



Environment & Sustainable Communities Committee

31 July 2024

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

Recommendations:

A	The Environment and Sustainable Communities Committee is asked to note 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 (Cambridgeshire and Peterborough Combined Authority) and providers.
2	Enabling resilient communities – providing suitable housing and ensuring communities are robust

1. Purpose

1.1	This report is to update the Environment & Sustainability Communities Committee members on the progress of the affordable housing programme. This is an ongoing project which is coming to the end. Completions are now anticipated by the end of 2025.
1.2	898 new homes over several sites have been successfully completed and occupied. A further 535 units are yet to be delivered. The current total of units to be delivered will be 1436, pending an outcome on the delivery of one site.

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. All sites have been visited at least once by the Housing Programme Manager, as part of her monitoring of this 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 houses by 31 March 2022; this is currently confirmed as 719 units to be delivered in the first part of the programme and 717 units in the second part of the programme.</p>
3.2	<p>Heylo have successfully delivered 45 units of the 46 units at 2 sites: their Phase 2 Keepmoat (29) and Allison Homes (16) site, with majority units sold and completed at the end of March 2024. Only 1 unit is outstanding at Roman Fields and is under offer and due to complete for Summer 2024.</p> <p>A further 6 units were completed on the Larkfleet sites at the end of March 2024, and they have been successful delivered as shared ownership homes.</p>
3.3	<p>Heylo had to withdraw from the Vistry proposal due to the new commercial terms.</p> <p>Heylo have provided CPCA with 12 units with one of their other providers in Allison Homes. CPCA have been assured these units will be available, on the updated terms, as a replacement. All the units are in Peterborough. Peterborough is supportive of these units coming forward to their area.</p>
3.4	<p>The event that was to be on 27 March 2024, at Wisbech Road, March site (now to be renamed Woodgate Park, Wisbech Road, March) has been delayed. It is a launch event of the site, a site tour, and a photo opportunity and this has been rescheduled for later in the year.</p> <p>Progress reports on this site has shown it is behind schedule and that completion is into next year, due to weather issues.</p>
3.5	<p>For the Committee's awareness, since our previous meetings in March 2023, there has been a delay in Sage Housing completing the novation of their GFA due to market conditions and finalising the deal with an incoming equity investor which took longer than expected.</p> <p>This was expected to have concluded in the spring 2023 but completed in March 2024.</p> <p>Sage Homes updated CPCA that they were happy to have signed the Deed of Novation from Sage Housing which would now be delivered through Sage Shared Ownership Housing, a company within the Sage Housing Umbrella company. All liabilities and assets will remain the same.</p>
3.6	<p>Cross Keys Homes (CKH) -2 sites: Perkins Phase 2 and British Sugar Way, were severely delayed by contractual disputes but now they are partially handed over.</p> <p>Perkins Phase 2 completed at the end of May 2024/early June 24.</p> <p>British Sugar Way was given "partially possession," but still requires further snagging work before ready for handover. Anticipated date of handover is 30 September 2024.</p> <p>CPCA and CKH are near finalising the Stanground new GFA as the funds from the Garages site goes to Stanground to help fund the site completion.</p> <p>The proposed Garages site has hit many difficulties, and the projected delivery is too far into the future to be considered as part of this Affordable Housing Programme. CKH will look at other options to provide the necessary homes with the funding. There is the possibility of providing an alternative site with funds and CKH and CPCA are working through this option.</p> <p>Northminster is still achieving internal works rapidly, floor by floor, after the successful "Topping Up Ceremony" at the end of February 2024. Completions are anticipated to be the end of the financial year.</p> <p>Great Haddon site is anticipated to complete in June 2026, the units will be delivered in June 2025, but it is reliant on road construction to the development to allow the units to be completed and handed over.</p>

4. Appendices

4.1	Appendix A. Affordable Housing Programme - Approved and Started on Site Schemes period up to March 2021.
4.2	Appendix B. Affordable Housing Programme – Approved and Started on Site Schemes period April 2021 to March 2022.

5. Implications

Financial Implications

5.1 All grant funding is allocated.

Legal Implications

5.2 There are no new legal implications.

Public Health Implications

5.3 There are no known public health implications.

Environmental & Climate Change Implications

5.4 There are no new Environmental or Climate change implications.

Other Significant Implications

5.5 None

Background Papers

5.6 None