



Environment & Sustainable Communities Committee

29 January 2025

Title:	Update on the Affordable Housing Programme
Report of:	Azma Ahmad-Pearce – Programme Manager
Lead Member:	Councillor Bridget Smith, Lead Member for Environment & Sustainable Communities
Public Report:	No
Key Decision:	No
Voting Arrangements:	No vote required

Recommendations:

A	The Environment and Sustainable Communities Committee is asked to <u>note</u> the update in this report
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Strategic Objective(s):

The proposals within this report fit under the following strategic objective(s):

1	Achieving good growth – providing the 1400+ homes as agreed by the CPCA in the area of the Combined Authority.
2	Enabling resilient communities – providing suitable housing and ensuring communities are robust

1. Purpose

1.1	This report is to update Environment & Sustainability Communities Committee members on the progress of the previous affordable housing programme from 2017-2022. Programme completion is now anticipated by the end of 2025.
1.2	380 units are yet to be delivered. 1066 new homes over all sites have been successfully completed and occupied. The current total of units to be delivered will now be 1446.

2. Proposal

2.1	To update the members on the progress of the Affordable Housing Programme; providing them with the progress of the sites in the programme.
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3. Background

3.1	<p>The Affordable Housing programme started in 2017; the objective of the programme was to deliver 2000 homes.</p> <p>All sites have been visited at least once by the Housing Programme Manager, as part of her monitoring of this programme.</p> <p>The majority of the remaining sites are expected to deliver units by March 2025.</p> <p>Assuming completion as per forecast the Programme is nearly fully allocated, with a small amount available from clawbacks/change in sites. A separate report on the Agenda has a proposal to commit that funding for delivery by March 2025.</p>
3.2	<p>Cross Keys Homes, Peterborough</p> <p><u>British Sugar Way, Peterborough:</u></p> <p>The last 15 homes of 70 units have completed at the end of November 2024. The grant has been paid accordingly.</p> <p><u>Stanground</u></p> <p>The site is near completion and will be handed over by March 2025.</p> <p><u>Northminster – Block A</u></p> <p>131 properties have been completed and have been well received by the new tenants.</p> <p><u>Northminster Blocks B and C</u></p> <p>Are due to complete in the next few months.</p>
3.3	<p>Wisbech Road, March with Sage Housing</p> <p>This site progress is improving now, with services in - power such as electricity and with the heating on, drying doors, skirting board etc. 14 shared ownership units at the entrance of the site completed in December and were occupied before Christmas. The anticipated time to complete the whole development is June/July 25.</p>
3.4	<p>Heylo - Roman Fields, Peterborough</p> <p>Heylo have completed site sales on Roman Fields from the original Larkfleet sites.</p> <p>There is proposal for a final tranche of units to come in the Affordable Housing Programme. From Heylo. This is in a separate Agenda item.</p>

4. Appendices

4.1	<p>Appendix 1: Affordable Housing Programme – Approved and Started on Site Schemes period up to March 2021.</p> <p>Appendix 2: Affordable Housing Programme – Approved and Started on Site Schemes period April 2021 to March 2022.</p>
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5. Implications

Financial Implications

5.1	All grant funding is allocated, with the exception of £231,150 arising from clawback and underspend.
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Legal Implications	
6.1	There are no direct legal implications arising from this report.
Public Health Implications	
7.1	There are no known public health implications.
Environmental & Climate Change Implications	
8.1	There are no new Environmental or Climate change implications.
Other Significant Implications	
9.1	None
Background Papers	
10.1	None