

Housing Programme

January 2019

The Mayor and the Combined Authority are committed to increasing the number of new homes built in Cambridgeshire and Peterborough to meet the needs of a growing economy and address issues of affordability. To enable this, we have a funding pot of £170 million from Government to invest in housing and development by March 2022.

We are looking to work with developers, housebuilders, housing associations, Community Land Trusts and other partners across Cambridgeshire and Peterborough to help us achieve this.

In September 2018, the Combined Authority Board approved a Housing Strategy which sets out a variety of ways in which the Authority and partners can use their funding and powers to unlock stalled developments and accelerate delivery of new housing.

A flexible multi toolkit approach



What is being delivered so far?

Investment in new Affordable Homes

Just under £9 million grant has been approved by the CA Board to deliver 15 schemes to date, with a further £31 million approved as loan investment which will be repaid to the programme and establishes a recycling fund.

122 homes have Started on Site to date.

The first 8 affordable homes funded via the Combined Authority's programme were completed in August 2018 and were delivered by Palace Green Homes as part of a Community Land Trust scheme at The Shade, Soham, East Cambridgeshire
https://www.palacegreenhomes.co.uk/the-shade-soham/news_feed/funding-from-cpca-sees-palace-green-homes-first-clt-led-development-complete

How to get involved

The CA's Housing and Development Team is keen to explore 'toolbox' opportunities to partner with developers, housebuilders and housing providers to deliver new affordable homes in Cambridgeshire and Peterborough.

Examples of how we can work accelerate housing might include;

- investing to de-risk contaminated sites
- enabling infrastructure and access
- partnering to purchase land or buildings suitable for development
- entering into Joint Ventures
- providing guarantees or equity/loan
- increasing the number of affordable homes to be delivered above agreed planning levels.

We are currently looking at opportunities which will provide new homes across the whole of the Cambridgeshire and Peterborough area.

Please contact the team for a discussion in the first instance.

Apply for grant funding from the Housing Programme

The Combined Authority can invest in a variety of ways as set out in the toolkit approach and Housing Strategy, provided schemes will start on site by 31 March 2022.

Grant applicants will be required to complete a straightforward application form and provide a Business Case, including a full scheme appraisal. Schemes are subject to Due Diligence and decisions will be made by the Combined Authority Board which meets on a regular basis.

Contacts

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PLEASE NOTE: Registered Providers are currently unable to use grant funding from the Combined Authority's programme to deliver new homes for Affordable Rent. The Authority is working with Government to put new legislation in place to resolve this asap. In the meantime we still encourage grant funding applications for whole or component parts of schemes, delivering homes for Shared Ownership and Social Rent.

For an initial discussion regarding your scheme please contact the Housing and Development team.

Cambridge City Affordable Housing Programme

Cambridge City Council is using £70 million of Devolution funding alongside its housing revenue budget to deliver new homes for rent, through the Cambridge Investment Partnership. The council is committed to delivering 500 new affordable homes as part of the programme.

Details of the £70 million programme can be found within the CPCA programme update to Cambridge City Council Housing Scrutiny Committee January 2019
<https://democracy.cambridge.gov.uk/documents/s44838/2019%2001%2016%20HSC%20programme%20report%20Final%20CF%20RL%20comments%202%20v3.pdf>

For queries specific to the City Council's programme, please contact

Claire Flowers, Head of Housing Development Agency

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How to follow the Programmes' Progress

Performance updates on the two housing programmes are provided to the Combined Authority's Housing and New Communities Committee on a quarterly basis – papers from 21 November can be found at <http://cambridgeshirepeterborough-ca.gov.uk/meetings/housing-and-communities-committee/?date=2018-11-21>

The next Housing and New Communities Committee will take place on 6th February 2019. Papers are published a week before meetings.

Background Information

A Plain English Guide to Devolution Cambridgeshire and Peterborough, DCLG 2017
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/608527/Plain_English_Guides_to_Devolution_Cam_and_Peter.PDF

The Cambridgeshire and Peterborough Devolution Deal

<https://www.gov.uk/government/publications/cambridgeshire-and-peterborough-devolution-deal>