementation Update of the revised Affordable Housing Programme	Roger Thompson	A meeting with Homes England was due to be planned to discuss prospects for affordable housing beyond the end of March 2022 and Members would be updated on the outcome of discussions.	The update will be provided as part of the Affordable housing programme update report to the 10th January Housing committee.	Closed

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN	Updated on 6 December 2021		 CAMBRIDGESHIRE & PETERBOROUGH 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
10.01.22	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	17.12.21	21.12.21
	£100M Affordable Housing Programme Scheme Approvals – January 2022	Azma Ahmad - Pearce	Yes	2021/038		
	Community Housing	Nick Sweeney	No	N/A		
	Digital Connectivity	Noelle Godfrey	No	N/A		
09.03.22	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	25.02.22	01.03.22
	Future Combined Authority Housing Purpose and Function beyond March 2022	Roger Thompson	No	N/A		
	Northern Fringe Progress Report	Fiona Bryant	No	N/A		
20.04.22	£100M Affordable Housing Programme Update	Roger Thompson	No	N/A	08.04.22	12.04.22



**CAMBRIDGESHIRE
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Agenda Item No: 2.1

Digital Connectivity Strategy 2022-25 Business Case

To:	Housing and Communities Committee
Meeting Date:	10 January 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert
From:	Noelle Godfrey, Connecting Cambridgeshire Programme Director
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) Recommend to the Combined Authority Board the approval of the Digital Connectivity Business Case, included as Appendix 1 to this report.b) Recommend to the Combined Authority Board approval of £4.5m budget from the subject to approval line in the Medium-Term Financial Plan for 2022/23 to 2024/25.
Voting arrangements:	A simple majority of all Members present and voting

1. Purpose

- 1.1 This report includes the Business Case for delivery of the Digital Connectivity Strategy for 2021-2025 which was approved by the Housing and Communities Committee in November 2021.

2. Background

- 2.1 The Covid-19 pandemic has dramatically accelerated reliance on digital connectivity in almost every aspect of 21st Century living. At a time when access to healthcare, jobs, education and training have all become highly dependent on digital connectivity, it has also highlighted and exacerbated the “digital divide”. It means that families and individuals without access to connectivity are effectively excluded from the benefits of economic growth, health inequalities are exacerbated, and children’s life chances are damaged.
- 2.2 Furthermore, it has become increasingly evident that digital connectivity can play an important part in meeting some of the key challenges of our age, from the reduction in transport related emissions to climate change mitigation and the management of scarce resources including water and energy.
- 2.3 The delivery of the Digital Connectivity Strategy 2021-25 is a key contributor to the Combined Authority’s sustainable growth ambitions for Cambridgeshire and Peterborough, helping to ensure that a ubiquitous and accessible digital connectivity infrastructure is available to all – supporting effective public service delivery, thriving communities and sustainable business growth.
- 2.4 In January the Cambridgeshire and Peterborough Combined Authority Board earmarked funding of £6.3m as part of the Medium-Term Financial Plan to 2025 to support the next stages of the digital connectivity programme. The budget for 2021/22 was approved, with the remaining £4.5m subject to approval of the business case.
- 2.5 The business case (Appendix 1) sets out detailed proposals for the 2022/3-2024/5 funding allocation of £4.5m to be considered for approval by the Combined Authority Board in January 2022.

Significant Implications

3. Financial Implications

- 3.1 The proposed budget to support the delivery of the Digital Connectivity Strategy to 2025 is £4.5m over a 3 year period, as per the table below, with delivery milestones set out in Section 6.2 of the business case in Appendix 1.

Funding profile	2022-23	2023-24	2024-25	Total
Broadband	300,000	300,000	630,000	1,230,000
Mobile	370,000	400,000	170,000	940,000
Smart	120,000	110,000	40,000	270,000
Access & Inclusion	160,000	140,000	100,000	400,000
Cross cutting/Programme Delivery	550,000	550,000	560,000	1,660,000
Totals	1,500,000	1,500,000	1,500,000	4,500,000

- 3.2 The Combined Authority's 2021/22 Budget Medium Term Financial Plan 2021/22-2024/5 which was approved in January 2021 included the overall provisional allocation of £6.3m. £1.8m was approved for 2021/22 and the remaining £4.5m for 2022/3 to 2024/25 (as per the table at 3.1 above) is subject to approval at the January 2022 Combined authority Board.

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 n/a

6. Appendices

- 6.1 Appendix 1 Cambridgeshire and Peterborough Digital Connectivity 2021-2025 Business Case

7. Background Papers

[Combined Authority Board Report Budget 2021/22 and MTFP January 2021](#)

[Housing and Communities Committee Digital Connectivity Strategy Report November 2021](#)

Cambridgeshire and Peterborough Digital Connectivity 2021-2025 Business Case

January 2021

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2 Executive Summary

The Covid-19 pandemic has dramatically accelerated reliance on digital connectivity in almost every aspect of 21st Century living.

At a time when access to healthcare, jobs, education and training have all become highly dependent on digital connectivity, it has also highlighted and exacerbated the “digital divide” excluding those without access to connectivity.

It is increasingly evident that digital connectivity can play an important part in meeting some of the key challenges of our age, from the reduction in transport related emissions to climate change mitigation and the management of scarce resources including water and energy.

The Cambridgeshire and Peterborough Digital Connectivity Infrastructure Strategy 2021-2025 will deliver a future facing, long lasting digital infrastructure that will ensure that digital connectivity is available to all – supporting effective public service delivery, thriving communities and sustainable business growth.

The delivery of the Strategy is a key contributor to the Combined Authority’s sustainable Growth Ambitions for Cambridgeshire and Peterborough including:

- Improving internet access to reduce digital exclusion and health inequalities.
- Using ‘Smart’ technology to support sustainable lifestyles and mitigate climate change.
- Attracting investment in fibre broadband and mobile connectivity infrastructure to strengthen the local economy and create jobs.
- Ensuring businesses have access to leading-edge digital connectivity to help them grow and succeed.

This business case sets out detailed proposals for the delivery of the Digital Connectivity Strategy and seeks approval for the 2022/3-2024/5 funding allocation of £4.5m.

3 Strategic Case

3.1 Context

“In pursuing economic growth, we have a responsibility to ensure that rising prosperity makes life better, healthier and fairer, and does not exhaust the resources our children will need for the future.”

From the Combined Authority’s Growth Ambition Statement November 2021

The Covid-19 pandemic has dramatically accelerated reliance on digital connectivity in almost every aspect of 21st Century living. At a time when access to healthcare, jobs, education and training have all become highly dependent on digital connectivity, it has also highlighted and exacerbated the “digital divide”. It means that families and individuals without access to connectivity are effectively excluded from the benefits of economic growth, health inequalities are exacerbated, and children’s life chances are damaged.

Furthermore, it has become increasingly evident that digital connectivity can play an important part in meeting some of the key challenges of our age, from the reduction in transport related emissions to climate change mitigation and the management of scarce resources including water and energy.

The delivery of the Digital Connectivity Strategy 2021-25 (attached as Appendix A) is a key contributor to the Combined Authority’s sustainable growth ambitions for Cambridgeshire and Peterborough, helping to ensure that a ubiquitous and accessible digital connectivity infrastructure is available to all – supporting effective public service delivery, thriving communities and sustainable business growth.

3.2 Background

The Cambridgeshire and Peterborough area has long had a reputation for the advanced use of technology but has not always had a digital connectivity infrastructure to match. In 2011 when ‘Superfast Broadband’ (24+mbps) coverage issues reached national prominence and became a pressing local concern the area lagged behind the national average with less than 60% coverage.

Over the last decade this deficit has been addressed with an ambitious strategy that has focused not only on broadband connectivity but on mobile coverage, ‘Smart’ technologies and the provision of public access Wifi.

However, as the Digital Connectivity Strategy details, it is necessary to ensure that the Cambridgeshire and Peterborough’s digital connectivity infrastructure continues to expand and develop – encompassing future facing “Gigabit” technology, 5G mobile services and “Smart” technologies to ensure that it meets the needs of residents, businesses and public services for today and tomorrow.

3.3 Aims and Objectives

“Digital connectivity is hugely important for meeting some of the key challenges of our age - from sustainable growth to climate change mitigation and the management of scarce resources including water and energy.

Dr Nik Johnson, Mayor of Cambridgeshire & Peterborough

In November 2021 the Combined Authority’s Housing and Communities Committee approved an updated Digital Connectivity Strategy for the period 2021-2025. The strategy builds on the foundations of the multi-agency Connecting Cambridgeshire Programme, which is hosted by Cambridgeshire County Council and has been primarily led by the Cambridgeshire & Peterborough Combined Authority since 2017.

The key outcomes of the strategy are to ensure that by 2025:

- All businesses have access to the leading-edge digital connectivity needed to help them succeed and to deliver sustainable growth.
- Communities, particularly in rural areas, are digitally connected and able to access education, jobs, health, social care and other public services.
- Digital connectivity supports home working and remote training alongside other agile working practises, which can contribute to reduced commuting, less traffic congestion and more flexible and more inclusive job opportunities.
- ‘Smart’ technology, including ‘Internet of Things’ based connectivity helps to provide ready access to real-time transport information and environmental monitoring, leading to increased use of sustainable transport solutions, reducing private car usage and contributing to a reduction in carbon emissions and meeting climate change targets.
- As a key part of the Oxford-Cambridge Arc, businesses, communities and public services in our area are able to harness digital connectivity and advanced technology to support sustainable growth, good quality of life and a strong local economy with no communities left behind.

Cambridgeshire and Peterborough is a hugely diverse area with a rich mix of cities, market towns and rural areas, which presents both challenges and opportunities in achieving the leading edge digital infrastructure needed for businesses and communities to thrive. Therefore, in addition to a unified digital infrastructure strategy, local digital infrastructure plans will be co-created with constituent authorities, taking into account the geography, opportunities and needs in each locale.

3.4 Strategic Drivers

“The availability of high-quality infrastructure is essential for our lives and work, and our future growth and prosperity...Digital infrastructure allows us to lead modern lives and to do business in the technologies and industries of the future. Providing the right infrastructure in the right places boosts the earning power of our businesses, people and places.”

HM Government's Industrial Strategy: Building a Britain Fit for the Future.

In 2017 the UK Government set out the importance of digital connectivity infrastructure in supporting prosperity, productivity and a competitive modern economy.

In 2019 the incoming Government reinforced its commitment to improving the digital connectivity infrastructure for the UK with more challenging mobile and fixed broadband targets, acknowledging that public funding would be required in some areas in order to ensure they are met and that commercial investment alone will not suffice.

Since then the Covid-19 pandemic has sharpened and accelerated the imperative to develop a world class digital infrastructure and the Department for Digital, Media, Culture and Sport (DCMS) has set targets to improve broadband and mobile coverage, including:

- A minimum of 85% Gigabit Capable infrastructure coverage by 2025
- 95% 4G coverage to UK landmass by end 2025
- A 5G programme to accelerate deployment and maximise the productivity and efficiency benefits to the UK from 5G

The Government's target for a minimum of 85% gigabit-capable coverage for the UK is an average for the country and there is a danger that without a specific focus, as a predominantly rural area, we will no longer be at the leading edge and will not have the ubiquitous forward-facing infrastructure we need for our area to prosper. Therefore it is important to set a target to meet 85% coverage by 2025 and we will be aiming to exceed this if possible.

This coverage target will be met by a combination of coverage provided by commercial operators, investing their own funds to roll out infrastructure in our area, and by coverage provided on a 'gap funded' basis, which uses public funding to supplement market investment for those areas which would otherwise not be commercially viable.

Cambridgeshire and Peterborough is in the initial pilot phase and therefore will be among the first areas in the country to benefit from the Government's [Project Gigabit scheme](#), bringing gigabit speeds to harder to reach areas. This will attract over £40m of Government investment to our area, and support is required from the Connecting Cambridgeshire Programme in order to ensure its success.

The Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025 (Appendix A) sets out the gaps and impact of unequal access to digital connectivity and highlights the importance of having the same target for social housing connectivity as for market housing which is key to ensuring that the Combined Authority's ambitions of fairer and more equal access to the benefits of growth are met.

This is even more important given the UK's plans for "copper switch off" which will mean phasing out the existing (analogue) public switched telephone network (PSTN)

from 2026 onwards, having an even greater impact on the digitally and financially excluded.

3.5 Benefits

The Cambridgeshire and Peterborough Digital Connectivity Infrastructure Strategy 2021-2025 will deliver a future facing, long lasting digital infrastructure that will ensure that Cambridgeshire and Peterborough residents and businesses have the access they need to digital connectivity, supporting the Combined Authority sustainable

Growth Ambitions:

Reducing Inequalities

- Communities, particularly in rural areas, are more digitally connected and this, together with reduced digital exclusion will enable more people to access education, jobs, health, social care and other public services.

Health & Skills

- Increased access to digital connectivity, leading to a reduction in health inequalities and better access to jobs, education and public services.

Climate & Nature

- Smart' technology, including 'Internet of Things' based connectivity helps to provide ready access to real-time transport information and environmental monitoring, leading to increased use of sustainable transport solutions, reducing private car usage and contributing to a reduction in carbon emissions and meeting climate change targets.
- Better digital connectivity supports home working and remote training alongside other agile working practises, which can contribute to reduced commuting, less traffic congestion and more flexible and more inclusive job opportunities

Infrastructure

- Better digital connectivity and commercial telecoms investment will deliver additional fibre infrastructure and support a thriving local economy – fibre broadband will bring £315m GVA uplift and 10,000 extra jobs/new entrants to the job market by 2025.

Innovation

- Businesses will have access to the leading-edge digital connectivity needed to help them succeed and to deliver sustainable growth.

3.6 Impact of not proceeding

Without a continuing focus on digital connectivity there is potential for the infrastructure gains of the last decade to be lost.

The impact on equality and inclusivity would undermine the Combined Authority's ability to deliver it's sustainable growth ambition as well as having a negative impact on the area's reputation for innovation and high value growth, which in turn would impact business growth and inward investment.

The current high levels of commercial telecommunications investment in the area would reduce and the success of the Government's Project Gigabit rollout would be in doubt, which would have a further negative impact on digital connectivity.

3.7 Options for delivery

The telecommunications market is complex, heavily regulated and impacted by state subsidy constraints which limit the options in relation to delivery. Commercial delivery backed by private sector investment would be the preferred approach in all cases, and there is evidence of a highly dynamic local market for fibre based fixed broadband offering Gigabit capable coverage. However there will be some, mostly rural, areas which are not commercially viable and left to market delivery would not be covered.

Given the Government's Project Gigabit and Shared Rural Networks Programmes, which will deliver state subsidies where needed, the most effective approach for the Programme is to work collaboratively with Government and telecommunications providers – stimulating investment, facilitating deployment and reducing barriers thereby lowering delivery risk.

In the case of social housing provision and ensuring that fibre ducting is deployed in all infrastructure schemes a more direct leadership approach will be required along with associated funding, to overcome the existing barriers to delivery.

3.8 Risks, Constraints and dependencies

Given the inherent nature and in particular the current state of the telecommunications market, successful delivery of the Digital Connectivity strategy is highly dependent on collaboration between the Connecting Cambridgeshire team, constituent authorities within the Combined Authority, telecommunications providers and Government.

An example of this can be seen in relation to the targets for Gigabit capable infrastructure which will be delivered by investment from telecommunications operators and gap funding from Government, with planning and street works access granted by local authorities. If any one of these contributions fails then coverage targets will not be met and the outcomes will not be achieved.

In addition the ongoing pandemic, with associated supply chain problems and labour shortages could inevitably impact delivery.

There are also some particular factors impacting both the fixed and mobile infrastructure:

Fixed Broadband

Delivery of Project Gigabit in our area within the planned timeframe is dependent on a successful outcome to the procurement process which is being conducted by Government.

In a high growth area such as our even with a contract in place the successful bidder will face stiff competition for access to road space and civils sub-contractors.

Furthermore the highly dynamic local market for fibre deployment which reflects the national picture suggests an inevitable market contraction and consolidation in future

years, which could impact delivery if this occurs during the period of infrastructure build in our area.

One of the key policies (outlined in more detail in the Strategy) includes provision of fibre ducting alongside all new infrastructure schemes. This reduces cost, reduces the disruption of retrofitting and helps to ensure that the area has a future facing infrastructure. However whilst local infrastructure delivery partners, including Cambridgeshire County Council, the Greater Cambridge Partnership and the Combined Authority have adopted this policy, significant infrastructure schemes are also commissioned and delivered by external agencies such as National Highways (eg the A428 upgrade scheme). Whilst the inclusion of fibre ducting in these schemes can be facilitated and encouraged it cannot be mandated.

Mobile

Government and mobile operators are currently engaged in the Shared Rural Network (SRN) programme which is a joint investment to reduce total “not spots” by 1% and increase 4G coverage in England from all four operators from 84% to 90% coverage by 2025. As part of this programme Government has set targets to increase landmass coverage in England to 90% from all four operators by 2025.

As Cambridgeshire and Peterborough has very few “not spots” but more significant issues with capacity and coverage from all four operators, alongside planned 5G deployments, this is creating the need for significant upgrades to existing infrastructure – including new higher and more robust masts which can carry more equipment and locations to deploy “small cells”, typically on street furniture.

State subsidy controls mean that there is no equivalent “gap funding” model that can be used to incentivise mobile operators to deploy infrastructure where there is already coverage from one or more operator. This means that the focus needs to be on collaborative work and cooperation between local district planning teams and mobile providers to create conditions which will enable acceptable and timely deployments of upgraded mobile infrastructure.

Key Risks

In summary key delivery risks include:

- Dependency on external agencies
- Delivery risks – ongoing pandemic, competition in relation to civils and access to road space
- Market risks – dynamic and fractured market likely to see consolidation in the near future

The key risk mitigation approach includes: close working with Government to support Project Gigabit procurement and delivery; extensive and ongoing market engagement; liaison, support and additional resource where required for local authority planning and street works teams.

3.9 Stakeholders

As outlined above, the Connecting Cambridgeshire programme works collaboratively with a wide range of stakeholders across business, government, academia, other public bodies and communities (shown below).

Stakeholder groups	Core representatives
Elected Representatives	County and District Councillors MPs for Cambridgeshire and Peterborough Secretary of State for Digital, Culture, Media and Sport (DCMS) and Minister for Digital
Government, regulatory organisations and local Councils	Department for Digital, Culture, Media and Sport (DCMS) Department for Transport (DfT) Building Digital UK (BDUK) Ofcom ADEPT Group representing local authority digital programmes Greater Cambridge Partnership (GCP) Cambridgeshire County, Cambridge City Council, Peterborough City Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council, South Cambridgeshire District Council. Cambridgeshire and Peterborough wide town and parish Councils
Community groups and broadband champions	Connecting Cambridgeshire Broadband Champions network Village Hall Committees, Digital Skills/Library groups, Cambridgeshire ACRE
Universities and academic research	University of Cambridge; Anglia Ruskin University, new Peterborough University, Cambridge Biomedical Campus,
Telecoms suppliers and mobile operators	Cornerstone, MBNL, Vodafone, EE, O2 (Telefonica UK), Three, MLL Telecoms, BT, Openreach, Virgin Media, Air Broadband, Cambridge Fibre Networks, CityFibre, County Broadband, Gigaclear, Netomnia, and others
Tech industry research organisations	Cambridge Wireless, MobileUK, INCA, Thinkbroadband, ISP Review, UK5G
Business Networks, Forums and major local employers	Cambridge Ahead, Cambridge Cleantech, Cambridge Network, Cambridgeshire Chambers of Commerce, Federation of Small Businesses (FSB), Opportunity Peterborough, Country Landowners Association (CLA), National Farmers Union (NFU) Arm, Astra Zeneca, Marshalls, Microsoft, Wellcome Genome Campus and others
Housing Associations and new housing developers	Cambridge Housing Society (CHS), Hundred Housing Society, Bedford Pilgrims Housing Association (BPHA), Metropolitan Thames Valley (MTC) Housing Association, Urban & Civic and others
Health partners	Department of Health, Cambridgeshire and Peterborough Clinical Commissioning Group (CCG), Cambridge University Health Partners (CUHP)
Utility Providers	Anglian Water, UK Power Networks, Network Rail

4 Economic Case

4.1 Economic impact

“Digital infrastructure is central to the future of the UK economy”

Future Telecoms Infrastructure Review DCMS 2018 ¹

The economic impact of digital connectivity for the UK was set out in 2018 by the Government's *Future Telecoms Infrastructure Review* ¹ and this has been underlined by the Centre for Business Economic Research (CEBR) 2019 (with a 2021 Covid update) ² report into the economic impact of broadband. The research was initially commissioned by Openreach in 2019 and was subsequently updated with a Covid update in April 2021.

Taking the projections from the CEBR in the context of Cambridgeshire and Peterborough it is estimated that by achieving at least 85% Gigabit capable infrastructure by 2025 the area will benefit from a £315m GVA uplift from an increase in productivity and up to 10,000 people in work who would otherwise not be.

The pandemic has sharpened inequalities of access to digital infrastructure across the UK and this is particularly acute in Cambridgeshire and Peterborough where even prior to the Covid-19 pandemic significant existing health inequalities and areas of deprivation were highlighted in the CPIER independent economic review³ in 2018. The Access and Inclusion workstream, with targets to match social housing coverage to market housing provision and increased public access Wi-fi, will help to ensure that the economic and social benefits of improvements to the telecommunications infrastructure are felt across all parts of the area with no communities being left out.

It is readily understood how important digital connectivity is to businesses engaged in knowledge intensive sectors, however as identified in the Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025, research from the Lloyds Bank 2021 Consumer Digital Index Study ⁴, shows that manual workers with high or very high digital engagement, earn £421 more per month than their less digitally engaged peers, in the same roles. This highlights the direct economic value to all sectors of the local economy.

4.2 Indicative Economic Costs

The Digital Connectivity Strategy for 2021-2025 incorporates a series of targets which will mostly be delivered through stimulation of the local market, facilitating infrastructure delivery and working in collaboration with Government.

It is estimated that the strategy will help leverage commercial telecommunications infrastructure investment of over £200m, (conservative estimate derived from supplier

¹ Future Infrastructure Telecoms Review <https://www.gov.uk/government/publications/future-telecoms-infrastructure-review>

² CPIER <https://www.cpier.org.uk/final-report/>

³ CEBR Ultrafast Fibre Broadband: A platform for growth Cebr report for Openreach 2021 https://www.openreach.com/content/dam/openreach/openreach-dam-files/images/hidden-pages/full-fibre-impact/Blueprint_online.pdf

⁴ Lloyds Bank 2021 Consumer Digital Index Study <https://www.lloydsbank.com/banking-with-us/whats-happening/consumer-digital-index.html>

announcements, known supplier plans and government fibre delivery cost estimates), in addition to a planned £40m gap funding investment for Project Gigabit from Government into the Cambridgeshire and Peterborough area.

4.3 Cost Benefit Analysis

In leveraging £240m Government and private investment, the Combined Authority's investment will help to deliver a GVA benefit from an increase in productivity of £315m and create 10,000 additional/new entrants to the job market. It will also contribute to the Authority's climate change mitigation approach and to targets to reduce reliance on private cars and reduction in individual journeys as part of the Local Transport and Connectivity Plan.

5 Commercial Case

5.1 Market Engagement

The Connecting Cambridgeshire Programme team regularly engage with telecommunications providers who are delivering both fixed broadband and/or wireless and mobile services and who are active in the area as part of the existing Enabling Digital Delivery (EDD) service as outlined in the Digital Connectivity Strategy (Appendix One). There is ongoing dialogue with these providers to understand their commercial rollout plans for full fibre as well 4G and 5G mobile services.

In addition, as part of the Government's Project Gigabit pilot, the Connecting Cambridgeshire Programme formally undertook the initial formal market engagement (known as OMR – Open Market Review) on behalf of DCMS. This exercise demonstrated how dynamic the current local telecommunications infrastructure market for fixed broadband is and revealed the significant amount of commercial coverage which is planned over the next four years. However, it also highlighted that around 40,000 premises – “the final 10%” across Cambridgeshire and Peterborough – will not gain access to gigabit capable broadband services without public funding. It is the 10% of homes and businesses that will otherwise not be able to access gigabit capable services which will be targeted by the Government's Project Gigabit gap funded rollout contract for Cambridgeshire and Peterborough.

However, engagement with mobile operators has provided a more mixed picture, with mobile operators reporting that Cambridgeshire is considered to be a “difficult” place to deploy upgrades and enhancements to the mobile infrastructure. As set out in Section 3.8 above, whilst mobile operators have investment plans to deploy improved infrastructure and coverage, the local market conditions are more challenging than for fixed broadband.

5.2 State Subsidy Control

Prior to the UK's exit from the European Union in 2020, state aid in relation to telecommunications infrastructure was a highly complex and somewhat contested environment with some high profile UK wide projects halted due to state aid challenges. Typically the accountable body awarding public funding is deemed to

bear responsibility for any breaches of regulations and recipients may be required to repay any inappropriate state subsidies.

Parliament is currently still discussing the replacement regime, via the State Subsidy Control Bill which was introduced by Government in June 2021. Until the Bill is finalised and enacted the UK is following an “equivalence” approach which retains the principles of the EU’s state aid regime.

This significantly constrains the use of public funding to support the telecommunications industry but does allow subsidy where demonstrable market failure is proven. In the mobile environment this pertains to total “not-spots” only and in terms of fixed broadband, where it can be reasonably ascertained that there will be no commercial build within a 3 year period.

Unlike the Superfast Broadband Contracts for which Cambridgeshire County Council was the awarding body, in the case of both the Shared Rural Network (SRN) and Project Gigabit, as Government is the funding body, accountability for state subsidy control lies with Government.

5.3 Procurement Strategy

All procurement activities will be undertaken in compliance with UK Government and Cambridgeshire County Council state subsidy and procurement guidelines and regulations.

In line with the partnership agreement in place, Cambridgeshire County Council will act as the accountable body for any procurement activities in relation to the programme, with the exception of Project Gigabit.

Whilst Connecting Cambridgeshire is supporting the process, Broadband Delivery UK (BDUK), as the Executive Agency of the Department for Media, Culture and Sports (DCMS) retains overall responsibility and will act as the accountable body for the award of the gap funded contract for Lot 5 (Cambridgeshire and Peterborough) which is part of Project Gigabit. Lot 5 includes approximately 40,000 premises in Cambridgeshire and Peterborough and bordering areas of some surrounding counties. Procurement activities are already underway and expected to complete, with contract award during 2022.

6 Financial Case

6.1 Financial Table

The budget for 2021/22 is approved. This business case seeks approval for the budget for 2022-2024.

Funding profile	2022-23	2023-24	2024-25	Total
Broadband	300,000	300,000	630,000	1,230,000
Mobile	370,000	400,000	170,000	940,000
Smart	120,000	110,000	40,000	270,000
Access & Inclusion	160,000	140,000	100,000	400,000
Cross cutting/Programme Delivery	550,000	550,000	560,000	1,660,000
Totals	1,500,000	1,500,000	1,500,000	4,500,000

6.2 Delivery milestones 2022-25

Workstream	Objectives	Milestones 2022-3	Milestones 2023-4	Milestones 2024-5
BROADBAND	Gigabit broadband coverage Fibre ducting in infrastructure schemes	Project Gigabit procurement launch Rural Gigabit Voucher top-up scheme re-launched Ducting in schemes	Project Gigabit delivery starts Ducting in schemes	 Ducting in A428 and other schemes
MOBILE	Continue to identify areas of poor mobile coverage Specialist telecoms planning resource recruited to facilitate improved coverage and 5G Small cell trial deployment Smart street furniture Neutral host network trials	Initial baseline coverage testing Specialist resource recruited Small cell trial deployment Neutral host trial in Peterborough	Targeted coverage testing Specialist planning resource Small cell strategy Smart pole development Neutral host trial in Ely	Final baseline coverage testing Small cell deployments Smart pole exploitation
SMART	Gap analysis of the LoRa network, once initial deployment of gateways has been completed (2021/22) Develop IoT data hub, working with County and District Councils and the GCP Pilots and trials of new technologies	LoRa network Phase 1 roll-out and gap analysis complete LoRa network deployment Phase 2 roll-out IoT data hub development Flood sensor pilot Air quality sensors	LoRa network deployment Phase 2 roll-out IoT data hub development Flood sensor pilot Other sensor pilots	 IoT data hub further development Other sensor pilots

ACCESS & INCLUSION	Identify barriers to social housing connectivity and implement solutions	Workshops and events with suppliers and housing associations	Grant scheme for HAS (legal/property resources)	Grant scheme for HAS (legal/property resources)
		Expand CambWifi locations in Cambridge	CambWifi in village halls/community centres	
	Expand Public Access Wifi availability via CambWifi	Investigate CambWifi delivery in South Cambs main towns		
	Signpost Digital Inclusion activities and opportunities	CambWifi Infrastructure upgrades Membership of the Digital Partnership Signposting	Signposting and liaising with providers Awareness raising	CambWifi Infrastructure upgrades

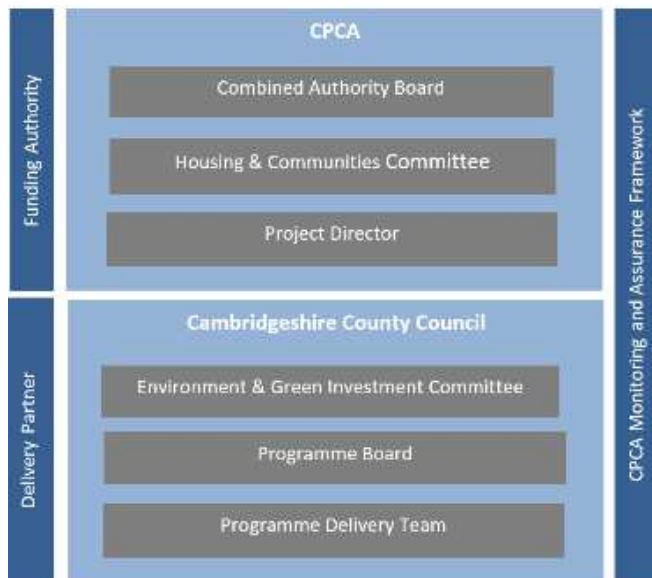
7 Management Case

7.1 Project Management arrangements

CCC will use the existing Connecting Cambridgeshire Governance processes. CCC's experience through delivering its Digital Connectivity Programme since 2011 means that the Council has a well-established assurance framework that includes project options and financial appraisal; consultation and officer and councillor scrutiny prior to sign off and subsequent programme monitoring. The programme will be subject to section 151 officer scrutiny; internal and external audit review; and value for money assessments.

Programme updates, consideration of milestones and risks are reported on a regular basis to the Connecting Cambridgeshire Programme Board, which includes C&PCA representation.

Major risks and budget reviews are reported to the Combined Authority through monthly highlight and financial reports and monthly meetings of the project director and Connecting Cambridgeshire programme director and strategy manager.



Governance

The Connecting Cambridgeshire Deputy Programme Director is responsible for maintaining the Programme Risk Log. Risks will be assessed against the criteria of impact and probability and scored accordingly. Each risk will be assigned an owner who will determine and action a mitigation plan that is reviewed at regular intervals. Formal programme risk reviews every 2 months. Attended by Programme Director, Deputy Programme Director, Strategy & Partnerships Manager and Programme Manager.

Key risks will be discussed at Programme Board meetings and Management Team meetings where appropriate and will be flagged in the CPCA Highlight report. If the risk materialises, the risk owner (in conjunction with the Connecting Cambridgeshire Programme Manager) will try to resolve this in the first instance. If the risk cannot be resolved, it will be referred to the programme board, and/or the CPCA Project Director for further guidance or resolution as appropriate.

7.2 Monitoring and evaluation

Monitoring and evaluation will be undertaken in line with the CPCA Monitoring and Evaluation Framework.

Monitoring and evaluation (M&E) is a critical component of an effective performance management regime. Monitoring supports the effective tracking of a scheme or series of policy interventions ensuring that intended outputs are being achieved. Evaluation quantifies and assesses outcomes, including how schemes were delivered and whether the investment generated had the intended impact and ultimately delivered value for money. M&E forms a significant part of the policy feedback loop to inform future policy development, priorities and budgets

An annual Digital Connectivity report will be produced which will: track and monitor delivery of outputs; benchmark against targets and provide an analysis of the levels of private telecommunications investment across Cambridgeshire and Peterborough

The measurement of impacts, and outcomes, will be included in the overall measurement and monitoring by the CPCA of their plans linked to the LIS and LERS in a range of areas such as GVA growth, Business growth and Market Town health etc.

Performance Management and Financial controls outlined in Appendix B and the programme Logic Model in Appendix C.

APPENDICES

8 Appendix A Digital Connectivity Strategy 2021-2025



Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025

In collaboration with:



Foreword



Dr Nik Johnson, Mayor of Cambridgeshire & Peterborough

Digital connectivity is hugely important for meeting some of the key challenges of our age -from sustainable growth to climate change mitigation and the management of scarce resources including water and energy.

I want Cambridgeshire and Peterborough to have a future-facing digital connectivity infrastructure that reflects the ambitions and aspirations of our area, shaped by our core values of compassion, co-operation, community, and tackling climate change.

Reliance on connectivity accelerated in an unprecedented manner during the Covid pandemic and is still incredibly important as we move towards recovery. However, at a time when access to healthcare, education and jobs has become increasingly dependent on digital connectivity it has also highlighted inequality of access and the need for us to show compassion by supporting digital inclusion.

Cambridgeshire and Peterborough is a hugely diverse area with a rich mix of cities, market towns and rural areas, which presents both challenges and opportunities in achieving the leading edge digital infrastructure needed for businesses and communities to thrive. Therefore, it is right that we have a unified digital infrastructure strategy that takes a multi-layered, co-operative approach that is tailored to needs and priorities at a local level.

This updated digital infrastructure strategy builds on the past success of our collaborative work with local councils, government and commercial providers, and sets new challenging targets to help ensure that we remain at the leading edge and well positioned to take full advantage of current and emerging technology advances.

Whilst the delivery of digital connectivity infrastructure involves a complex combination of technology, civil engineering and investment, the overarching objectives of this strategy are about community; connecting people and places and supporting businesses to meet their full potential.

A handwritten signature in black ink, reading 'Dr Nik Johnson'.

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Introduction

The Cambridgeshire and Peterborough area has long had a reputation for the advanced use of technology but has not always had a digital connectivity infrastructure to match. In 2011 when 'Superfast Broadband' (24+mbps) coverage issues reached national prominence and became a pressing local concern the area lagged behind the national average with less than 60% coverage.

Over the last decade this deficit has been addressed with an ambitious strategy that has focused not only on broadband connectivity but on mobile coverage, 'Smart' technologies and the provision of public access Wifi.

This strategy for the period 2021-2025 builds on the foundations of the multi-agency Connecting Cambridgeshire Programme which is hosted by Cambridgeshire County Council and has been primarily led by the Cambridgeshire & Peterborough Combined Authority since 2017.

It incorporates multiple workstreams, targeting the different aspects of digital connectivity from broadband, mobile, 'Smart' technology and public access Wifi to ensure that the Cambridgeshire & Peterborough Combined Authority area has the leading digital connectivity infrastructure required to ensure that:

- All businesses have access to the leading-edge digital connectivity needed to help them succeed and to deliver sustainable growth.
- Communities, particularly in rural areas, are digitally connected and able to access education, jobs, health, social care and other public services.
- Digital connectivity supports home working and remote training alongside other agile working practises, which can contribute to reduced commuting, less traffic congestion and more flexible and more inclusive job opportunities.
- 'Smart' technology, including 'Internet of Things' based connectivity helps to provide ready access to real-time transport information and environmental monitoring, leading to increased use of sustainable transport solutions, reducing private car usage and contributing to a reduction in carbon emissions and meeting climate change targets.
- As a key part of the Oxford-Cambridge Arc, businesses, communities and public services in our area are able to harness digital connectivity and advanced technology to support sustainable growth, good quality of life and a strong local economy with no communities left behind.

Building on success

This strategy builds on Connecting Cambridgeshire's strength in delivering leading-edge digital connectivity, particularly the successful rollout of broadband and public access Wifi. The programme has established a national reputation for collaborative working at the forefront of innovation, which has attracted significant public and private sector funding to invest in future facing digital infrastructure.

Highlights include:

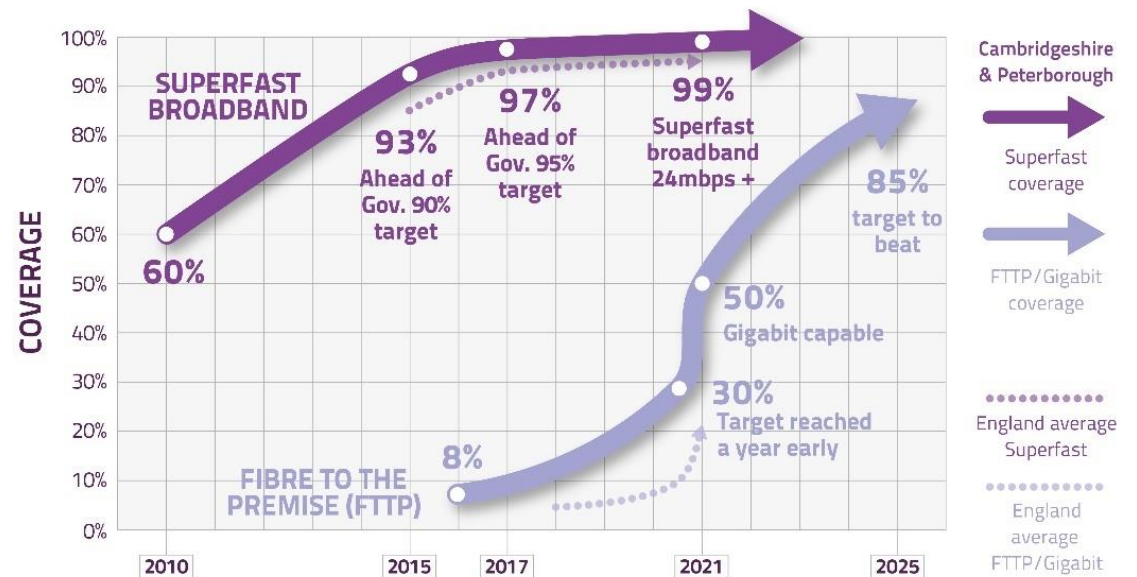
Broadband Rollout

Connecting Cambridgeshire's ambition to improve broadband connectivity for all has meant setting stretch targets to ensure that the programme not only delivers the infrastructure needed, but also keeps pace with evolving technology.

When the Superfast Broadband Programme was first launched in 2012, fewer than 60% of homes and businesses could access superfast broadband. The majority of premises can now upgrade to superfast broadband speeds of at least 24mbps and less than 1% of premises that are harder to reach get below 10mbps.

Both the superfast and the full fibre broadband coverage figures are above the national average and ahead of Government targets.

Full fibre coverage is increasing at pace through a mix of direct intervention and stimulating the market to provide commercial coverage. The full fibre target of 30% by 2022 was reached more than a year early and gigabit capable coverage has climbed rapidly to 50% in 2021.



Broadband champions

Convening a network of 150 broadband champions to work with local communities and business groups to explain and promote the benefits of superfast broadband helped boost take-up of the gap-funded superfast broadband infrastructure to record levels of over 70%.

Community benefit

Residents and businesses in the rural Huntingdonshire village of Spaldwick have experienced the benefits of upgrading from superfast to gigabit broadband speeds since July 2021, following a successful Community Fibre Partnership with Openreach using the Government's Gigabit Broadband Voucher scheme to fund the installation of Fibre to the Premises (FTTP) to the majority of premises.

Broadband Champion Mark Heath said: *"While Fibre-to-the-Cabinet (FTTC) improved speeds over basic broadband, some businesses and families in the village still needed greater speeds and reliability. Fibre-to-the-Premises (FTTP) has transformed the village by giving every single building the opportunity to reliably access ultrafast speeds up to 900 Mbps. Those who have already taken up FTTP are reporting improved reliability and much faster speeds at affordable prices. For example, my next door neighbour is delighted that he has doubled his speeds while saving £3 per month."*

Significant investment

The programme has been successful in attracting several competitive funding streams to improve the digital infrastructure for businesses, communities and public services including over £8m from Government's Rural Development for England (RDPE) and Local Full Fibre Networks (LFFN) programmes to supplement CPCA funding.

As well as supporting the full fibre rollout, this funding has enabled: 117 public sites including council buildings, schools and libraries to be upgraded with full fibre to support gigabit-capable services; the inclusion of fibre ducting in several Cambridgeshire transport infrastructure schemes to avoid costly retrospective installation; and the delivery of public access Wifi across Cambridgeshire market towns at affordable cost by leveraging existing infrastructure.

Free CambWifi

Public access Wifi, is available at over 200 public buildings, village halls and community sites across Cambridgeshire and Peterborough. The secure CambWifi network has recently been expanded to market town and city centres, working in partnership with District and City Councils, to support digital inclusion and Covid recovery initiatives.

Following the rollout of CambWifi across Huntingdonshire market towns, Councillor Ryan Fuller, Executive Leader of Huntingdonshire District Council said: *“Free wifi on our high streets offers opportunities for businesses, previously unable to operate digitally, to diversify their offering. Residents and visitors can now be seamlessly connected online from town to town, just one of the steps we are taking to promote the market town experience.”*

Business impact

Digital Technology Grants

Over 156 SMEs across Cambridgeshire and Peterborough have benefitted from the allocation of more than £1m of Digital Technology Grants funded by the Cambridgeshire & Peterborough Combined Authority leveraging EU money to boost growth and recovery.

Butlers Auto Electrical Ltd used a digital technology grant to buy the latest diagnostic equipment for hybrid and electric vehicles together with a laptop to develop the business’s online presence.

David Butler, Director, said: *“We have been able to future proof the business... which is getting noticed for being able to deliver faster, more accurate results than most garage workshop diagnostic equipment.”*

Digital connectivity has proved vital for business survival and recovery throughout the Covid pandemic. The programme has supported businesses through grant schemes, information and advice enabling SMEs to make the most of digital technology to grow and compete in a rapidly changing market.

Agile working and virtual training

World leading engineering group Marshalls of Cambridge is a traditional engineering company with a large, skilled workforce of over 1,600 people based in Cambridge. The experience of remote working using digital connectivity during the Covid pandemic has helped to develop their future business plans for agile working to support employees, from apprentices to skilled technicians and engineers.

Patrick Wood, Chief Technology Officer, said: *“Before the pandemic we had design engineers using workstations with powerful computer-aided software on-site. Covid 19 has meant we’ve had to adapt to remote working for over half of our employees, invest in our digital capacity and resilience, and modify our office environment to support ‘smart’ working. We’ve also had to be flexible for those who have to be on-site. Feedback has been very positive and it has improved the work/life balance for many of our employees.”*

Enabling Digital Delivery

Connecting Cambridgeshire’s proactive approach to ‘barrier busting’ has been instrumental in speeding up digital delivery for fixed and mobile infrastructure. This has been achieved by working closely with Government’s Barrier Busting Taskforce, telecoms providers, Street Works permitting teams, local authority planners and landowners to identify and resolve challenges ranging from complex wayleaves to planning applications for new mobile masts.

Since 2019, public sector organisations in Cambridgeshire and Peterborough have adopted new policies for the delivery of fibre trunking in all transport 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.

Dig once policy

As part of the 'dig once' policy, fibre ducting has been successfully installed during extensive re-working of a major road junction in Cambridge and will form part of the extensive Kings Dyke road scheme at Whittlesey providing a springboard for the development of fibre infrastructure.

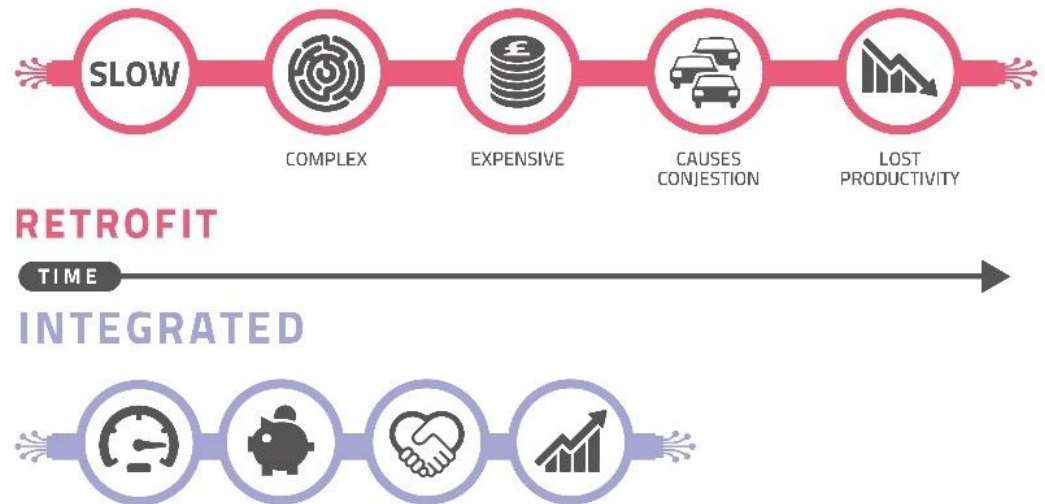


Image: Fibre ducting in transport infrastructure schemes

Mobile

Local surveys mapping mobile coverage have provided more accurate data which has been shared with mobile operators and Ofcom. This has made a significant contribution to understanding of the issues and has resulted in a number of solutions being found to improve coverage, particularly at key train stations, business parks and research campuses.

Improving mobile coverage

Following liaison with mobile operators, coverage has improved at Cambridge Station and work is underway to highlight gaps in coverage on main train lines because of the impact for the economy.

Optimising the range and capacity of mobile coverage at the Wellcome Genome Campus has supported staff and students undertaking internationally significant scientific research.

Smart Innovation

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.

New technologies are now supporting market towns in their post-Covid recovery plans. Digital totems, and smart panels are being installed to provide useful visitor and journey planning information. Sensor networks are being deployed to collate data on air quality, traffic movements and flooding.

Smart market towns

Digital totems are being installed in Huntingdon town centre to display useful information for residents and visitors about what's on, shopping, and travel options, which will also be accessible via mobile phones.

Pocket SmartPanels have been launched in 11 market towns - providing real time bus and train information via smartphones.

SmartPanels displaying location-specific travel information on large screens are also being deployed in a range of buildings to help people make sustainable transport choices.

Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025

Digital connectivity has never been more important for businesses, communities and public services and the key objectives for the future strategy, which builds on the current programme, are set out below. However, each area within the Cambridgeshire & Peterborough Combined Authority is unique with its own challenges and priorities, requiring a local approach to digital infrastructure planning.



Collaborative work with several of the Combined Authority's constituent Local Authorities is already underway to create local digital infrastructure plans, taking into account the geography, opportunities and needs in each locale. The 2021-2025 strategy will further develop this local approach, working with each of the Combined Authority Councils to co-create a dashboard and digital infrastructure plan.

Broadband

Introduction

Although reliance on mobile data continues to increase at a rapid pace, this does not change the need for broadband (or 'fixed' connectivity), which provides connectivity directly as well as underpinning mobile and Wifi solutions. In fact, faster and higher capacity mobile connections have an even greater reliance on fibre connectivity to provide the 'backhaul' between mobile towers and other wireless infrastructure.

Increased home and remote working during the pandemic has significantly impacted the bandwidth requirements for domestic users and key providers saw an immediate 30% increase in data usage by their subscribers in March 2020. However this trend was clear even before the Covid-19 pandemic, as this graph shows.

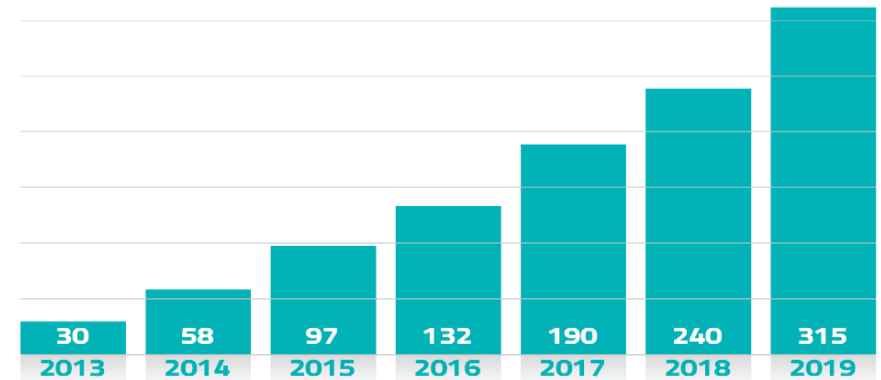
Broadband Infrastructure

Target

Government has a target of 85% gigabit-capable coverage for the UK by 2025, however this is an average for the country and there is a danger that without a specific focus, as a predominantly rural area, we will no longer be at the leading edge and will not have the ubiquitous forward facing infrastructure we need for our area to prosper. Therefore it is important to set a target to meet 85% coverage by 2025 and we will be aiming to exceed this if possible.

MONTHLY BROADBAND DATA USE IS INCREASING EVERY YEAR

Average fixed broadband use per month, gigabytes (GB)



Source: House of Commons Briefing Paper (April 2021): Gigabit-broadband in the UK: Government targets and policy.

This coverage target will be met by a combination of coverage provided by commercial operators, investing their own funds to rollout infrastructure in our area, and by coverage provided on a 'gap funded' basis, which uses public funding to supplement market investment for those areas which would otherwise not be commercially viable.

Our area now has a very dynamic commercial environment with a number of active suppliers planning significant investments in gigabit-capable infrastructure, however the challenges involved in rolling out broadband infrastructure means that the operators need a supportive local environment in order to deliver successfully.

Challenges

The rollout of broadband infrastructure is increasingly complex and there are a number of factors which can make the process time consuming and expensive, increasing the potential for market failure.

- The wide range of challenges includes: obtaining wayleaves and planning permissions from unresponsive landowners; securing Streetworks permits, including road closures; lack of accurate data in relation to the location and condition of some existing infrastructure; and high cost civils causing unpopular disruption to streets and pavements.

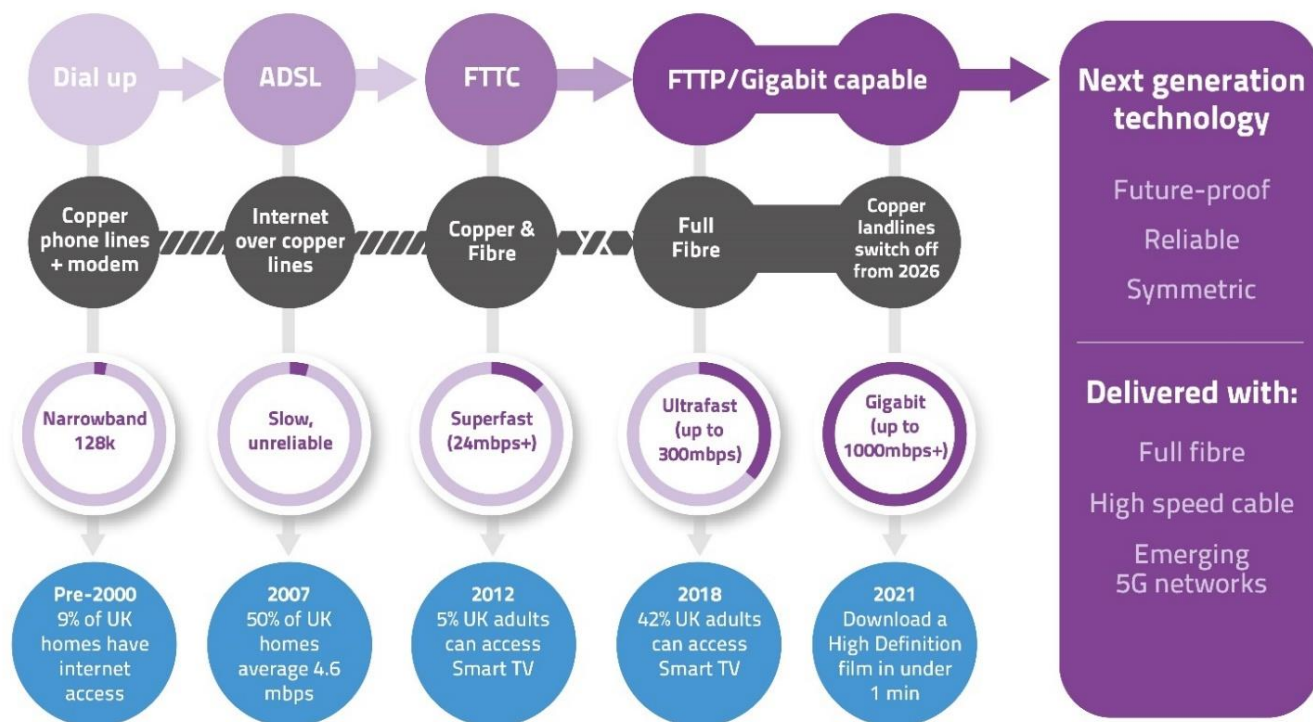
Solutions

Building on existing work, over the next four years we will target exceeding 85% gigabit-capable coverage by:

- Working with commercial providers and continuing to facilitate industry investment. The target to reach over 30% full fibre by 2022 has been met early and gigabit-capable coverage is currently just under 50%. Work with operators to support investment, remove barriers and facilitate coverage will help to ensure planned commercial investment is delivered.
- Working with government to deliver public funded solutions where commercial coverage is not viable – this includes being in the vanguard of the government's new 'Project Gigabit' programme which will attract ~£40m central government investment to the area. This also includes supporting/extending the national Gigabit Broadband Voucher scheme, which provides government funded vouchers, with a local top-up where needed, for homes and businesses that will not be covered by commercial or gap funded schemes.

- Integrating fibre ducting in transport and other infrastructure schemes where it is feasible to do so, including exploring innovative new solutions such as fibre in water infrastructure and making public sector ducting available to operators on a wholesale basis, via the Light Blue Fibre joint-venture with the County Council and the University of Cambridge.

The Evolution of Broadband



Copper switch off

The Public Switched Telephone Network (PSTN) will start to be phased out from 2026 and replaced with digital systems delivered over broadband connections. This will affect all public services, businesses and domestic premises, making people even more reliant on digital connectivity and will require signposting and awareness raising, particularly among those who do not use mobile phones, or cannot access the internet.

Digital Infrastructure resilience and risk

With increased reliance on digital technology comes greater risk of the impacts of system failures, cybersecurity risks and cascade failures in relation to extreme climate events. Telecommunications is one of 13 sectors overseen by Government as part of the Critical National

Infrastructure (<https://www.ncsc.gov.uk/section/private-sector-cni/cni>) . The Programme team will work with local and national stakeholders and suppliers to mitigate and protect against systems failures which might impact on the availability of telecommunications services.

Mobile – 4G and 5G

Introduction

Mobile services are now at the heart of how most people stay in touch and go online. 95% of adults have access to a mobile phone while Ofcom reported that in 2020, the vast majority (85%) of all adults used a smartphone to go online for a wide range of activities, particularly when face-to-face interactions were restricted due to the Covid pandemic.

People of all ages increasingly rely on mobile internet access for socialising, shopping, home working, banking, public service information, news, and entertainment. Mobile internet has also supported a move to digital payments, particularly where businesses are unable to access fixed-line broadband. Mobile connectivity is also an important underpinning technology to the Cambridgeshire & Peterborough Combined Authority's work to improve bus services. To be successful, Demand Responsive Transport and new travel hubs will need travellers to be able to book, track services and understand disruptions to give the best possible customer experience.

5G is the next generation of mobile communications and is required to underpin future connectivity including 'Internet of Things' (IoT) technology.

Challenges

There are several key challenges that are slowing the delivery of mobile infrastructure:

- **Planning** – 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. 65% of the 44 planning applications for new mobile phone masts across Cambridgeshire and Peterborough decided between April 2019 and August 2021 were refused - particularly taller structures of 18-20m required to upgrade 4G and deliver 5G coverage.

- Access to Infrastructure – street lighting columns are key structures for ‘small cell’ based deployment of mobile services. As in many other areas of the UK, streetlights in Cambridgeshire are managed under a Private Finance Initiative (PFI) contract with terms which do not allow for the deployment of telecoms equipment and limit opportunities for other uses. Working with the Government’s newly established Digital Connectivity Infrastructure Accelerator (DCIA), offers an opportunity to model a new approach, which includes trialling multi-use

utility poles called 'Smart Poles' hosting a range of functions including electric vehicle charging, environmental sensors, small cells and Wifi as well as micro energy generation systems.

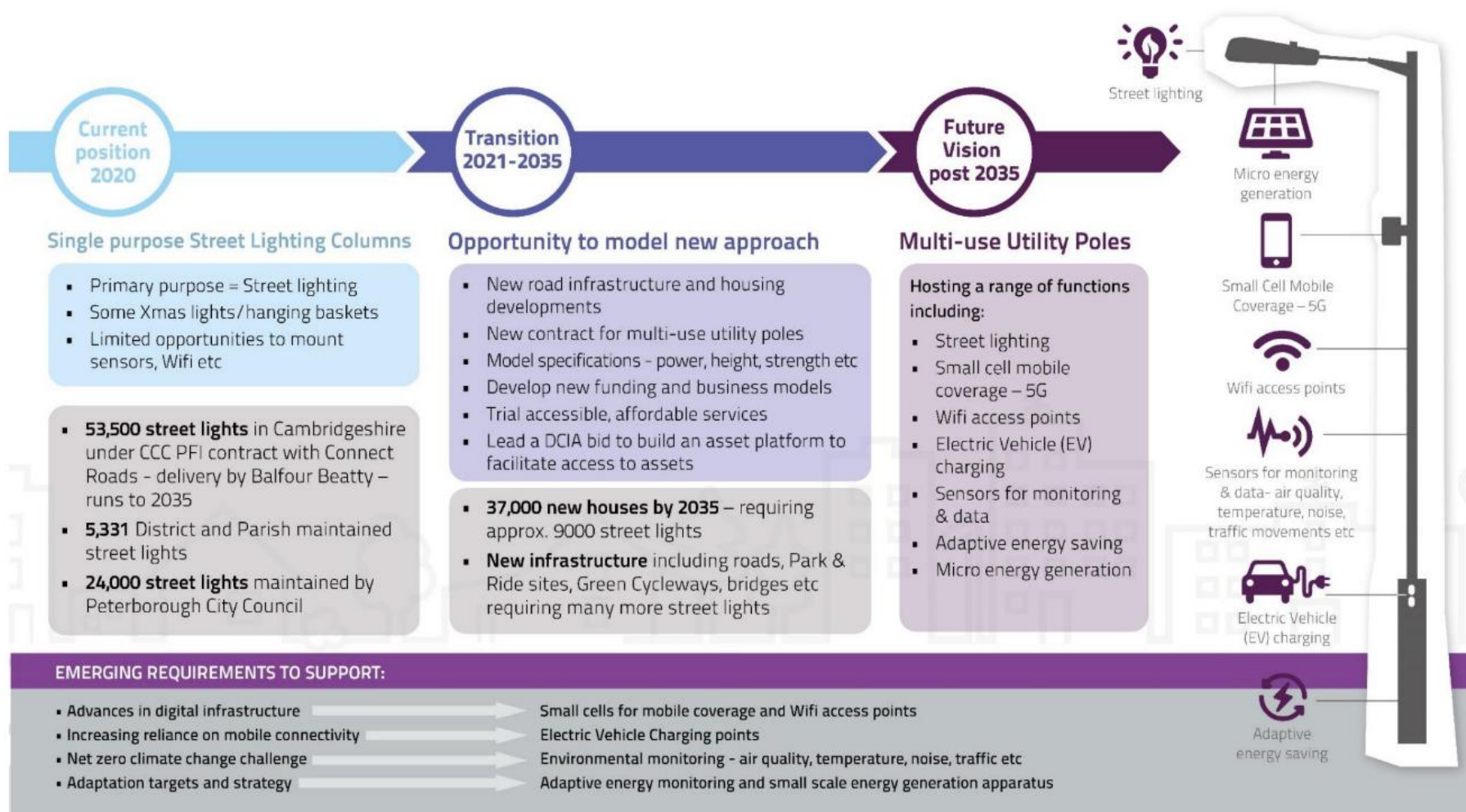


Image: Future Smart Streets

Solutions

The Connecting Cambridgeshire programme is working with planning authorities, mobile operators, leading businesses, and government to improve mobile coverage and capacity to:

- Continue to identify areas of poor mobile coverage affecting businesses and communities and work with stakeholders and operators to find solutions.
- Continue to facilitate mobile infrastructure delivery, supporting operators in deploying masts and equipment to improve connectivity by liaising with key stakeholders.
- Put in place specialist telecommunications planning resource to support operators deploying both 4G and 5G and target increasing successful applications related to new phone masts by 100% over the next two years. The planning resource will ensure that all mobile applications are determined within the statutory limit of 56 days.
- Be at the forefront of innovative use of local authority assets to support the rollout of mobile connectivity by submitting a bid to the Governments Digital Connectivity Accelerator Programme, which is developing online tools to digitalise and, where possible, automate the process of finding and securing rights-of-use of suitable locations.
- Explore opportunities for initial trial deployments of small cells and a longer-term strategy to support access to street furniture.
- Work with Government to develop standards for Smart Poles that will accelerate their development and deployment.
- Collaborate and learn from other leading areas, such as the West Midlands Combined Authority's WM5G unit, to explore barriers to mobile connectivity in greater depth and to trial and test solutions.

5G

Introduction

The Future Communications Challenge Group estimates that if the UK takes full advantage of the opportunities offered by 5G - the next generation of mobile services - the economic impact could be around £164bn (or £2,500 by head of population) by 2030. With a local economy well-placed to take advantage of technology advances, it is imperative that mobile operators are able to deploy 5G in Cambridgeshire and Peterborough as early as possible. However, given the high costs of deployment and the relatively low population density, this area would not naturally achieve ubiquitous coverage very soon. Reducing the barriers to deployment and encouraging rapid 5G infrastructure deployment is therefore extremely important to ensure that this area maintains its leading edge.

Mobile operators are at the beginning of the rollout of 5G, which is more than just faster mobile Internet. 5G will become a vital building block of the wider digital transformation that is taking place throughout society. With 5G peak speeds will reach and exceed 1Gbps with the ability to manage traffic more efficiently than with 4G and network capacity will increase. New techniques including 'network slicing', 'software defined networks' (SDN) and 'virtualisation' will mean that a single network can be 'sliced' into multiple virtual networks that can support different radio access. For example, a network may be partitioned to allow consumer access, secure access to emergency services and to allow Internet of Things (IoT) devices to connect, which can then be controlled via software, allowing the spectrum of radio frequencies to be used differently.

These advances mean that users will be able to enjoy higher and more consistent average speeds. Even in crowded scenarios or in areas with less-than-ideal coverage, 'real-time' applications will become possible and more devices will be able to connect to a 5G cell site - supporting the expected explosion in the number of devices as part of the IoT.

Agritech

Agricultural IoT devices will allow farmers to better measure crop health: using sensors to monitor moisture, fertilization and nutrition levels and report on current/predicted weather patterns to allow for improved crop management. This will mean agriculture can become more productive and more sustainable, with benefits such as a reduction in the amount of water needed to grow crops.

Consequently, 5G will unlock a number of technology developments including: the provision of high-speed broadband to properties using mobile networks particularly in areas where it is hard to deploy fibre; delivering telehealth care into people's homes using high definition video and Artificial Intelligence (AI); and Agritech technologies and mass-sensing of infrastructure, for improved industrial processes.

Challenges

To deliver increased speeds and capacity, mobile operators will need to deploy a network of small cells which will be located on-street. Issues include:

- Access to infrastructure to deploy small cells, lighting columns are the ideal location to deploy small cells and issues with the PFI contractual arrangements will slow the deployment of 5G.
- Additional 'street clutter' and capacity on street lighting columns could be a problem if all four main mobile network operators attempt to deploy small cells in similar locations. Potential solutions include greater infrastructure sharing and the deployment of a 'neutral host model'.
- Roll out of 5G into areas such as market towns, villages and rural areas is not currently a priority for mobile operators. A study has been recently commissioned to understand more about the challenges and opportunities to accelerate 5G deployment in market towns and rural areas, and the analysis will be used to inform future planning.

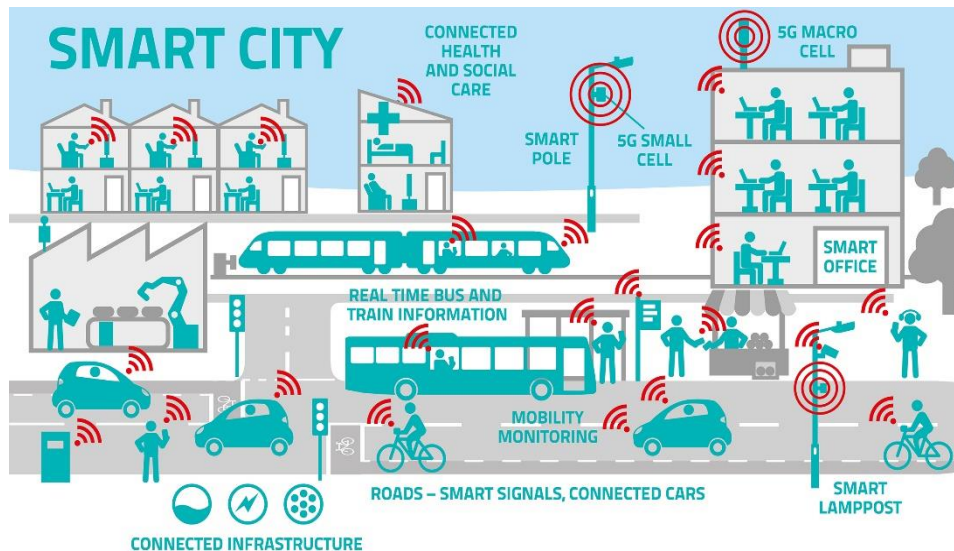
Solutions

- Work with operators to support the initial deployments of 5G ready infrastructure including small cells, which will result in the first 5G deployments in Cambridge and Peterborough.
- Work with business and campuses to support the deployment of private 5G networks (deployed for the use of private companies or developments) and identify opportunities for private networks to support public connectivity through network slicing.
- Develop an approach to support a passive neutral host model while working with operators to understand how an active neutral host model could support 5G connectivity.
- Work with operators and industry to submit bids for Government funding through the Department for Digital, Culture, Media and Sport (DCMS) to fund the trialling of 5G technologies specifically small cells which will support the development of a deployment model and use cases.
- Work with Government on reducing the barriers to the deployment of 5G services.

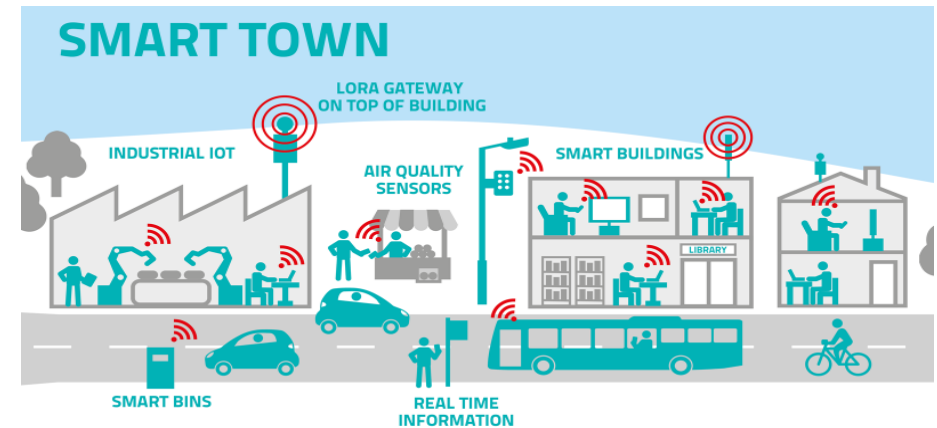
Smart

Introduction

Advanced data techniques, sensor technology and digital connectivity are creating opportunities to support the sustainable growth of local economies, create better places and to help address some of significant challenges of our time, such as moving towards net zero, climate change mitigation and adaptation and the reduction in transport congestion and air pollution.

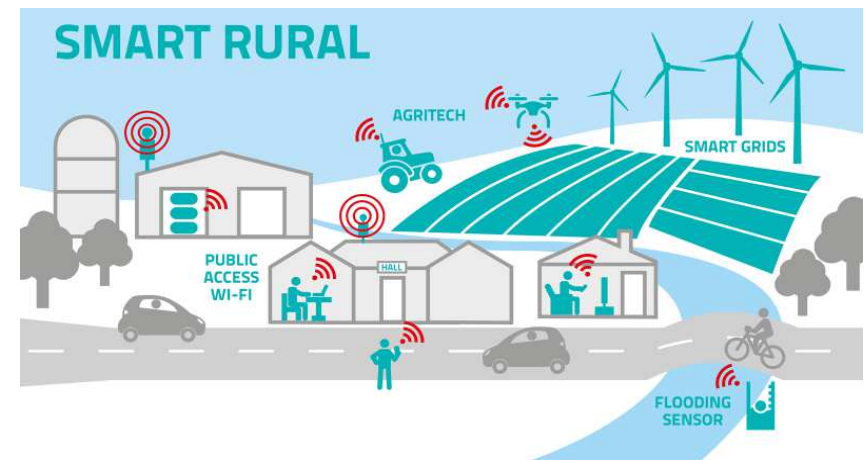


These infographics illustrate the range of opportunities for smart technology and digital connectivity to enhance how we live and work in our cities, towns and rural areas.



IoT – Internet of Things - where things such as sensors, devices and cars are connected to the internet.

LoRA – a low powered communication network for sensors.



Data collected from sensors can help in addressing these issues, for example:

- Health and Social care - supporting in-home care by sensing whether someone has fallen, is using their cooker and kettle, or has left their home.
- Water Consumption - monitoring of water usage and flooding, allowing better management regimes to lower water consumption and give better warning of flooding events. Low-cost IoT-based networks such as LoRa can support the deployment of flood sensors which are inexpensive to install and maintain due to their long battery life. The sensors can measure the level of water in streams and culverts giving an early warning alert and even averting flooding.
- Air Pollution - air quality sensors can measure pollution, informing policies to reduce the impact on residents' health.
- Better real-time travel information can help residents make more sustainable journeys.
- Smart Energy Grids Data underpins advances in the way energy is managed through smart grids.
- Monitoring of new developments - sensors can be used by planners and developers to understand the impact new developments are having on infrastructure such as water and power, traffic movements and the impact on air quality, for the site and surrounding communities.

Challenges

To be able to begin to collect and exploit data to address these challenges there needs to be in place:

- Connectivity – Making sure sensors can connect via local low power wide area networks (LPWAN). Because these networks are low power, batteries can last for up to 10 years and the networks cover large areas. LoRa networks have already been deployed in Cambridge, Ely, South Cambridgeshire and St Neots and work with district council partners is underway to extend the networks to Soham, Huntingdon, St Ives and Ramsey.
- Data Platform – A means to collect data into one place, making the sharing and re-use of data easy as well as making it available to be fed into tools which support the modelling and visualisation of data to draw intelligence and insight from it.

Solutions

- Once initial deployment of gateways has been completed (2021/22), a gap analysis of the network will be undertaken and additional gateways deployed as needed to ensure complete coverage.
- Working with the District Councils, County Council and the GCP, a data hub will be developed that allows data sharing between public sector organisations and with businesses and communities.
- Collaborating with partners on pilots and trials of new technologies including deployment of air quality sensors, water level and flooding sensors as well as a investigation of use cases driven by the needs of the District and Town Councils.
- Assisting the inclusion of future proof digital connectivity infrastructure in the Local Plan, with consideration of how emerging technologies may support sustainable developments. Providing input to the NE Cambridge Area Action Plan (AAP) process, and supporting the development of other AAP documents, to incorporate Future Mobility, Advanced Connectivity and Environmental Monitoring.
- Collaborating with infrastructure delivery, utility and housing organisations to exploit advanced connectivity, including Anglian Water, UK Power Networks, , Network Rail and Highways England.
- Working with the Greater Cambridge Partnership to deliver its Smart Workstream, which will support more sustainable travel, create more sustainable developments and support work in addressing climate change.

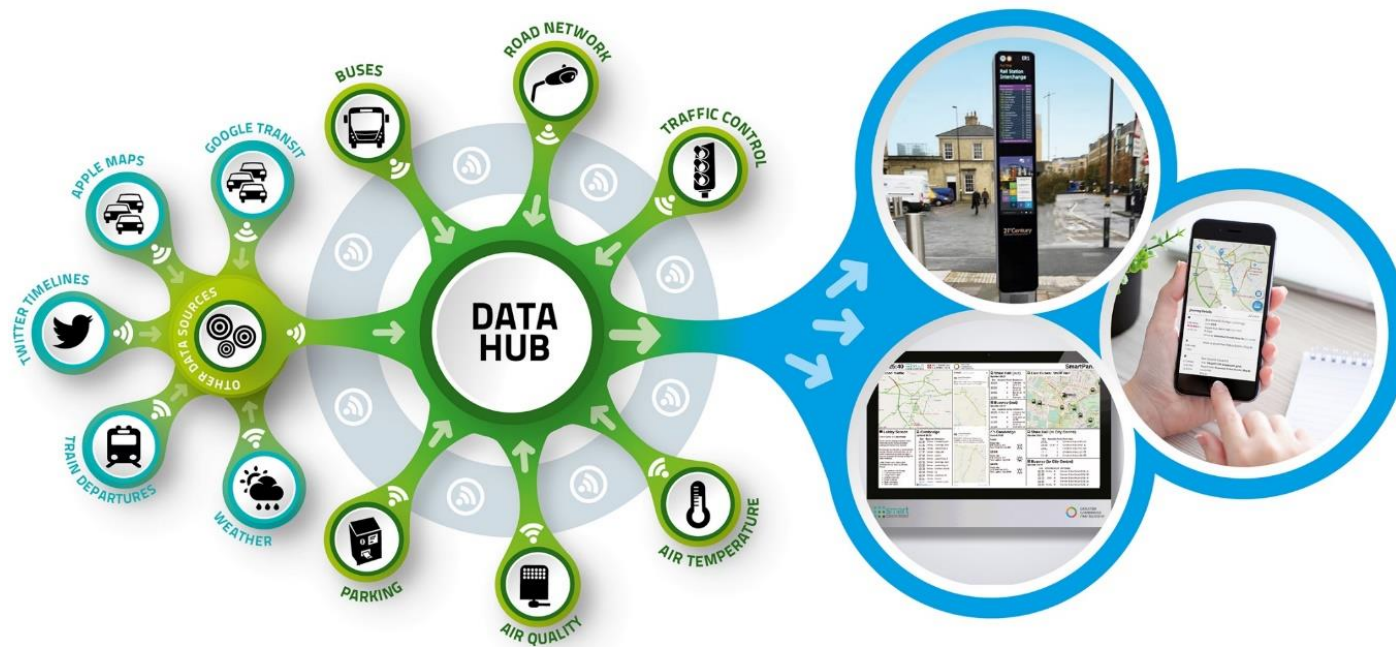


Image: Real world applications using data collated through the digital platform

Flooding resilience

The LoRa network and the increasing availability of other types of low powered networks will make it increasingly simple to deploy sensors that measure water levels and flow. An application could show waterway segments, allowing thresholds to be set on each sensor for high, normal and low water levels. Alerts can then be set that warn of problems such as blocked culverts and drainage ditches or give early warning of flooding. This information can then be passed on to the County Council's Flood Risk team, or other responsible bodies, to ensure that early interventions are made. Residents could also receive an early warning of potential flooding giving them more time to prepare and helping communities to become more resilient.

Access and Inclusion

Introduction

Many more people are now connected to the Internet as a direct result of the challenges of Covid-19, however whilst simultaneously accelerating our reliance on connectivity, the pandemic has also sharpened and exacerbated the digital divide in the UK.

Whilst the reasons for digital exclusion are multi-layered, research from Dr Gemma Burgess at the Cambridge Centre for Housing and Planning Research highlights that access to digital connectivity is one of the key issues.

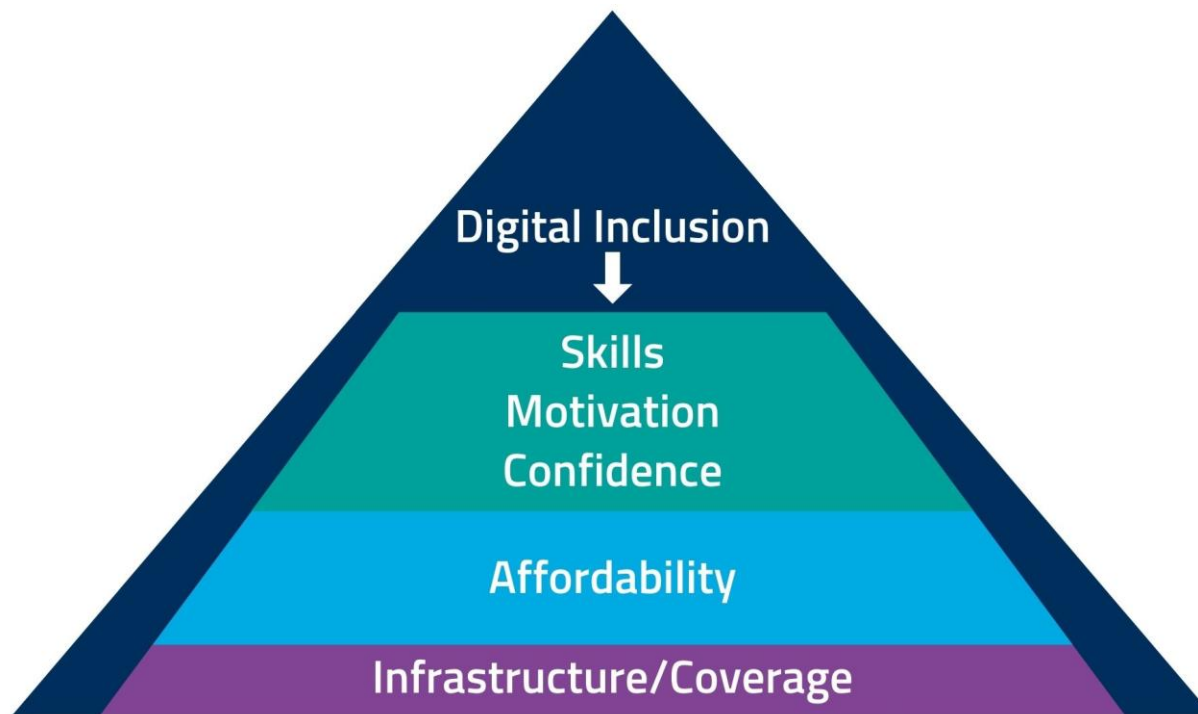


Image: Factors influencing digital inclusion

***“Pay the Wifi or feed the children”
Coronavirus has intensified the UK’s
digital divide... What we are seeing is an
increasing divide between those who have
access to information and
communications technology and those
who do not, giving rise to inequalities in
access to opportunities, knowledge,
services and goods....***

This point is emphasised by the Lloyds Bank 2021 Consumer Digital Index Study, whose research shows that manual workers with high or very high digital engagement, earn £421 more per month than their less digitally engaged peers, in the same roles.

Whilst addressing the full range of issues which impact on digital inclusion – motivation, skills, confidence and affordability – is beyond the scope of the digital infrastructure strategy, supporting increased access to digital connectivity is a key part of the picture and this strategy focuses on two specific aspects: public access Wifi provision and digital connectivity infrastructure for social housing residents.

Public Access Wifi

Free to use public access Wifi can be an important factor in helping to ensure that as many people as possible have access to digital connectivity as well as supporting struggling high streets as part of the economic recovery from the Covid pandemic.

In recent years the Connecting Cambridgeshire programme has enabled the roll-out of the single-sign-on ‘CambWifi’ service which provides free to use, seamless Wifi connectivity in hundreds of locations across the area, including cities, market towns and rural village halls in both indoor and outdoor places.

In Peterborough the newly installed public access Wifi service will play a key part in supporting the vibrant nature of the revitalised City Centre, encouraging a wider demographic and increased dwell time. Additionally, some of the most rural village halls now have access to CambWifi, enabling a range of community activities supporting community cohesion and greater well-being, and in Huntingdonshire CambWifi will provide connectivity to support service delivery to residents of the Oxmoor Estate.

Targets

Moving forward the focus for public access Wifi will be to:

- Investigate opportunities and funding to further expand the CambWifi services into more locations across Cambridgeshire and Peterborough.
- Consolidate existing public access Wifi services by broadcasting CambWifi in as many locations as possible.
- Publicise logon information and the locations where CambWifi is available to ensure that as many people as possible benefit from the service.

Social Housing Broadband Infrastructure Access

It is estimated that out of the 11m people in the UK without access to the Internet, 37% live in social housing and anecdotally it's clear that reliable access to the Internet amongst social housing tenants across Cambridgeshire and Peterborough is far lower than in market housing. Although affordability is a factor, initial research amongst local Registered Social Landlords (RSLs), telecommunications providers and Council Housing Teams highlights that the commercial provision of broadband infrastructure is poor, which means connectivity options are limited. There appear to be multiple reasons why commercial broadband infrastructure coverage is lower than in market housing, including: wayleaves and access; complex ownership models; legacy gaps in infrastructure and the capacity of housing associations to engage in the technical and legal steps required. Meanwhile telecommunications providers find it difficult to find an appropriate point of contact within RSLs and Government-funded connectivity vouchers are oriented towards owner occupiers rather than tenants.

Some local Councils which operate their own housing stock have been able to address this issue for their properties. For example, Cambridge City Council has recently devised and implemented a standard 'bulk' wayleaves scheme for their properties, which has resulted in a marked increase in access to full fibre provision for tenants. However, only a small proportion of social housing across Cambridgeshire and Peterborough is overseen directly by local Councils and therefore a wider approach is needed to resolve the current issues.

Solutions

- Explore the issues that affect digital connectivity for social housing and develop approaches to resolve these issues.
- Make more public access Wifi available via CambWifi: seek further funding streams and look to extend and expand current provision, working with local District and City Councils.
- Continue to liaise with partners and key stakeholders to signpost digital inclusion activities to support access to jobs, health and education.

Targets

- Improving gigabit-capable broadband coverage for social housing, matching the 85% target for market housing by 2025.
- Develop and agree policy for all new homes commissioned by the Combined Authority from 2022 to include gigabit-capable broadband provision.

Glossary

A comprehensive [glossary of digital connectivity infrastructure terms](#) can be viewed as a pdf on the Connecting Cambridgeshire website.

Useful links

Broadband

House of Commons Briefing Paper (April 2021): [Gigabit-broadband in the UK: Government targets and policy](#)

Openreach re.Covid impact <https://www.fiercetelecom.com/telecom/openvault-covid-19-pandemic-drives-51-spike-broadband-traffic-2020>

Copper Switch off <https://www.openreach.co.uk/cpportal/products/product-withdrawal/wlr-withdrawal>

Mobile

Ofcom [Adult's Media Use and Attitudes report 2020/21 \(ofcom.org.uk\)](#)

5G [Microsoft Word - 5G Literature Review - final report 05062018c.DOCX \(publishing.service.gov.uk\)](#)

Smart

[Connected Nations Spring Update 2021 \(ofcom.org.uk\)](#)

Housing data <https://cambridgeshireinsight.org.uk/housing/>

Access and Inclusion

Dr Gemma Burgess, Cambridge Centre for Housing and Planning Research, University of Cambridge

<https://www.cam.ac.uk/stories/digitaldivide>

Lloyds Bank 2021 Consumer Digital Index Study <https://www.lloydsbank.com/banking-with-us/whats-happening/consumer-digital-index.html>

Good Things Foundation <https://www.goodthingsfoundation.org/the-digital-divide/>

Contact

For further information, email Connecting Cambridgeshire team at connectingcambridgeshire@cambridgeshire.gov.uk or call 01223 703293.

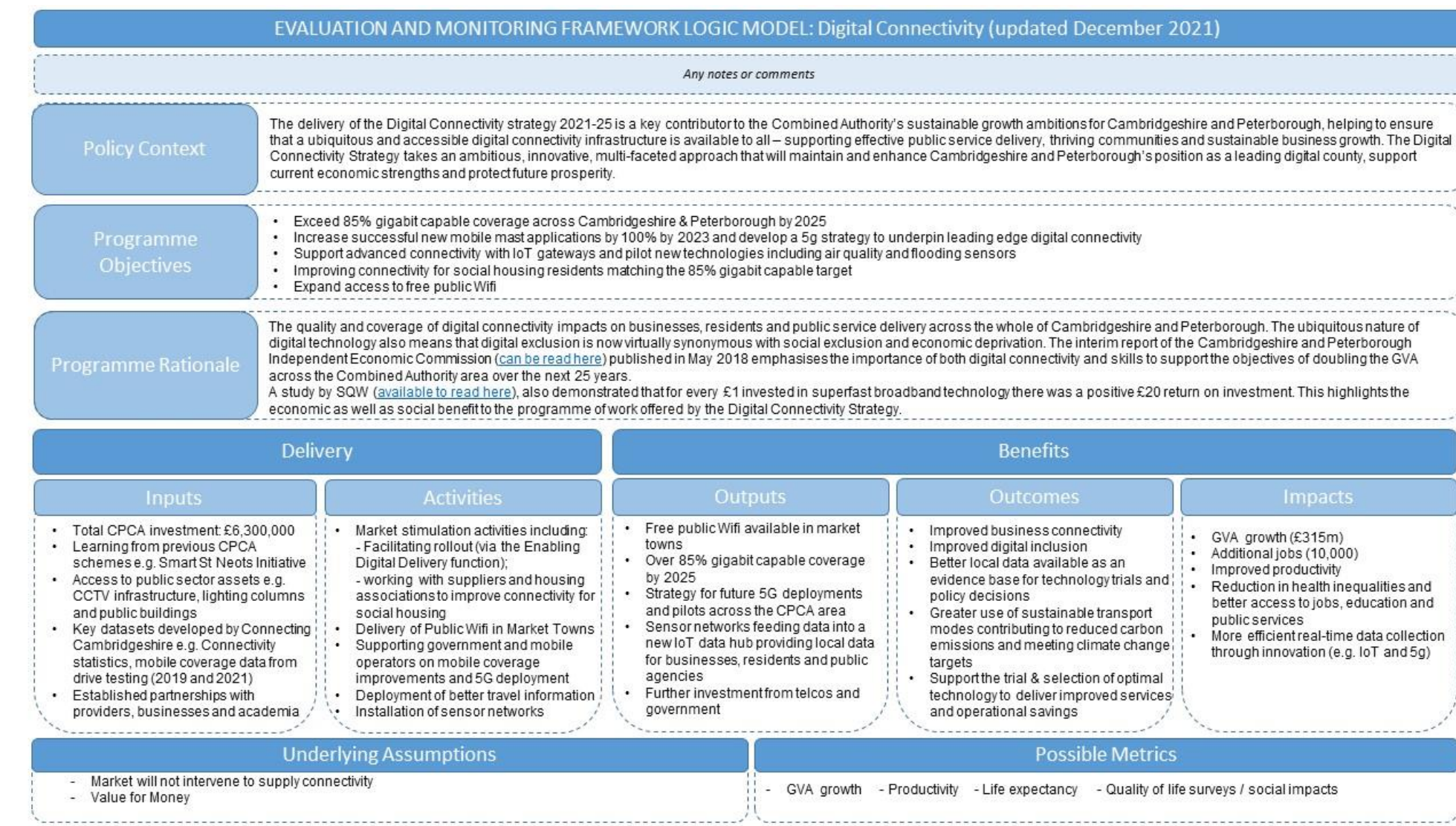
9 Appendix B Performance Management and Financial Control

Stage	Requirements	Monitoring activity	Owner	Reports to Frequency
Business Case	<ul style="list-style-type: none"> CCC to demonstrate that management and financial controls are in place to monitor outputs and outcomes as applied to the project as a whole CCC to demonstrate that appropriate due diligence processes are in place in the consideration of all projects including for example the procurement and appointment of consultants 	Due diligence prior to investments	CCC Connecting Cambridgeshire Programme Director	CPCA Board approval CCC Connecting Cambridgeshire Programme Board CPCA Project Director
Delivery	<ul style="list-style-type: none"> CCC to demonstrate milestone achievement Highlight reports to CCC Connecting Cambridgeshire Programme Board Highlight reports to CPCA Project Director CPCA Financial monitoring and CCC funding claims CPCA claim form, evidence and CCC invoices monthly Payments monthly in arrears. Based on funding table and milestones agreed in the business case and on-going by the CPCA Project Director as agreed in the CPCA business plan. Review of progress toward targets Annual connectivity review monitoring and benchmarking connectivity, measuring progress towards targets: 	<p>Milestone delivery</p> <p>Financial & budgetary control and tracking of financial commitments consistent with the accounting processes adopted by the CCC & CPCA</p>	<p>CCC Connecting Cambridgeshire Programme Director</p> <p>CCC Connecting Cambridgeshire Programme Director</p> <p>CCC Connecting Cambridgeshire Programme Director</p>	<p>CCC Connecting Cambridgeshire Programme Board</p> <p>CPCA Project Director monthly</p> <p>CPCA Project Director and Finance Team monthly</p> <p>CPCA Project Director Annually</p> <p>CCC Connecting Cambridgeshire Programme Board</p>

Stage	Requirements	Monitoring activity	Owner	Reports to Frequency
	<ul style="list-style-type: none"> Exceed 85% gigabit capable coverage across Cambridgeshire & Peterborough by 2025 Increase successful new mobile mast applications by 100% by 2023 and develop a 5g strategy to underpin leading edge digital connectivity Support advanced connectivity with IoT gateways and pilot new technologies including air quality and flooding sensors Improving connectivity for social housing residents matching the 85% gigabit capable target Expand access to free public Wifi <p>Across the CPCA area against national data. Review to also include comparative data for nearby areas.</p> <p>Note: CCC has in place:</p> <ul style="list-style-type: none"> Contract management procedures Budgetary control systems Governance arrangements – progress reporting: <ul style="list-style-type: none"> On an ‘exception’ basis, that is, regarding significant slippage, variations in cost and time. 			<p>Annually</p> <p>To CPCA H&C committee and board as appropriate – agreed with the Project Director</p>
Post Contract	<p><u>Outcomes</u></p> <p>Targets and Outputs</p> <ul style="list-style-type: none"> Has the project succeeded in achieving the expected targets and outputs? <p>Broader economic outcomes.</p>	Tracking and confirmation of performance	CCC Connecting Cambridgeshire Programme Director	<p><i>Final Connectivity Review</i></p> <p>Connecting Cambridgeshire Programme Board CPCA H&C Committee CPCA Board</p>

Stage	Requirements	Monitoring activity	Owner	Reports to Frequency
	<p>Attribution of GVA impact will be analysed in line with the overall CPCA evaluation framework.</p> <p>In the meantime, proxy attribution will be developed by tracking the private financial investment across the county combined with fibre and mobile coverage statistics using the current available research measures as outlined in the business case.</p> <p>Lessons learnt and data generated in evaluation to inform future policy.</p> <p>Indirect outcomes include:</p> <ul style="list-style-type: none"> • Improved business connectivity • Improved digital inclusion • Better local data available as an evidence base for technology trials and policy decisions • Greater use of sustainable transport modes contributing to reduced carbon emissions and meeting climate change targets • improved services and operational savings via the trial & selection of optimal technology <p>It is recommended that a final post-completion review is commissioned within approximately 12 months of programme completion. To include an economic and social impact assessment including a range of qualitative and quantitative measures.</p>	Evaluation of economic impact	CPCA Monitoring and Evaluation team	<p>Post completion review and economic impact assessment</p> <p>CPCA Board</p>

10 Appendix C Logic model



Community Housing Strategy

To:	Housing and Communities Committee
Meeting Date:	10 January 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Recommend the Combined Authority's Board approves the Community Homes Strategy.</p>
Voting arrangements:	A simple majority of all Members present and voting

1. Purpose

- 1.1 The purpose of this report is to present the proposed Community Homes Strategy for Cambridgeshire and Peterborough. The proposed strategy can be found at Appendix 1. It is intended to then secure approval from the CPCA Board in March 2022 as this strategy will be incorporated as part of the paper described in the forward plan as 'future combined authority housing purpose and function'.

2. Background

- 2.1 Community-led housing (CLH) involves local people playing a leading and lasting role in providing affordable homes.
- 2.2 The combined authority's Housing Strategy of September 2018 recognised that delivery of community housing could contribute towards meeting the combined authority's housing objectives.
- 2.3 On 27 January 2021 the combined authority board approved a community homes business case that included the provision of £5,000 community homes start-up grants to support emerging community-led housing groups.
- 2.4 Potential community housing groups are recognised across Cambridgeshire and Peterborough and were supported by the combined authority through the community housing enabling team.
- 2.5 Following the Mayoral election in May 2021 East Cambridgeshire District Council (ECDC) became aware of a pending resourcing issue with all of the then CPCA community housing team and did not wish to lose impetus on community housing proposals within their district, so they recruited a dedicated officer to continue this work themselves at local district level.
- 2.6 Staff from the Community Homes team left the combined authority in August and September 2021, and it has since been identified that support services can be provided to an equivalent or better standard externally by Eastern Community Homes (ECH) that specialise in supporting community homes groups across eastern England.
- 2.7 A procurement waiver was obtained on the basis that ECH are a sole supplier. The waiver provides authority to appoint ECH to provide support to Community Homes groups across the majority of the combined authority's area from November 2022 to April 2023. The arrangement shall exclude East Cambridgeshire where groups shall be supported locally by ECDC.

Significant Implications

3. Financial Implications

- 3.1 The Medium-Term Financial Plan (MTFP) for 2021 – 2025 included a budget of £100,000 per annum for 2 years towards community housing and the £100K homes projects. The draft MTFP for 2022-23 includes a revised budget for community housing of £70K per annum until

2025 – 2026 to reflect the closure of the £100K Homes project. There is sufficient headroom in this budget to cover the costs of appointing ECH.

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).

5. Other Significant Implications

- 5.1 N/A

6. Appendices

- 6.1 Appendix 1 – Community Homes Strategy

7. Background Papers

N/A

COMMUNITY HOMES STRATEGY

Introduction – What is community-led housing?

Community-led housing (CLH) involves local people playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities. It can involve building new homes, returning empty homes to use and managing existing homes. These homes are usually either owned by the community or by the residents themselves.

CLH is a different approach to mainstream housing development in terms of development process, ownership of land and the end management of homes. Whilst there are several different approaches to CLH development they all have several things in common. They usually all have qualitative, social benefit and environmental features within a scheme, are not-for profit and are designed to involve residents in addressing the local and/or their own housing needs. CLH schemes are for the benefit of a community, whether that is defined geographically such as with Community Land Trusts (CLTs) or an *intentional* community of like-minded people, such as with cohousing schemes.

The national organisations representing the community-led housing sector have agreed on what constitutes a community-led housing scheme. It can be summarised as follows:

- A requirement that meaningful community engagement and consent occurs throughout the process.
- The community does not necessarily have to initiate and manage the development process, or build the homes themselves, though some choose to do so.
- The local community group or organisation owns, manages or stewards the homes and in a manner of their choosing.
- Includes a requirement that the benefits to the local area and/or specified community must be clearly defined and legally protected in perpetuity; e.g. through asset lock.

Community Homes, CLT's and the Devolution Deal

The devolution deal under the section on New Homes and Sustainable Communities stated that to support delivery of the commitments the Combined Authority and Government agreed under section 22.e. to:

Work with Community Land Trusts to deliver new schemes recognising the benefits these schemes bring to the community.

And under 22.d.

Work with local areas' ambitions for new housing settlements. This includesa new Community Land Trust Scheme in East Cambridgeshire (Kennett 500 – 1,000 new homes)

CPCA Policy Position and Strategy to Date

The combined authority's Housing Strategy of September 2018 recognised a need to deliver genuinely affordable housing across the combined authority area. CLTs were referenced as a mechanism that could enable the combined authority to contribute towards meeting housing objectives.

On 27 January 2021 the combined authority board received and approved a full CLT business case. Board also approved the Medium-Term Financial Plan (MTFP) 2021 – 2025, which included a budget of £100,000 per annum for 2 years towards project costs including the provision of £5,000 community homes start-up grants and the former £100K Homes project that has now closed. The draft MTFP for 2022-23 includes a revised budget for community housing of £70K per annum until 2025 – 2026 to reflect the closure of the £100K Homes project.

Recent and current activity

Potential community housing groups are recognised in the majority of constituent authority areas in Cambridgeshire and Peterborough. There are formally established CLT's in East Cambridgeshire, South Cambridgeshire, Cambridge City, and Huntingdonshire.

Following the election of Mayor Dr Nik Johnson in May 2021 East Cambridgeshire District Council (ECDC) became aware of a pending resourcing issue with all of the then CPCA Community housing team leaving in August and September 2021 and did not wish to lose impetus on the development of CLTs within their district, so they recruited a dedicated officer to continue this work themselves at local district level.

As the staff from the Community Homes team left the combined authority the CPCA put into place an interim support arrangement with an existing CPCA officer resource from the wider CPCA housing team. CPCA has looked at support options and identified that support services could be provided to an equivalent or better standard externally by Eastern Community Homes (ECH) that specialise in supporting community homes groups across eastern England. This also has the benefit of being an independent external supplier for purposes of impartiality and transparency.

Authority has been obtained to appoint ECH to provide support to Community Homes groups across the combined authority's area (excluding ECDC who still intend to offer direct support) from November 2022 to April 2023.

Objectives and Activities

Eastern Community Homes are to provide support services to community groups independently from the Combined Authority.

Technical support shall be provided by an accredited community-led housing advisor to community groups from project inception to completion and typical activities shall include:

- Advising groups on establishing themselves as an appropriate legal entity.
- Promoting the community housing start-up grant of £5,000 per group available through, and administered by, the Combined Authority.
- Supporting groups to obtain further grant/loan funding to deliver community housing schemes.
- Assisting with the development and delivery of community engagement strategies.

- Providing independent informal guidance, or access to professional advice relating to planning matters and partnership building.
- Providing advice on occupation and management of properties.

The agreed objectives of the support services to be provided by ECH are summarised in the table below:

Objective	Actions	Outputs	Outcomes
Work with existing portfolio of 13 community-led housing groups and identify delivery priorities	Contact all existing community-led housing groups within the Combined Authority's portfolio.	Contact made with all groups to establish relationship and build on the work already done.	Existing groups are reassured that high quality advice and support remains available.
	Assess each group's needs and devise plan of action to support.	Identify the number of groups requiring support at each stage of the Community-Led Housing process (Group, Site, Plan, Build, Live).	Groups receive appropriate support relative to the stage of their project.
	Sign-up groups to Eastern Community Homes.	Support given to groups in priority order to ensure continued development of community-led housing schemes.	Community-Led Housing Advisor is able to prioritise workload to ensure group receive the support they need at the point they need it.
	Deliver identified support.	Quarterly Report made to Combined Authority on support provided on its behalf to existing groups.	Combined Authority is able to report on how its support for community-led housing in contributing to meeting its housing agenda.
Identify and support new community-led housing groups within the Combined Authority area	Promote community-led housing as a concept to communities so they understand how they might step forward to lead development.	Online webinar delivered to local councils and community groups within Combined Authority area to introduce them to concept of community-led housing.	New and potential CLH groups have an improved understanding of how to deliver their projects.

	Sign-up groups to Eastern Community Homes.	General advice and support provided	CLH groups are supported throughout their community-led housing journey and able to progress their projects right through to 'live' stage.
	Advise groups on how to progress their community-led housing project.	Technical advice provided to groups.	Local authorities see an increase in community-led housing development in their Districts.
	Signpost groups to relevant technical advice including legal incorporation, business planning and viability assessments.	Links made to local authority officers and members.	
	Assist groups in accessing funding to support their project.	Quarterly Report made to Combined Authority on support provided on its behalf to new groups.	
	Facilitate discussions with relevant parties e.g. local authorities, developments, registered providers.		

Monitoring and Review

The out-sourcing arrangement with ECH is to be controlled by a memorandum of understanding and monitored regularly by the Housing team with reports issued by ECH each quarter and at financial year end. The overall performance of ECH and the requirement for continued support to community groups shall be reviewed at 2022 – 2023 financial year end.

Grant Application Process

Community Groups interested in applying for a community homes start-up grant for up to £5,000 should contact Eastern Community Homes for initial guidance and support. A grant application can then be submitted to the Housing team and an example of an application form can be found at Annex A.

The combined authority will require a commitment for groups to form a legally incorporated organisation if they have not already done so, and funding will only be released when this status is achieved. This condition applies to ensure that funding is spent responsibly and for intended purposes.

Some community homes groups are likely to be in their infancy and may not have determined their preferred legal status when applying for a start-up grant. This presents a 'chicken and egg' complication that has been considered in detail by the combined authority.

In order to alleviate any burden to community housing projects the costs of legal incorporation are included as eligible expenditure that can be incurred from the date grants are approved by the Housing and Communities Committee. Therefore, a representative of a community housing group that is not yet incorporated can still apply for a grant. The group may then meet its own costs of legal incorporation, and these costs may be recoverable from grant funding that is paid to the group at a later stage when it becomes legally incorporated.

Strategic Direction

The CPCA will be considering its wider Housing strategy in the context of updating Mayoral priorities, organisational objectives and the existing affordable housing programme coming to an end in March 2022.

As part of that new housing principles are being considered by the combined authority as part of a future strategy evolution to support housing in future years .

It is envisaged that there will be an ongoing focus on supporting community groups to deliver affordable housing, but with revised expectations on outputs and governance. Supported groups shall be community-led and focused on the greatest affordable housing challenges in their location as central objectives.

Support for community homes is already part of the existing housing strategy and this community homes strategy is likely to continue to be a significant part of the wider future CPCA Housing strategy for 2022 and beyond.

Annex A – Example Application Form.

Application Form

Community Homes Start-Up Grant Funding

The community homes start-up grant of up to £5,000 is intended to assist with the initial stages of community housing projects. Funding can be used to contribute towards professional fees and technical costs associated with legal incorporation, developing business plans, and costs associated with preliminary investigations of potential development sites.

The Combined Authority has appointed Eastern Community Homes to provide support to community housing groups across Cambridgeshire and Peterborough except for proposals within East Cambridgeshire that are to be supported by East Cambridgeshire District Council.

Community groups interested in applying for a start-up grant should seek support from Eastern Community Homes who can provide guidance through the application process.

Eastern Community Homes can be contacted by the following means:

Telephone: 01353 860850

Email: enquiries@easterncommunityhomes.com

Post: Eastern Community Homes, c/o Cambridgeshire ACRE, e-space North, 181 Wisbech Road, Littleport, Ely, Cambridgeshire, CB6 1RA.

To be eligible for a set-up grant a community-based organisation should meet the following criteria:

1. Applicants must demonstrate a clear intention to form an independent group that is legally recognised, and funding may only be released to legally incorporated organisations. Further detail on this can be found in the Community Homes Strategy.
2. The applicant group must be representative of the community, with an open democratic membership structure.
3. The applicant group must have clear objectives directed towards serving their local community.
4. 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.
5. The organisation must intend to embark on meaningful public engagement and demonstrate their proposals have general community support.

Any available supporting documentation such as a vision or mission statement, evidence of need, letters of support, etc, will assist the application process.

Applications received may then be submitted to the Combined Authority for processing where they may then be presented to the Housing & Communities Committee for a final decision.

If a grant application is approved, then funding will only be released on completion of a formal grant agreement between the Combined Authority and the applicant.

Completed applications are to be submitted by email to: housing@cambridgeshirepeterborough-ca.gov.uk

ABOUT THE ORGANISATION		
COMMUNITY GROUP		
<p>LEGAL STATUS</p> <p>Please confirm whether the group is legally recognised as an independent organisation, and if so, provide those details below. If the group is not yet legally recognised, please provide details of the principal representative acting as Applicant.</p> <p>The group is / is not legally recognised as an independent organisation. (Please delete as appropriate)</p>		
APPLICANT		
ADDRESS		
MAIN CONTACT		
TELEPHONE		
EMAIL ADDRESS		
POSITION HELD		
GROUP MEMBERSHIP (if not yet incorporated)	NAME	POSITION

<u>ABOUT THE PROJECT</u>	
LOCATION	
PARISH COUNCIL	
DOES A NEIGHBOURHOOD PLAN EXIST?	
BRIEFLY DESCRIBE YOUR PROJECT Please specify the number and type(s) of affordable community homes your organisation is looking to deliver.	
PROJECT JUSTIFICATION Please describe why the project is necessary and provide any supporting documentation, e.g., the results of a housing needs survey.	

INITIAL SHORT-TERM OBJECTIVES

Please indicate your objectives for the first six months following the award of a funding allocation.

MEDIUM TERM OBJECTIVES

Please indicate your objectives from the first six months until a period of three years following the award of a funding allocation.

FUNDING REQUIRED

Please state the amount of funding required and describe the anticipated items of expenditure.

POTENTIAL DEVELOPMENT SITE OPPORTUNITIES

Please advise if any potential development sites have been identified; and if so, provide ownership, occupier and current site use details.

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<u>COMMUNITY ENGAGEMENT</u>

ACTIVITIES

Please provide details of any previous or proposed activity that demonstrates active engagement with the local community.

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LOCAL SUPPORT

Please provide detail to demonstrate how the proposal is supported by the general local community, e.g., expressions of support from an external body such as a Parish Council.

ADDITIONAL INFORMATION

Please list additional documents submitted as part of this application.

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Please add any further relevant information in support of this application.

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DECLARATION

I confirm that all information provided in support of this application is accurate and correct.

Name	
Signature	
Date	
Position	

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Agenda Item No: 3.1

Implementation Update of the 2021/22 Affordable Housing Programme

To:	Housing and Communities Committee
Meeting Date:	10 January 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert
From:	Lead Officer Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Note the progress in delivering the CPCA 2021/22 Affordable Housing Programme.</p>
Voting arrangements:	A simple majority of all Members present and voting

1. Purpose

- 1.1 This report is to update committee members on the progress of the affordable housing programme to March 2022.
- 1.3 This report is to update the committee on the implications for the revised Affordable housing programme for the period April 2021 to March 2022 and potential implications for the CPCA for its housing activity from April 2022 onwards.

2. Background CPCA programme & changes by DLUHC – Programme April 2021 to March 2022

- 2.1. The Combined Authority's Affordable Housing programme is running for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver 2,000 new affordable homes if £100m of funding is provided.
- 2.2. DLUHC determined that the programme in its previous form ended with effect from 31st March 2021. DLUHC 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 conditions are 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 DLUHC, 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 DLUHC of meeting the Homes England definition of Additionality, confirm the grant rate and start on site date in advance of payment being received from DLUHC.
 - 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 DLUHC on a 'forward look' throughout the period 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 DLUHC's requirements. 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.

- 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.
- 2.4 We received the Ministers decision in September 2021 on what the Minister and DLUHC are prepared to financially support from the proposed CPCA 2021/22 affordable housing programme.
- 2.5 The number of units for 2021/22 being offered support is 1,188 and the minister is offering an additional £18.704m of capital funding above the £55m already received under the previous programme. The net effect is that CPCA could receive up to £73.704m of the originally intended £100m to support the delivery of additional affordable housing in the period up to 31st March 2022.
- 2.6 Having not had the certainty until recently of knowing what the minister was prepared to support, we have reviewed with our delivery partners and providers if any schemes are not going to be capable of delivery to the required timescale, having found ourselves already 6 months into the 12 month programme. It appears that at least 7 of the smaller schemes will not be able to progress to start on site by 31st March 2022. These are shown in pink in the table in Appendix 2. Those schemes total 247 units and account for appx £10m of funding.
- 2.7 DHLUC have made it clear that there is no prospect of delivery deadlines being extended. Anticipating this potential situation we had requested agreement from DHLUC to 'substitute' schemes out of the programme if they looked like they could not start in time and where possible to replace them with schemes that could start on site by 31st March 2022. There are a limited number of substitute schemes we can find and some have already been approved by Committee and there is a further substitution scheme coming before committee today. There is an outside chance of one further scheme coming forward that will return more units to the 2021/22 programme and if that comes forward we may need to request a special committee meeting in February 2022 for the committee to consider. Any proposed substitutions are subject to a process and approval from DLUHC and to apply the following criteria;
 - Ideally, the above schemes should be progressed if possible. DLUHC expect that scheme substitution would only be proposed in exceptional circumstances.
 - should a scheme become undeliverable CPCA must raise this with DLUHC in the first instance. Details of any schemes that may be available for substitution should be provided.

- To be considered, any substitute scheme/s would have to be of the same or lesser value and be capable of delivery in line with the same conditions included in the Minister's March letter, including starting on site by end March 2022.
- It is important to recognise that there are no guarantees any substitute scheme would be accepted and may need ministerial approval.
- If substitutions are agreed, it is important to recognise that the March 2022 end date is not moveable and there is no possibility of the funding being increased.

2.9 DLUHC have advised that they are not prepared to let CPCA 'set off' the overhead of their Housing Directorate team against the capital funding being provided for the 2021/22 affordable housing programme. Team costs are therefore now a direct overhead to CPCA.

AFFORDABLE HOUSING PROGRAMME DELIVERY

- 2.10. The 'original' Affordable Housing Programme that ended 31st March 2021 has 37 schemes with allocated funding, totalling 733 housing units stated on site with 335 of those homes now completed (319 units were last reported in Nov). See Appendix 1. The location of those schemes is shown on the plan in Appendix 3.
- 2.11. The schemes in the 'original' programme have £26.1m of grant committed to them and include the 5 loan schemes originally intended to be part of a revolving fund.
- 2.12. For the Affordable housing programme in its new form for the period April 2021 to March 2022 we had 18 potential schemes delivering 1,188 units to be supported and financed with £18.7m of additional grant funding.
- 2.13 The anticipated additional affordable housing unit numbers being delivered for the original period March 2017 to March 2022 is hoped to be appx 1,622 units. (calculation; 733 original programme + 889 in the 2021/22 programme). There is risk around projected schemes securing planning and reserved matters and starting on site by 31st March 2022. The average grant subsidy per unit will be appx £40,000.
- 2.14 4 schemes comprising 192 additional affordable housing units (111 units were reported in Nov) in the 2021/22 affordable housing programme have started on site.

PROSPECTS BEYOND MARCH 2022

- 2.15. DLUHC advised that in connection with any prospect for the Combined Authority having a further dedicated affordable housing programme beyond March 2022 there is no expectation of there being any additional DLUHC money available that could provide a funding source. CPCA was also advised that DLUHC had no other current Affordable Housing funding support planned for Combined Authorities.
- 2.16. CPCA was referred to a Continuous Market Engagement process and to engage in a discussion with Homes England as they still have £2.9 billion unallocated money in their 2021/26 housing programme. This would be on a scheme or site specific basis, unlike the recent allocation and announcement of strategic partners.
- 2.17 In light of the DLUHC response, the work on the CA Affordable Housing Principles has been put on hold. A paper on what the future options and role might be for the CPCA in housing will be presented to the Housing Committee and Board in March 2022.

- 2.18 As part of the thinking for the March 2022 paper the chair of the housing committee is proposing a three zone strategy for affordable housing delivery, being Peterborough, Rural Cambridgeshire and Greater Cambridge. Opportunities for funding and investment to be engaged with Councils and registered providers, with a focus on special needs to include Community housing, tackling homelessness and rough sleeping. Part of this should look at ways to identify and where possible address market failures in skills, potential and support for modern methods of construction, potential partnering with developers focusing on larger sites and looking at any ways to improve material supply issues.
- 2.19 The CA housing team intends to engage and consult with local Registered Providers (RPs), development partners and the CA constituent Council Teams about their view on the future role in housing for the CPCA.

VALUE FOR MONEY

- 2.20 At the November committee there was a request for some analysis and data on value for money. Attached in Appendix 4 is a summary value for money assessment, the key highlight of which is a projected return on investment to the public purse as being in the ratio of 1.65:1.

Significant Implications

3. Financial Implications & Loan Book Performance

- 3.1 DLUHC indicated that we can expect to receive the first payment of the additional capital funding once they can see that grant payments are about to exceed the CPCA's availability of cash from the original £55m of capital received. This is projected to now be in February 2022. The balance of our projection for additional monies required from the £18.7m will be released subject to DLUHC's monitoring of the CPCA's performance in the delivery of the programme.
- 3.2 Financial implications are covered in the body of the report below. Appendix 1 shows the amount of money committed to the March 2021 programme and the amount of money actually paid to date.
- 3.3 Grant investment approved for Affordable Housing schemes to 31st March 2021 is £26.1million, with a further £51.1 million approved for the 5 loan portfolio book.
- 3.4 £13.217 million in grant and £36.240 million in loan balance 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.
- 3.5 Since we last reported, the loan on the scheme at Great Abingdon with Laragh Homes has finished and the loan has been re-paid in full with interest due. 3 of the other 4 loans in the loan book are proceeding in line with the revised Covid-19 impact delivery programmes as advised and approved by the board on 5th August 2020. The current position on the housing loans and the forecast cashflow is shown in Appendix 5.

- 3.6 The exception is the ECTC loan on the MOD site at Ely where as reported previously the projected repayment profile is slipping behind that anticipated. This is for 2 reasons. There is still a delay in the sale of the 15 affordable housing units in the scheme. We are advised that this is expected to be resolved and the substantial capital payment received from the sale of those units now before end January 2022. We will continue to monitor the progress of that transaction. The second reason is a slower than projected rate of sale of the market units over the past 9 months. The loan is due to be re-paid by no later than 31st March 2023 and we will continue to monitor ECTC's performance closely to meet that deadline. There are currently 16 market units reserved and going through the acquisition process but only 1 unit sale has completed in the last month. Receipts from those reservations will help stop the anticipated repayment profile falling even further behind from what was originally projected, but more and accelerated sales rates are required to catch up. For the avoidance of any doubt ECTC are not defaulting on the loan. A default will only occur if the loan is not re-paid in full by 31st March 2023. We will continue to monitor and report to Housing Committee on the progress of the repayments. There is however an increasing likelihood that in order to repay the loan in March 2023 then the borrower may need to re-finance the remaining market units in the scheme that might be unsold in March 2023.
- 3.7 Repayments are being received from the schemes at Haddenham, MOD Ely as market and affordable rental sales complete. We expect more payments in the next few weeks and months as market unit sales are progressing towards completion, particularly on the scheme being developed by Laragh homes at Forehill, Ely as it reaches practical completion. The Haddenham scheme is making progress as expected and looks like achieving good sales values.
- 3.8 The Laragh Homes scheme at Forehill Ely has announced many units being reserved off plan and 10 market units have exchanged. Completion is expected in February 2022 and we understand that the borrower has an arrangement in hand to repay the loan with interest on 7th February 2022 from within their existing resources.
- 3.9 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. The contractor has reported some labour shortage issues and is seeking to resolve this. There is a 5 month delay being reported to the target practical completion date, now projected as being March 2023.
- 3.10 In view of the lack of support for the covering of the overhead of the CPCA housing team from April 2021 by DLUHC and the uncertainty about the likelihood of their being any significant funded housing programme beyond March 2022, CPCA should review the resourcing of the housing directorate ahead of and from March 2022 as part of a wider Transformation Programme currently being considered by the CPCA. As highlighted in 2.9 housing team overhead costs are now a direct cost to the CPCA.

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 section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue

of the Cambridgeshire and Peterborough Combined Authority Order 2017. 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 – Affordable Housing Programme to March 2021 Scheme Locations

6.4 Appendix 4 – Summary Value for Money Assessment (Dec 2021)

6.5 Appendix 5 – Housing Loans Cashflow Projection

7. Background Papers

7.1 None

Affordable Housing Grants																				SOCIAL RENTED	RENTED	SHARED OWNERSHIP	Remaining Amounts to make 2021/2022	Dates 2021/2022	Dates 2022 onwards	
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 & Contract d (C)	Notes:												
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	13	£ 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, Stilton complete September 2020. Further 4 units completed 5/3/21. Second claim made for 25% - £154,700, 11/3/21. One plot outstanding other plots have been completed. 17/8/21.		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. First claim in 15/3/21.			33			£ 715,077	Oct-22					
Whaddon Road, Meldreth	Settle (NNH)	South Cambs	5	5	09/10/2019	23/11/2020	5	30/09/2021	30/10/2021		£ 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	30/11/2021	3	£ 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	£ 254,500	C	SOS due on 25/3/2021. 8/3/21. 3 milestone payments requested. 21/4/21. GFA signed 2/8/21 . 1st claims recd 10/9/21.		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	£ -	C	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 signed 25/8/21 .			45			£ 1,687,500	May-21		Nov-22			
Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/6/2021	20	£ 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 AW 7/10/2020. Paid invoice 22/12/20. 16 build and complete, sale in September 21. 10/8/21					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							
Whittlesey 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	10	£ 1,367,766		C	GFA signed and dated 19/11/2020. All 14 units completed by Aug 21, sale complete for Sandpit Road. 1 build Cromwell Fields, all build complete Oct/Nov 21. Harriers Rest completion Oct/Nov 21 and Mar 22. Whittlesey Green 6 built and sold. 1 STC and further 3 due					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	19	£ 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. 19 sales and complete, 16&c in July and 1 B & C in Aug 21. 2 B & C Jan 22. 10/8/21 .					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 £30k+, 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	16	£ 640,000		C	GFA nearly ready for signing and finalising. Site is completing today and PC next week. 22/10/22			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		C	Units already started on site. GFA signed 2/8/21					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		C	GFA to be agreed, hoarding due up by Monday and letter of intent agreed with Mears. Signed GFA 25/8/21			19			£ 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. Units will be sales complete Aug 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	2	£ 749,000	£ 374,500	C	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. GFA Signed 2/8/21. 1st grant claim recd, 10/9/21.		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	£2,168,625		C	Approved at Committee, need to agree GFA and sign. 2 sold and complete in AW. 6 sales and completion in Sept 21. B & C 32. PP B&C end of 21, JG B&C - Dec 21, 5 SSTC.					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		C	Approved at Committee, need to agree GFA and sign. GFA signed 30/9/21					22	£ 989,325	Jul-21					
															37	368		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	14	£ 6,500,000	£ 5,137,993	C	Variation to facility completed, ongoing monthly drawdowns, 14 affordable units completed, 22 sales completed, 12 others reserved,some 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	15	£ 24,400,000	£ 21,914,276	C	Variation to facility completed, ongoing monthly drawdowns, all affordable units completed, 13 market units sold, 16 units reserved, 6 units rented out, all 15 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	£ 4,336,671	C	First drawdown made 07/1/20, ongoing monthly drawdowns. Variation to facility completed. Market unit sales being reserved and 10 units exchanged, 4 additional affordable homes included, completion expected Feb 22.					4							
Linton Road, Great Abington (Loan)	Laragh Developments	South Cambs	15	7	27/11/2019	28/02/2020	7	31/03/2021	13/12/2021	7	£ 5,780,000	£ -	C	Repayment of Loan and interest completed 13th Dec 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	£ 5,381,015	C	Ongoing monthly drawdowns, variation to facility completed.PC original target Oct 2022, now expected Feb 23.			7		3							
Sub-total Toolbox Investments			213	55			55				£ 51,167,000	£ 36,769,955				0	26		29							
Programme Totals			2522	733			733			342	£ 77,261,770	£ 49,987,804				37	394		302							

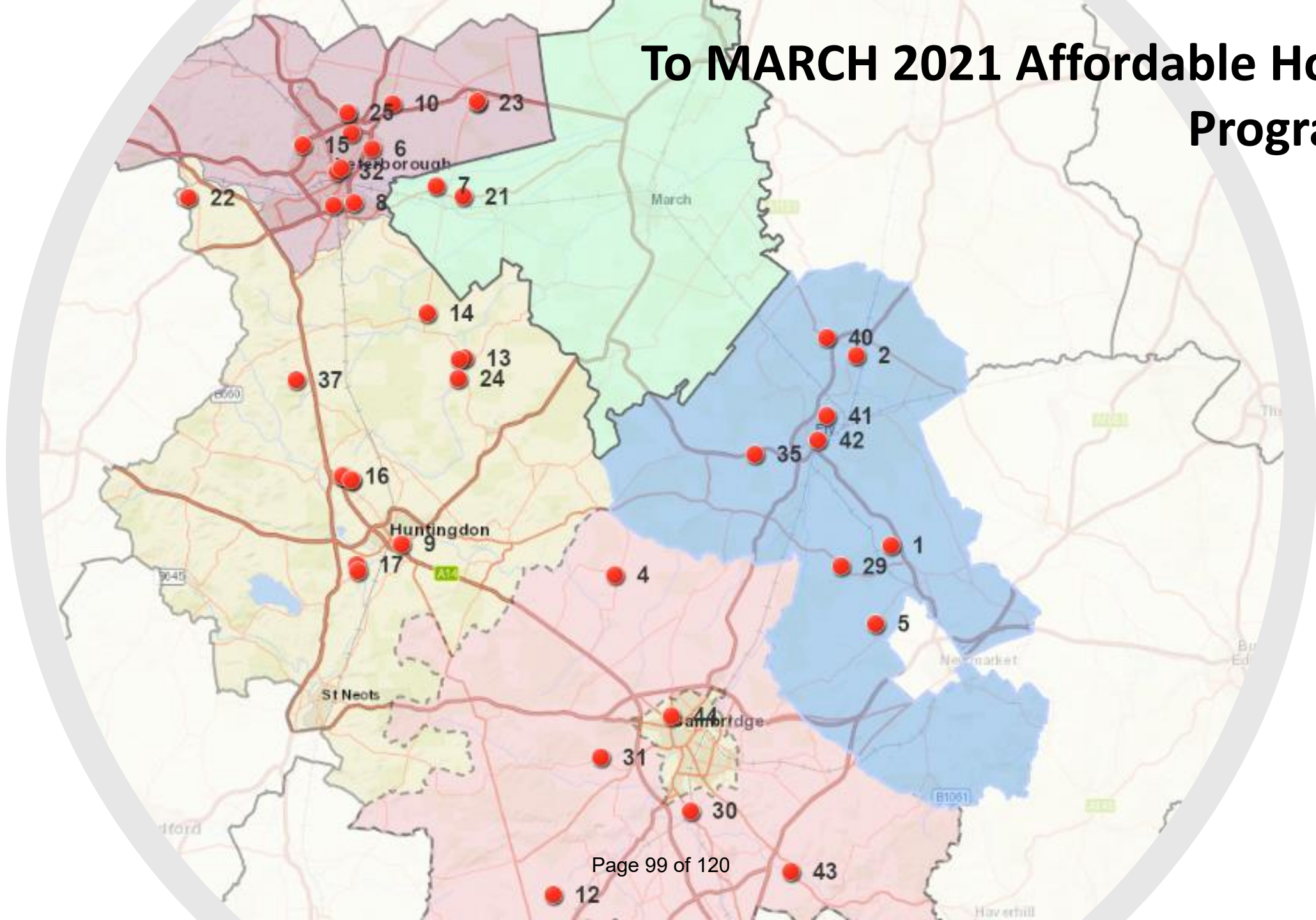
PCPA AFFORDABLE HOUSING PROGRAMME 2021 - 2: 14/12/2021

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	PCPA 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
Wisbech Road, March	FAHHA	FDC	118	118	11/11/2019	31/03/2022			31/08/2023		£4,542,000.00		CONTRACTED C	PP FULL GIVEN, INTERNAL FUNDING ISSUES			98	20		
Rear of 26-34 High Street, Stilton, Hunts	CKH	HDC	70	42	13/01/2020	04/03/2022			30/09/2022		£1,570,000.00			RM DECISION due in NOV 21			10	32		
Stanground, Peterborough	CKH	PCC	26	26	22/06/2020	31/01/2022			31/12/2022		£1,170,000.00			21/01150/FUL, still pending planning decision			26	0		
British Sugar Way, Oundle Road, Peterborough	CKH	PCC	70	70	09/11/2020	14/12/2021	70		01/06/2024		£2,830,000.00			RM DECISION APPROVED 30/9/21, SOS confirmed 1/12/21.			38	32		
Perkins, Phase 2, Newark Road, Peterborough	CKH	PCC	96	96	09/11/2020	10/09/2021	96		31/03/2023		£3,740,000.00		CONTRACTED C	FULL PLANNING GIVEN, SOS on 10th September 21.			38	58		
Land Rear of High Street, Needingworth, Hunts	CKH	HDC	45	45	09/11/2020	14/02/2022			31/01/2023		£1,775,000.00			RM - DECISION IN DEC 21			20	25		
Great Haddon, London Road, Yaxley, Peterborough, REVISED	CKH	PCC	347	58	11/01/2021	28/02/2022			30/06/2023		£2,194,333.00			PP FULL GIVEN, changes have been made, for a site update. Revisiton for Committee in Jan 22			16	42		
Wisbech Road, Littleport, Ely	FAHHA	ECDC	37	37	11/01/2021	31/03/2022			01/02/2026		£1,536,000.00			PP IN Jan 22, loss of 1 unit from 38 to 37. Possible risk of it not completing planning in time.			28	9		
				492							£19,357,333.00									
Committee approved JUNE 21 ONWARDS																				
Northminster, Peterborough	PIP	PCC	315	315	21/06/2021	31/01/2022			31/01/2024		£12,521,250.00		CONTRACTED C	PLANNING APPROVAL NOV 21, numbers have changed due to objection - loss of 38 units.			315	0		
14-16 High Street, Girton, Cambridge. CB3 0PU	Girton TP	SCDC	15	15	21/06/2021	02/08/2021	15		30/06/2022		£675,000.00		CONTRACTED C	FULL PP GIVEN, on site			15	0		
Heylo - 2 sites SN Developments & Larkfleet	Heylo	PCC,ECDC, FDC	27	27	06/09/2021	30/09/2021	11		31/03/2023		£1,209,000.00			FULL PP GIVEN. Noted the SOS are for Larkfleet sites.				27		
Gloucester Centre, Morpeth Close, Orton Longueville, Peterborough	CKH	PCC	100	36	03/11/2021	31/01/2022			30/06/2024		£1,438,000.00			RM DUE IN DEC 21, has outline planning on 19/01244/out, awaiting RM						
TOTALS			1266	885			192			0	£15,843,250.00						604	245		
											£35,200,583.00									

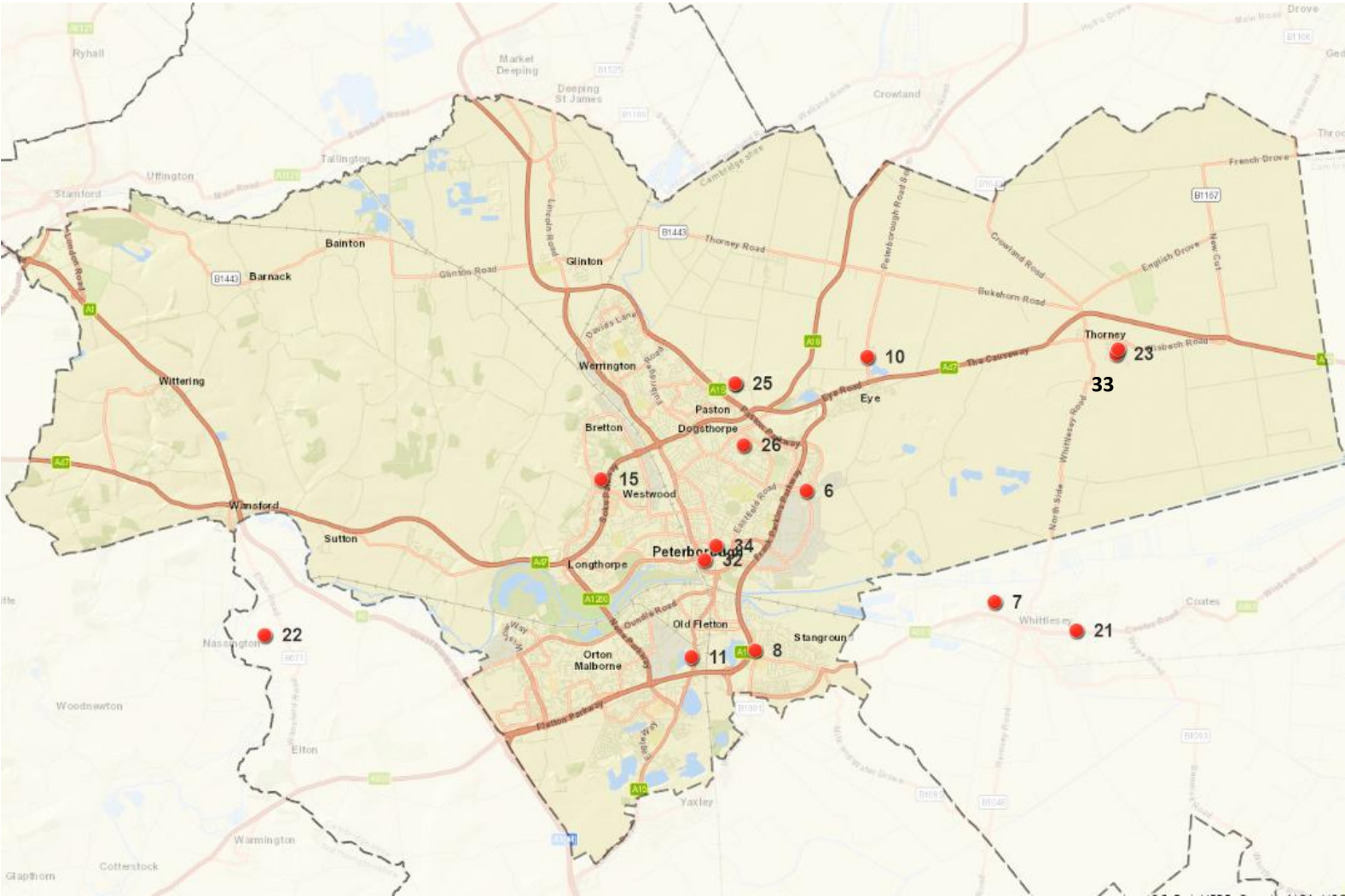
Schemes not expected to proceed or significant units lost

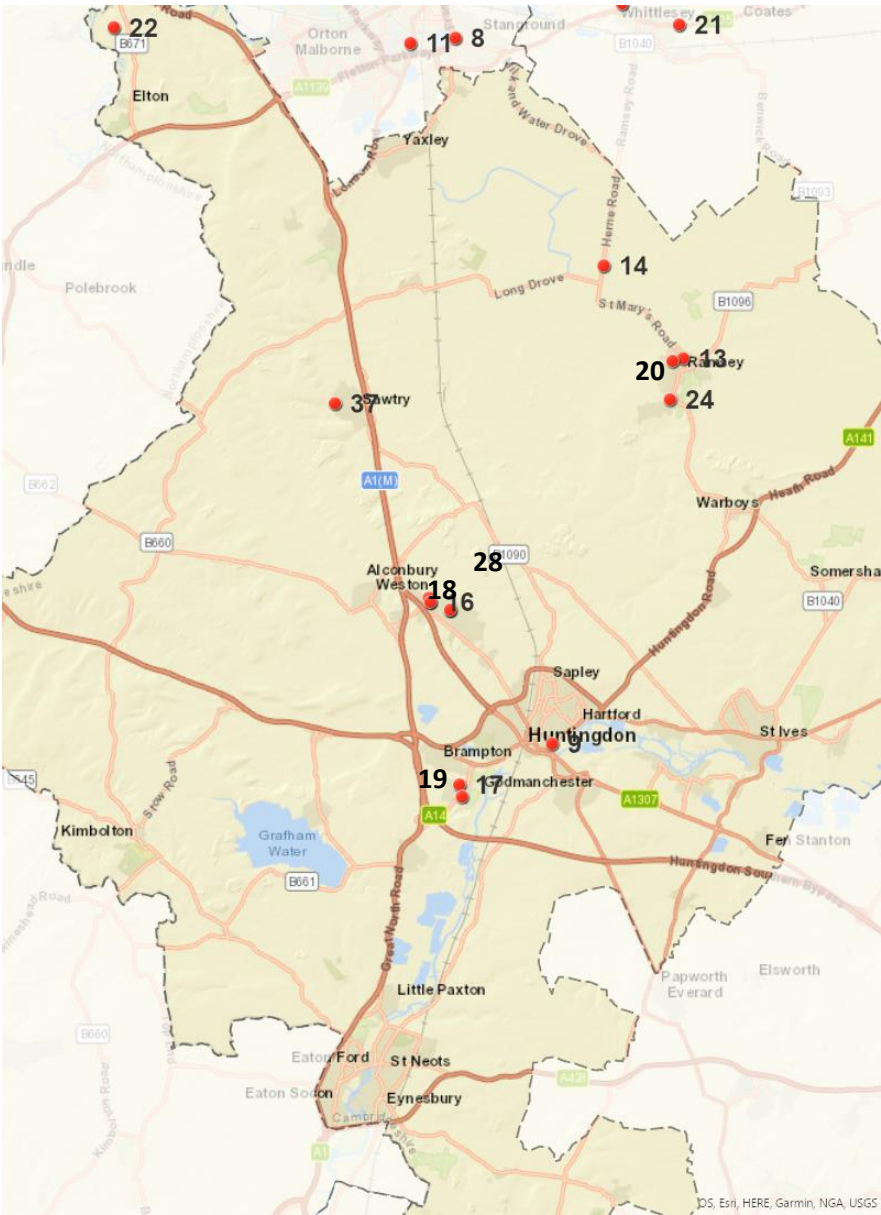
Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	N/A	N/A	N/A	N/A	PCPA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP	Remaining Amounts to make 2021/2022	Dates 2021/2022	Dates 2022 onwards
Norwood Road, March Town Centre	FAHHA	FDC	50	50	22/06/2021	N/A					£1,920,000.00			NOT PROCEEDING, DUE TO DIFFICULTIES IN ENGINEERING WORKS						
Hereward Hall, March Town Centre	FAHHA	FDC	19	19	22/06/2021	N/A					760000 replaced			NOT PROCEEDING DUE TO DIFFICULTIES IN ENGINEERING WORKS. Replaced with Heylo site 27 units						
Queens Street, March Town Centre	FAHHA	FDC	21	21	22/06/2021	N/A					840000 replaced			NOT PROCEEDING DUE TO DIFFICULTIES IN ENGINEERING WORKS. Replaced with Heylo site 27 units.						
Old Motel Site, Stilton, Hunts	CKH	HDC	10	10	09/11/2020	N/A					£420,000.00			NOT PROCEEDING, DUE TO URBAN DESIGN						
Station Road, Littleport, Ely	CKH	ECDC	37	37	09/11/2020	N/A					£1,448,000.00			NOT PROCEEDING DUE TO WATER AND SEWAGE WORKS, to be replaced with Gloucester Centre						
Fairbairn Way, Chatteris	FAHHA	FDC	50	50	21/06/2021	N/A					£2,082,000.00			GONE TO ANOTHER PARTY.						
Former East Anglia Calvinizing Works, Oundle Road, Peterborough	Colliers	PCC	77	77	09/11/2020	N/A					£3,464,615.00			CANT FIND PLANNING, NO LONGER PROCEEDING			54	23		
Northminster	PIP	PCC	38	38	21/06/2021	31/03/2022					1,510,500			LOSS OF 38 UNITS						
Staniland Court, Werrington, Peterborough	FAHHA	PCC	60	60	31/07/2019	N/A					2,622,000									
Totals.			362	362							£13,467,115.00									

To MARCH 2021 Affordable Housing Programme

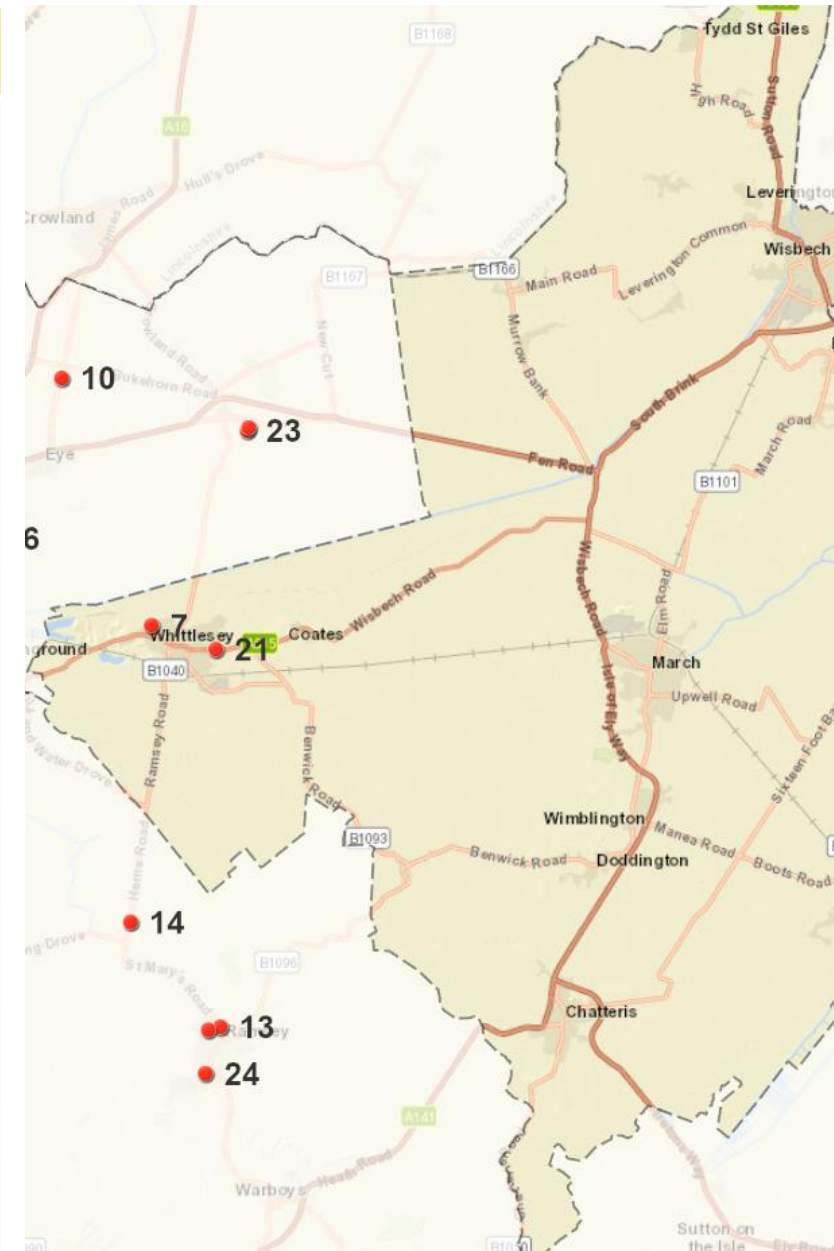


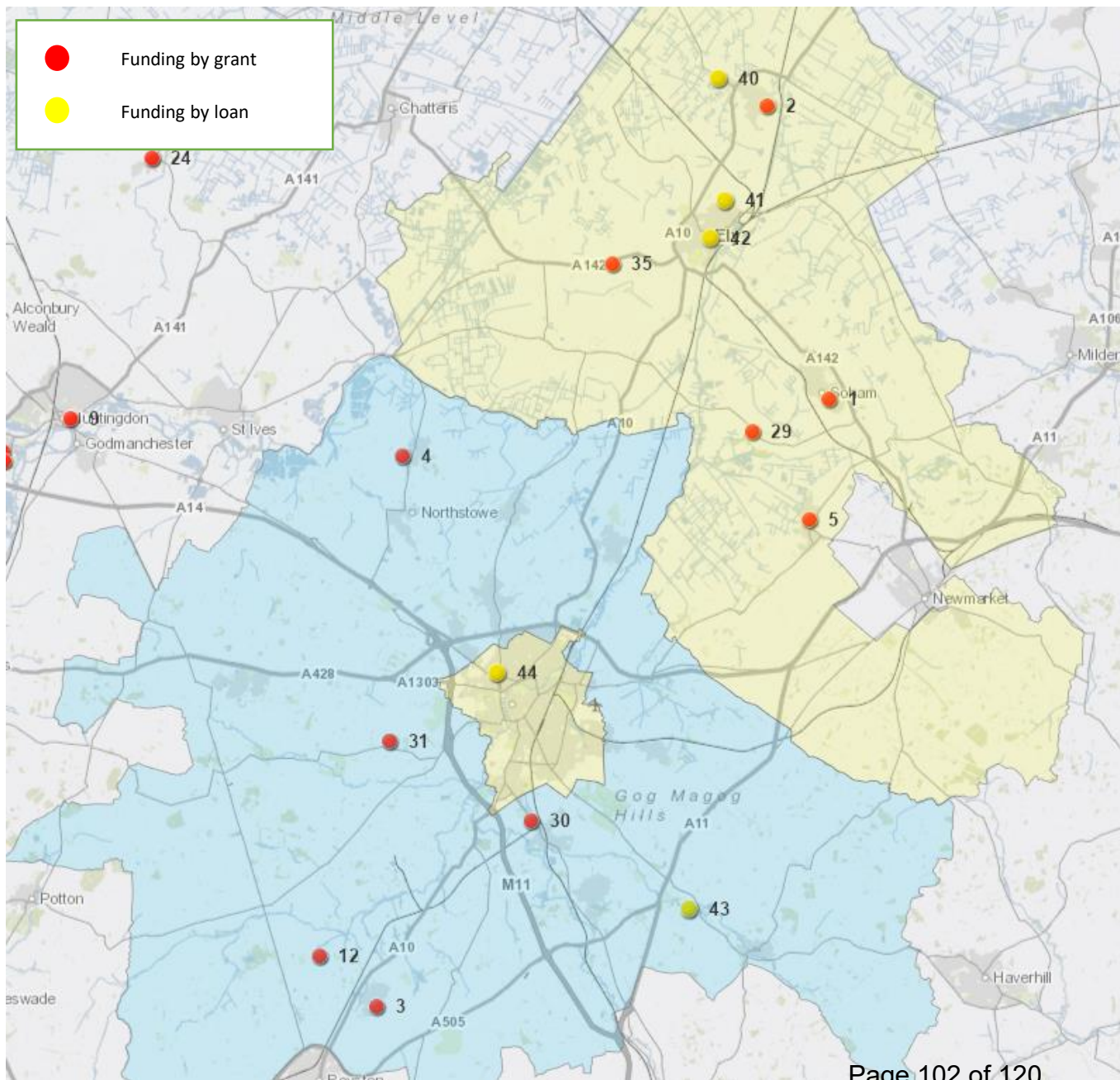
Peterborough		
No.	Project Name	No of units funded
6	Newack Road, Peterborough	104
8	Belle Vue Stanground	30
10	Crowland Road, Peterborough	35
11	Drake Avenue, Peterborough	33
15	Bretton Court, Bretton	45
23	Sandpit Road, Thorney	Part of total 430units
25	Roman Fields, Paston	457
26	Damson Drive, Peterborough	116
32	Infill, Peterborough	19
33	Sandpit Road, Thorney	5
34	Bayard Plaza, Peterborough	Part of total 60units





Huntingdonshire & Fenland		
No.	Project Name	No of units funded
7	Snowley Park, Whittlesey	37
21	Whittlesey Green, Whittlesey	Part of total 430units
9	Luminus, Various Sites	14
13	Great Whyte, Ramsey	32
14	Middlemoor Road, Ramsey	11
16	Alconbury Weald	22
17	Manderville Place, Brampton	
18	Alconbury Weald	13
19	Brampton Park, Brampton	39
20	St Thomas Park, Ramsey	Part of total 430units
22	Harriers Rest, Wittering	Part of total 430units
24	Cromwell Fields, Bury	Part of total 430units
28	Alconbury Weald, Parcel 6	94
37	Judith Gardens, Sawtry	Part of total 60units





East Cambridgeshire

No.	Project Name	No of units funded
1	Infill, Soham	8
2	Infill, Littleport	16
5	Infill, Burwell	8
29	Infill, Wicken	16
35	Pemberton Park, Witchford	Part of total 60units
41	Arbour Square, Ely	92
42	Forehill, Ely	25

South Cambridgeshire & Cambridge

No.	Project Name	No of units funded
3	Infill, Melbourn	24
4	Infill, Willingham	22
12	Whaddon Road, Meldreth	5
30	More's Meadow, Great Shelford	21
31	Angels Park, Caldecote	5
43	Linton Road, Great Abington	15
44	Histon Road, Cambridge	27

Summary of Value for Money Assessment for the Cambridgeshire & Peterborough Affordable Homes Programme (Dec 2021)

Background

The Cambridgeshire and Peterborough Combined Authority (CPCA) is responsible for administering a housing fund, part of the area's devolution deal. Within the original full business case for the fund a set of five core delivery criteria were used to assess the economic case, these are shown below. The results of the assessment were that *"These criteria have been used to assess the long list of potential sites and schemes. This has identified a potential programme of new affordable homes, across 45 sites, from which the £100m will be used to deliver at least an additional 2,000 affordable homes."*

Figure 1: Economic Business Case Assessment Criteria

The focus of this business case is on the deliverability of the shortlisted schemes and no detailed assessment of the long list has been undertaken. Previous build out rates for affordable homes are not an accurate guide as they relied upon HCA grant funding regimes which have since changed significantly.	
To create a delivery plan against the £100m investment fund and build high levels of confidence, a robust set of five core delivery criteria has been identified and applied to the 'long list':	
1. Added value –	<ul style="list-style-type: none">Ensuring delivery of affordable housing that is in addition to that already in the development pipeline.The ability of the investment to unlock stalled or new schemes.The ability of the investment to achieve either affordable housing policy compliant applications particularly where this may be a barrier to achieving planning approval or at a minimum to enhance the percentage of affordable housing achievable within viability calculations.The ability of the investment to stretch future development funding capacity by enabling the re profiling the housing association development finance.
2. Size of site –	this programme initially excludes any scheme under 50 units in total to provide focus and confidence in delivering the level of new homes required. Smaller sites and windfall sites can be brought into scope if required.
3. Deliverability –	ability to start on site in the timeframe – particularly planning certainty.
4. Affordability –	ability of the proposed scheme to address identified affordability needs.
5. Value for money assessment–	average build cost subsidy for the programme overall of not more than £25k per home.

Questions have since been raised in relation to criteria 5. value for money assessment; What is the origin and context for the £25,000 figure (£27,447.72 adjusted for inflation¹)? What are the benchmark values for the value for money achieved by other schemes? What other value for money considerations are there in relation to the performance of the housing fund? This short briefing note seeks to answer those questions.

Understanding the Original Benchmark

When putting forward the original business case the main point of reference was the Homes and Communities Agency (HCA)² Affordable Homes Program. A programme to support an increase in the supply of affordable homes that has been in existence, in various forms, since 2010.

The framework for the 2010-2015 Affordable Homes Programme³ had an initial aim to deliver 130,300 homes with a £4.49b fund the equivalent of £34,458.94 per unit (£42,313 adjusted for inflation). Keeping in mind that the housing market conditions at the time (a historic low in the building of market homes between 2009 and 2014) meant that it was possible to gain significantly

¹ <https://www.bankofengland.co.uk/monetary-policy/inflation/inflation-calculator>

² The Homes and Communities Agency (HCA) was a executive non-departmental public body, sponsored by the Department for Communities and Local Government. It was replaced by in January 2018 by Homes England and the Regulator of Social Housing.

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/371817/affordable-homes-framework.pdf

better value for money than at the present time.

The grant funding applied for was approximately double the funding available⁴. According to the National Audit Office (NAO) *"This meant that the Agency could be more challenging in its discussions with providers and its negotiators actively sought the 'best deal'."* On value for money the NAO concluded that *"Our analysis shows that the grant per home awarded compares favourably to previous programmes. On average, the Affordable Homes Programme has allocated funding of approximately £20,000 per home compared with £60,000 per home under the National Affordable Housing Programme."*

Towards the end of the 2010 to 2015 programme actual performance was being reported as figure around the £26,000 mark, close to the £25,000 benchmark set for the CPCA fund. However, the NAO also concluded that *"The lower grant has been achieved partly through the higher rents providers expect to charge. The Department estimates that over 30 years these will result in increased housing benefit costs with a net present value of £1.4 billion, or approximately £17,500 per home."*

There is also a very specific context for this benchmark:

- Affordable housing delivery splits into three broad categories:
 - Social rent
mostly owned by local authorities and private registered providers. Guideline target rents are determined through a national rent regime and are lower than those for 'Affordable rent' homes;
 - Affordable / intermediate rent
let by local authorities or private registered providers of affordable housing. Rents can be no more than 80 per cent of the local market rent (including service charges, where applicable);
 - Shared ownership
homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans) and other low cost homes for sale and intermediate rent.
- The subsidy gap per home is different depending on the model of affordability followed. There being a difference between the total cost of building the home, and the amount that can be borrowed against future rental income and in the case of shared ownership, sales receipts. This subsidy gap can be partially met through cross-subsidy from market sale of other properties on the development site, but the remaining gap needs to be met from grant.
- In 2019 The Housing Federation measured this grant cost (excluding London) as being:
 - Social Rent - £162,000 per unit
 - Affordable / intermediate rent - £74,000 per unit
 - Shared Ownership - £29,000 per unit
- Looking at the Homes & Community Agency (HCA) programmes from which the £25,000 benchmark was derived approximate 90% of the grant expenditure was for shared

⁴ <file:///cccauser07/userslocal/gr262/Desktop/Housing%20Evaluation/National%20Audit%20Office%20Homes%20Evaluation.pdf>

ownership products the lowest cost for of delivery. Since this point Homes England (the replacement for the HCA) has announced a programme more balanced between affordable rent (52%) and Shared Ownership (4%) with the remainder being Social Rent (4%).

Based upon current information about the grants made by the CPCA (updated Dec 2021), accounting for the dynamic nature of the programme, schemes being added and removed from the programme during the year.

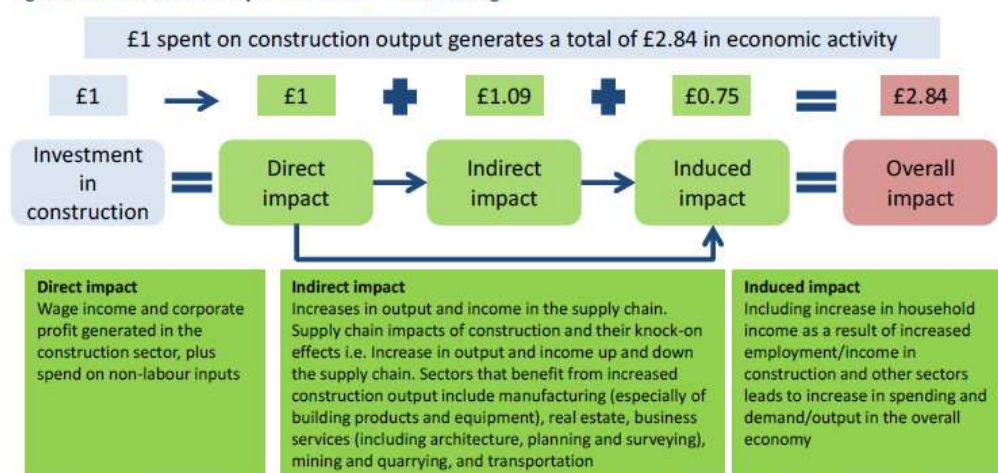
- A total of 1,684 units have had their information submitted for this Value for money assessment.
- average cost of £39,586 per unit.
- The grant is divided as follows, 2% Social Rent, 62% Affordable Rent and 36% shared ownership; significantly different from the profile of expenditure from which the £25,000 benchmark was derived but closer in profile to the current Homes England programme (see above).

A more suitable benchmark for value for money would be the 2019 Housing Federation calculations (see above). On the basis of the tenure mix of the CPCA grant scheme this would be £60,800 which the CPCA is well below.

Calculation on Return on Investment

A readymade model for the immediate economic impact of housebuilding has been used (see below).

Figure 29: The economic impact of investment in housing



Sources: Capital Economics and L.E.K. Consulting, Construction in the UK Economy: The Benefits of Investment (The UK Contractors Group, London), 2009.

- A. The 2009 model was updated by Capital economics in 2019 and concluded that “every pound spent on construction output stimulates an increase of £2.84 in gross domestic product”.

Based on the assessed CPCA grant scheme value of £66.7m this would stimulate an increase of an additional £189.3m in UK GDP. An additional £81.4m returned to the exchequer via

taxation.

- B. The level of grant awarded isn't the only consideration for understanding the overall impact on public finances. There are savings in welfare expenditure generated by moving families receiving housing benefit from private rented accommodation into social or affordable rent tenure. This is particularly the case for social rent and affordable rent homes. Using the Capital Economics model for the CPCA grant scheme generates the following table.

Table 1: Cost per unit calculation – Dec 2021

	Total Units	Total cost in CPCA grant	Average cost per unit
Social Rent	37	£1,876,800	£50,724
Affordable Rent*	708	£27,028,904	£38,176

**based on the 708 out of 1041. The average grant per unit on schemes that only have affordable rent units. Further work will be needed to separate out the grant into two or three lots for mixed tenure schemes.*

Table 2: Value for Money Assessment for CPCA Affordable Housing Grant - benefits

	Average cost per unit	Return to exchequer via tax system e.g. VAT	Return to exchequer via savings on housing benefit*	Total benefits per unit
Social Rent	£50,724	£22,318	£70,500	£42,094
Affordable Rent	£38,176	£16,797	£29,700	£8,321

**based on Capital economic model for a high cost area over 30 years.*

***Note that the draft model doesn't take into account interest rates on government borrowing (as per the Green Book) or the possibility of rent levels being different in Cambridgeshire compared to the national high cost model.*

Table 3: Value for Money Assessment for CPCA Affordable Housing Grant – Dec 2021 Results

	Total Units	Total return per unit	Total return
Social Rent	37	£42,094	£1,557,478
Affordable Rent	1041	£8,321	£8,662,161
Total	-	-	£10,219,639

It should be noted that this model only provides a view on housing benefit savings. Social and affordable rent are likely to return other benefits such as improved outcomes for children.

- C. The final element of consideration needs to be given to the 606 dwellings grant funded for shared ownership. These need to be considered in a different way as the beneficiaries of these schemes aren't necessarily housing benefit claimants. Therefore, these have been treated as part of the CPCAs general model of return to the public purse based on an increase in GVA per household (see separate CPCA paper). The outcome of this calculation is £17.84m.

In total the return on investment on £66.7m of investment to the public purse is calculated as **£109.4.6m or 1.65 to 1.**

Housing Loans – current position

Housing Loans			
Position as at 15th December 2021			
	Drawdowns	Repayments	Balance
ECTC - Ely MOD	£ 25,915,970.47	£ 3,729,149.46	£ 22,186,821.01
ECTC - Haddenham	£ 7,613,446.80	£ 3,083,161.16	£ 4,530,285.64
Laragh - Alexander House	£ 4,336,671.03	£ -	£ 4,336,671.03
Laragh - Gt Abingdon	£ 4,746,937.55	£ 4,746,937.55	£ 0.00
Laragh - Histon Road	£ 5,246,396.46	£ -	£ 5,246,396.46
	£ 47,859,422.31	£ 11,559,248.17	£ 36,300,174.14

Housing Loans – forecast

	Loan Payments			repaid 13/12/21				Loan Repayments			repaid 13/12/21		
	ELY MOD	Haddenham	Alexander House	Gt Abington	Histon Road	Total		ELY MOD	Haddenham	Alexander House	Gt Abington	Histon Road	Total
Dec-21	217,057	324,666	113,056	-	212,027	866,806	-	400,000	-	-	1,600,054	-	2,000,054
Jan-22	171,889	271,695	390,942	-	706,619	1,541,144	5,038,179	1,457,828	2,602,098	-	-	-	9,098,105
Feb-22	152,477	280,467	-	-	345,656	778,600	1,077,011	107,688	2,125,516	-	-	-	3,310,215
Mar-22	182,532	280,467	-	-	352,956	815,955	1,248,947	-	-	-	-	-	1,248,947
Apr-22	101,390	280,467	-	-	387,672	769,529	1,241,827	178,662	-	-	-	-	1,420,489
May-22	116,309	286,345	-	-	342,656	745,310	623,482	360,000	-	-	-	-	983,482
Jun-22	99,174	285,852	-	-	341,571	726,597	2,576,896	1,086,960	-	-	-	-	3,663,856
Jul-22	50,163	286,419	-	-	334,456	671,038	1,622,846	249,600	-	-	-	-	1,872,446
Aug-22	46,673	290,711	-	-	332,656	670,040	1,488,517	985,080	-	-	-	-	2,473,597
Sep-22	65,759	287,645	-	-	332,656	686,060	2,014,153	896,462	-	-	-	-	2,910,615
Oct-22	4,167	290,943	-	-	978,985	1,274,095	1,343,890	698,400	-	-	-	-	2,042,290
Nov-22	10,505	287,645	-	-	-	298,150	1,669,804	717,800	-	-	-	-	2,387,604
Dec-22	17,378	291,816	-	-	-	309,194	846,913	368,600	-	-	-	840,500	2,056,013
Jan-23	7,799	287,145	-	-	-	294,944	1,280,967	368,600	-	-	-	1,999,050	3,648,617
Feb-23	5,569	5,044	-	-	-	10,613	1,312,237	691,934	-	-	-	3,219,950	5,224,121
Mar-23	-	-	-	-	-	-	49,992	-	-	-	-	2,616,550	2,666,542
Apr-23	-	-	-	-	-	-	-	-	-	-	-	-	-
May-23	-	-	-	-	-	-	-	-	-	-	-	1,238,257	1,238,257
	1,248,841	4,037,326	503,999	-	4,667,910	10,458,076	-	23,435,661	8,567,614	4,727,614	1,600,054	9,914,307	48,245,249



Agenda Item No: 3.2 (i)

2021/22 Affordable Housing Programme: Great Haddon, Off London Road, Yaxley, Peterborough (revised)

To: Housing and Communities Committee

Meeting Date: 10 January 2022

Public report: This report contains an appendix which is 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

From: Roger Thompson – Director of Housing & Development

Key decision: Yes

Forward Plan ref: 2021/038

Recommendations: The Housing and Communities Committee is recommended to:

- a) Committing grant funding of £1,886,500 from the £100m Affordable Housing programme to enable delivery of 49 additional new affordable homes.

Voting arrangements: A simple majority of all Members present and voting

1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured funding 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 2021/22 affordable programme.
- 1.3 A grant from the Combined Authority's Affordable Housing Programme of £1,886,500 which seeks approval for grant funding that will support the delivery of a mix of 49 (forty-nine) Shared Ownership homes in Great Haddon, Peterborough, Cambridgeshire, by way of additionality.
- 1.4 This opportunity was secured by way of a partnership approach between CKH and Countryside Properties, with Countryside Properties taking the lead on the formal bid and securing acquisition of the site from O&H Hampton, the strategic land company set up to deliver the entire Southern expansion of Peterborough

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 building 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 as a tool to help unlock sites and deliver additional affordable housing is one of these tools.
- 2.3. CKH are now looking to deliver **49 homes for Affordable provision by way of additionality** (tenure conversion from Market Sale), subject to the successful application for grant assistance from CPCA in line with this bid submission. Countryside Properties will be CKH's development partner, and the scheme will be delivered by way of a development agreement for a fixed sum.
- 2.4. CKH will acquire the freehold interest in a total of 105 residential homes, which form part of a Phase 1 that extends to a total of 347 units. A total of 56 of the 105 homes are secured for affordable provision by way of a S.106 planning gain in line with Peterborough City Council's requirements set out in the adopted LDF, SPD and S.106 agreement.
- 2.5 The grant is lower than previously at £1,886,500 for 49 shared ownership homes, but in line with the new shared ownership leasing model which came into effect in April 2021. Thus, costs have increased due to this fact, whereby repair costs are incurred for the first 10 years by the Registered provider, and additional costs incurred for the management of staircasing for the shared ownership units.

- 2.7. Below is a table referring to the unit types, size, and tenure types. They refer to Nationally Described Space Standards. (rounded up/down accordingly)

2.8.

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
SHARED OWNERSHIP UNITS.					
2b/4person houses	18	68.93	79	N	87%
3b/5person houses	20	88.81	93	N	95%
3b/6person houses	7	116.00	102	Y	114%
4b/6person houses	4	110.00	106	Y	104%
TOTAL	49				

The Housing Enabling officer for Peterborough City Council states the additionality achieved by CPCA funding these 49 units, is very welcome. The original bid proposed to deliver 58 additional affordable homes with a mix of rented and shared ownership tenure. This revised bid seeks funding for 49 dwellings for shared ownership tenure only. She was disappointed that changes to the deal being brokered between Countryside and CKH for the affordable housing provision has meant that the original proposal is no longer a viable option. She understood however, that the revised deal is now the only option that will deliver any extra affordable housing to supplement the 16% to be provided through planning obligations and therefore support CKH's revised funding bid.

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 49 new homes for shared ownership in the Peterborough City Council area. The additionality is effectively through the conversion of market units to shared ownership units.

Proposed Condition of Grant Approval

It is proposed that the grant of £1,886,500 will help with the delivery of 49 new homes.

Pre-contract: -

1. Heads of Terms agreed with the developer (Countryside Properties).
2. Legal team are about to be instructed. Contractual arrangements targeted for completion in December 2021.

3. Approval of the acquisition will be subject to various stages of CKH's internal approval process, as follows: -
4. Growth Board; November 2021.
5. Development Committee; December 2021.
6. Main Board; December 2021.
7. Reserved matters planning consent is also required, along with formalisation of the phase specific S.106 agreement.

After execution of the grant funding agreement by draw-down of phased grant payments by way of two (2) instalments:

- i. To provide grant draw down, once start on site has been confirmed.
- ii. To provide grant draw down once due to practical completion has been established.

3.2 Supporting this application by providing £1,886,500 from the current Housing Programme is at an average grant rate of £38.5k per unit.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Previous Schemes SOS		733	
Previous schemes in Nov 2021	17	1061	42,837,698
Total units lost & monies returned (loss of EAGW)		remove 77	remove funding £3,464,615
Total units lost in 21/22 programme, includes Northminster, Littleport Ely (loss of 1 unit)		39	remove funding £1,550,500
Remove Werrington Dec 21	-	60	2,622,000
remove Great Haddon Dec 21		58	2,194,333
Total of schemes approved 21-22	11	827	33,006,250
PROPOSED SCHEME FOR JANUARY 2022 COMMITTEE APPROVAL			
GREAT HADDON, OFF LONDON ROAD, YAXLEY, PETERBOROUGH (REVISED)	1	49	1,886,500
Total Affordable Housing Grants if approved by Board	12	876	34,892,750

Affordable
Housing:
AVERAGE
GRANT RATE
PER UNIT*

TOTAL IF JANUARY 2022 SCHEME IS APPROVED	12	1,609	34,892,750
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4. Legal Implications

4.1 There are no legal implications in this report.

5. Other Significant Implications

5.1 None.

6. Appendices

6.1 Appendix 1 Exempt Appendix – Exempt from publication - Business Case including supporting financial, business and commercial evidence.

7. Background Papers

7.1 There are no background papers

2021/22 Affordable Housing Programme: Land at Potton End, Eltisley

To:	Housing and Communities Committee
Meeting Date:	10 January 2022
Public report:	<p>This report contains an appendix which is 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 appendix.</p>
Lead Member:	Councillor Lewis Herbert
From:	Roger Thompson – Director of Housing & Development
Key decision:	Yes
Forward Plan ref:	2021/038
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <ul style="list-style-type: none">a) Commit grant funding of £545,000 from the CPCA 2021/22 Affordable Housing programme to enable delivery of 9 new affordable homes, comprising 7 affordable rented and 2 shared ownership homes, at Eltisley in South Cambridgeshire. <p>This is a proposed substitute scheme for other sites that are no longer progressing in the 2021/22 CPCA affordable housing programme. The funding will be transferred across accordingly, subject to a substitution approval from DLUHC which has been requested and upon which we are awaiting approval.</p>
Voting arrangements:	A simple majority of all Members present and voting

1. Purpose

- 1.1 The Combined Authority successfully secured £18.7m million from Government to deliver additional affordable homes across Cambridgeshire and Peterborough for the year 2021/22.
- 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 2021/22 affordable housing programme.
- 1.3 Hastoe have requested a grant of £545,000 from the Combined Authority's Affordable Housing Programme that will support the delivery of 9 units (2 Shared Ownership homes and 7 affordable rented units) in South Cambridgeshire, by way of much needed additional affordable housing.
- 1.4 This site is a rural exception site and not untypically presents challenges on financial viability. The Average grant rate is £60,600. This is above the guidance level set by DLUHC but we are requesting their approval through treating this as an exception as the programme draws to an end.

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 building 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 as a tool to help unlock sites and deliver additional affordable housing is one of these tools.
- 2.3. Hastoe are now looking to deliver 9 additional homes for Affordable provision, subject to the successful application for grant assistance from CPCA in line with this bid submission. Hastoe have stated that they will use £90,000 of their RCGF (recycled capital grant funding), towards the development of the site.
- 2.4. This site would not be viable without the CPCA grant funding opportunity. This is a rural exception site in South Cambridgeshire, which addresses an identifiable local housing need, thus not being able to change more market homes to affordable homes. The site will be providing 12 homes overall, with 3 remaining as open market homes and to be retained by the landowner.
- 2.5. The scheme has planning permission. An option agreement is in place to purchase the affordable units on the site and will be entered into once the funding is secured. The scheme has been competitively tendered and is able to start by March 2022, if not sooner. A section 106 is also in place. These properties will be built to the Future Homes Standard

(the new Hastoe Standard) and all of the units will have air source heat pumps, with the aim of using renewable energy sources, to combat climate change.

- 2.6. All units are of a Nationally Described Space Standards. All units are M4 (2), Category 2 for accessibility. All homes will be delivered in one tranche. The rents will be in line with LHA ranging from £165.85 for a 2b/4p bungalow, for a 3b/5p the rent will be £195.46 with service charges included in the rent.
- 2.7. Hastoe Housing Association is an organization that the CPCA have worked with previously, having provided affordable housing on a site at Burwell earlier in the programme. Hastoe is a housing association which specialise in rural sustainable homes. They own and manage over 7,500 high quality homes for affordable rent, shared ownership and lease across the east and west of England, their primary aim is to enable local people to remain within their communities.
- 2.8. The Housing Enabling officer for South Cambridgeshire District Council states the additionality achieved by CPCA funding these 9 units, is very welcome. This will provide much needed housing in an identifiable area of South Cambridgeshire. Being a rural exception site does address local housing need.

Significant Implications

3. Financial Implications

3.1 **Additionality case for Combined Authority Funding**

The proposed scheme offers the following additionality:

By supporting the creation of 9 new homes for shared ownership and affordable rent in South Cambridgeshire the CPCA is enabling delivery of a small wholly affordable scheme that will not be viable without the grant support.

Proposed Condition of Grant Approval

It is proposed that the grant of £545,500 will help with the delivery of 9 additional new homes.

After execution of the grant funding agreement by draw-down of phased grant payments by way of two (2) instalments:

- i. To provide grant draw down, once start on site has been confirmed.
- ii. To provide grant draw down once due to practical completion has been established.

3.2 Supporting this application by providing £545,000 from the current Housing Programme is at an average grant rate of £60.6k per unit.

	Number Schemes Approved	Number of Affordable Units Funded	2021/22 programme CPCA Funding Committed £
Previous Schemes SOS to March 2021 programme	37	733	26,094,770
Previous schemes in Nov 2021	17	1061	42,837,698
Total units lost & monies returned (loss of East Anglian Galvanizing Works scheme)		77	remove funding £3,464,615
Total units lost in 21/22 programme, includes Northminster 38 units & Littleport Ely (loss of 1 unit)		39	remove funding £1,550,500
Remove Werrington Dec 21	-	60	2,622,000
Remove Great Haddon Dec 21 (revised)		58	2,194,333
Total of schemes approved 21-22	11	827	33,006,250
PROPOSED SCHEME FOR JANUARY 2022 COMMITTEE APPROVAL			
GREAT HADDON, OFF LONDON ROAD, YAXLEY, PETERBOROUGH (REVISED)	1	49	1,886,500
LAND AT POTTON END, ELTISLEY	1	9	545,000
Total Affordable Housing Grants if approved by Board	13	885	35,437,750

Affordable
Housing 2021/22
prog AVERAGE
GRANT RATE
PER UNIT
£40,043

TOTAL IF JANUARY 2022 SCHEMES APPROVED	50	1,618	61,532,528
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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 None

6. Appendices

- 6.1 Appendix 1 - Exempt from publication - Business Case including supporting financial, business and commercial evidence.

7. Background Papers

- 7.1 None

