



**CAMBRIDGESHIRE
& PETERBOROUGH
COMBINED AUTHORITY**

Housing and Communities Committee Minutes

Meeting: Monday 14 November 2022

Venue: Civic Suite, Huntingdonshire District Council

Time: 10.10 am - 10.32 am

Present:

Councillor David Ambrose - Smith - East Cambridgeshire District Council
Councillor Alison Whelan - Cambridgeshire County Council
Councillor Lewis Herbert - Chair and Member for Cambridge City Council
Councillor Tom Sanderson - Huntingdonshire District Council
Councillor Chris Boden - Fenland District Council
Councillor Peter Sandford – South Cambridgeshire District Council
Councillor Jackie Allen - Peterborough City Council

Apologies:

Councillor Denise Laws - Fenland District Council
Councillor John Batchelor - South Cambridgeshire District Council

Part 1 - Governance Items

74. Apologies for Absence and Declarations of Interest and Announcements

Apologies received from Councillor Denise Laws, substituted by Councillor Chris Boden and Councillor John Batchelor substituted by Councillor Peter Sandford.

No declarations of interest were made.

75. Minutes of the Housing and Communities Committee meeting on 7 October 2022 and Actions

The minutes of the meeting on 7 October 2022 were approved as an accurate record.

The action log was noted.

76. Public Questions

No public questions were received.

Part 2 – Programme Delivery

77. Digital Connectivity Strategy - Progress Update

The Committee received a report that gave a summary of progress to date in the delivery of the Cambridgeshire and Peterborough Digital Connectivity Strategy for 2021-2025 which was approved by the Housing and Communities Committee in November 2021 and outlined a revised annual budget profile.

It was resolved unanimously to:

- a) Note the progress to date towards the delivery of the agreed Digital Connectivity Strategy.
- b) Recommend to the Combined Authority Board to approve the minor adjustment to the budget profile.

78. Replacement of Bretton Court for Allison Homes and Paston

The Committee considered a report that sought a replacement scheme for Bretton Court for Allison Homes and Paston.

Introducing the report officers updated the Committee on a number of points including:

- Medesham Homes requested a grant in November 2019 to redevelop Bretton Court, Peterborough. The scheme was awarded £1,687,500 and commenced in September 2020 after a COVID lockdown. The site had since remained empty pending further discussions to proceed, and many objections were raised from members of the public. The planning permission was for a permitted development that was for the start and completion of the site within a 3-year period which has now expired in July 2022. Medesham Homes had now informed the CPCPA that they were no longer proceeding with this site.
- The CPCPA were approached by one of its partner organisations to provide 46 units at different sites with current housebuilders, Allison Homes (previously of Larkfleet) and Keepmoat, who were across the CPCPA region. This would utilise the remaining grant and some additional clawback received within the affordable housing programme to provide a further 46 units to raise the final total of the Affordable housing Programme to 1457 units.

It was resolved unanimously to:

- a) Note the previous Affordable Housing programme 2017-2021, whereby grant was awarded to Bretton Court, Peterborough, has failed to proceed due to the planning permission expiring. The CPCA has been informed that the project would not fully start with construction and completion in the given time noted in the GFA.
- b) Approve the use of the balance of the funds of £1,477,500 (from £1,687,500 funding from Bretton Court) remaining plus additional clawback for the substitution of units at Allison Homes site and Keepmoat site Paston, to acquire 46 shared ownership.

79. Changes of Control from PIP Northminster to CKH

The Committee received a report that outlined the changes of control from PIP Northminster to CKH.

Introducing the report officers updated the Committee on a number of points including:

- The PIP Northminster project was presented to Housing and Communities Committee in June 2021, and received full approval from Housing and Communities Committee, for a “Build to rent” project, providing 315 new homes. The project was now being completed by CKH.
- The start on site was declared at the end of March 2022, and grant money of just over approximately 38% of the agreed £12.5m was paid in April 2022. The first grant amount paid was approximately £4.7m.

It was resolved to:

- a) Note that CKH has bought the PIP Northminster Limited, and all liabilities have been transferred to CKH, to allow the project to continue to completion. Start on site has already been declared, in March 2022. A Deed of Covenant has been agreed with CKH, to acknowledge the transfer and grant funding awarded by the CPCA
- b) Note a Deed of Novation, referring to the change of provider will be completed in due course.

80. Affordable Housing Programme – Update on Implementation

The Committee considered a report that updated members on the progress of affordable housing programme.

In discussing the report members:

- Queried how the current changes in the housing market might affect completion dates and whether there would be any issues in terms of viability. The Director of

Housing and Development stated that there had been a slight slow down in construction build out and the CA had not received the number of claims that they had expected. He stated that there was an expectation that there would be a dip in housing process in the next 12-18 months and that it may be more challenging in terms of viability but this did not mean that it would be impossible to deliver.

It was resolved to:

- a) Note the Report and the change to tenure mix with Places For People on the scheme at Middlemoor Road, Ramsey and the change to the delivery partner with Sage on the scheme at Wisbech Road, March.

81. Housing Loans Update Report

The Committee received a report that gave an update on the current position concerning receipt of loan repayments that were required to fund the 2021-2022 Affordable Housing Programme.

Introducing the report the Director of Housing and Development updated the Committee on a number of points including:

- The status of the loan on the former MoD site project at Ely with ECTC was reported at Section 3 of the report and the CA continued to receive payments against the loan
- The project monitoring report for West End Gardens, Haddenham forecast repayment of the loan by ECTC before March 2023. All except one plot had been reserved at prices above originally anticipated values and the development was expected to have a positive financial outturn for the developer. Repayments continued to be received and full repayment with interest was expected around the end of January 2023.
- The project at Histon Mews, Cambridge was progressing. The independent monitor suggested the project should complete around April 23.

It was resolved:

Note the current position in respect of outstanding loan repayments required to fund the 2021-2022 Affordable Housing Programme.

82. Housing and Communities Committee Agenda Plan

It was resolved to note the agenda plan.

Part 3 – Date of the next meeting

83. The Chair explained that this would be their last meeting as Chair of the Committee. Members thanked the Chair for service over the last 18 months.

It was resolved to:

Note the date of the next meeting as 16 January 2023