



CAMBRIDGESHIRE & PETERBOROUGH
COMBINED AUTHORITY

CPCA Affordable Housing Programme

May 2019

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£100m Affordable Housing Programme

- 2000 Starts on Site by March 2022
- £6m grant and £30.9m loan allocated to date to deliver 756 new affordable homes
- Can fund all types and tenures provided supported by planning – legislation to enable CPCA to fund Affordable Rent in force April 2019
- Will assist with viability to increase affordable homes
- Will fund on or off-site infrastructure, subject to State Aids
- Keen to support MMoC / off-site manufacture, SME builder/developers and community-led development

Housing Strategy – The Toolkit

A flexible multi-toolkit approach



The Shade, Soham East Cambridgeshire

- £120,000 CPCA grant allocated to deliver 8 affordable homes
- Delivered by Palace Green Homes as part of Thrift Soham's Community Land Trust scheme
- Started on Site July 2017, Completed August 2018
- Further information <https://bit.ly/2PEPwYY>



Poppy Close, Littleport, East Cambridgeshire

- £97,500 CPCA grant allocated to deliver 5 shared ownership homes, alongside 9 for Affordable Rent funded through Homes England
- Delivered by Cambridge Housing Society
- Started on Site August 2017, Completed October 2018



West End Gardens, Haddenham East Cambridgeshire

- £6.5 million loan facility to East Cambs Trading Company (ECTC)
- 54 homes to be delivered by Palace Green Homes as part of Community Land Trust scheme, of which 19 will be affordable
- Starting on Site late Spring 2019



East Cambs
Trading CO. Ltd

Palace Green
HOMES

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Ely MOD Housing, East Cambridgeshire

- £24.4 million loan facility to East Cambs Trading Company (ECTC) to be repaid by end 2020
- Will enable the redevelopment MOD houses to deliver 92 new homes including 15 affordable homes
- Will be delivered by Palace Green Homes
- SoS Summer 2019



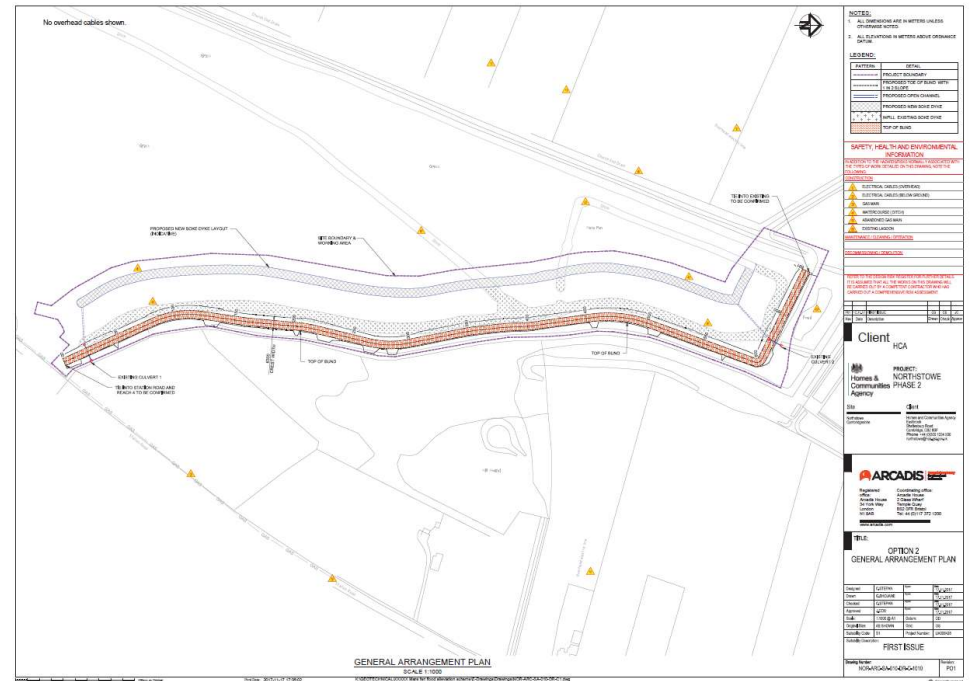
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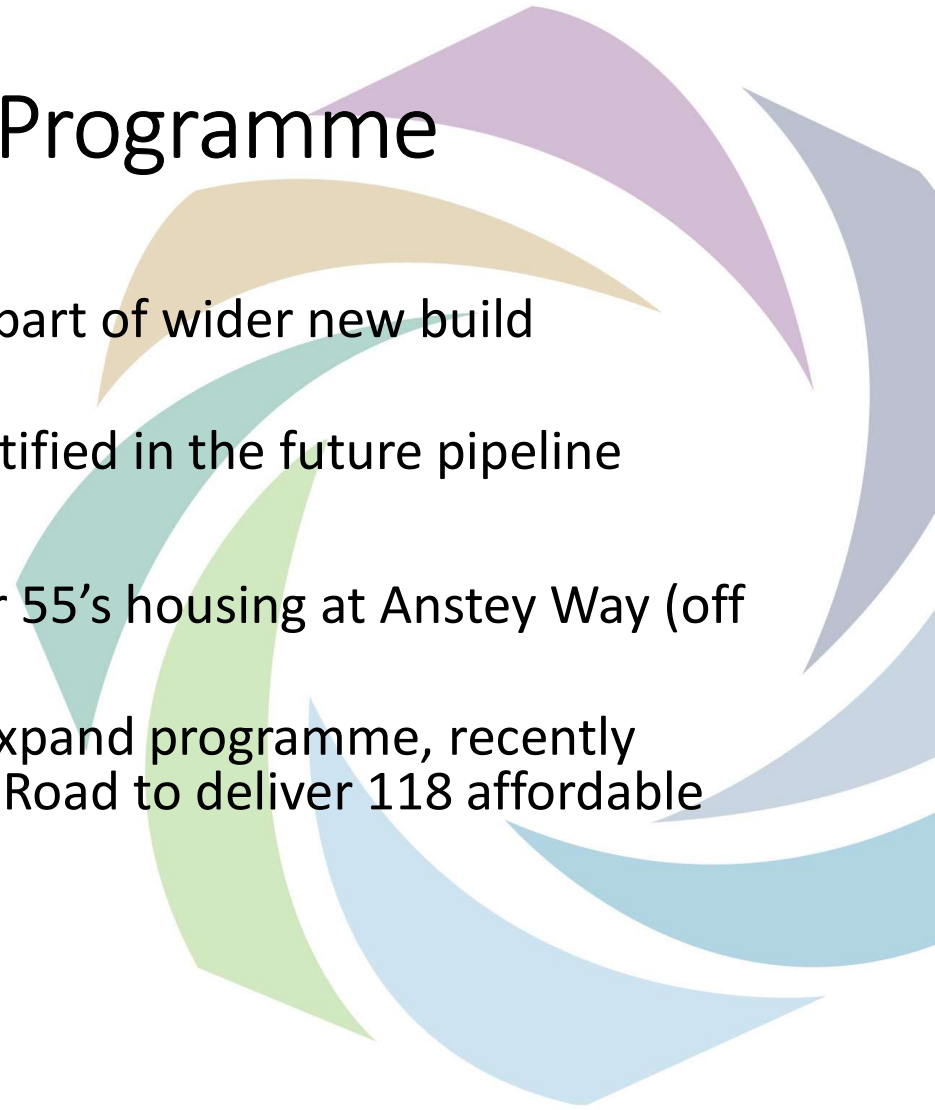
Mare Fen, South Cambridgeshire

- £763,934 infrastructure grant to Homes England approved March 2018
- Infrastructure improvements preventing flood risk will enable planning consent for Northstowe Phase 2 to be implemented unlocking 3,500 new homes including 1,750 affordable homes
- 540 of these will start on site by 2022
- SoS (infrastructure) Autumn 2019, completion October 2020



Cambridge City New Build Programme

- £70 million from Devolution funding
- 535 affordable homes for Council Rent as part of wider new build programme
- An additional 277+ homes have been identified in the future pipeline
- Two homes completed at Uphall Road
- 134 homes started on site – including over 55's housing at Anstey Way (off Trumpington Road) and Mill Road Phase 1
- Will purchase sites from open market to expand programme, recently bought former Ridgeons site on Cromwell Road to deliver 118 affordable homes plus market housing



Mill Road Phase 1

- 182 new homes
- 50% council rent, 50% market sale
- Estimated completion September 2021
- Connects to Chisholm cycling trail
- Retention of heritage gatehouse
- Phase 2 - additional 50 homes adjoining the site - currently in planning stage.



Cromwell Road

- 295 new homes proposed
- 40% Council rented (118 homes)
- New open space
- Planning consultation taking place December 2018
- Subject to planning, indicative start on site January 2020



£100m Affordable Housing Programme

When to talk to CPCA

- You have had some feedback from planning authority, but not necessarily had consent yet
- You have a good idea of costs / viability
- There is a desire to increase number of affordable units on the scheme, and these have not yet started
- You are considering a larger / longer-term scheme which is unlikely to be completed by March 2022
- You are considering something innovative / unusual and would like to discuss your ideas.

Further information / Get in touch

- <http://cambridgeshirepeterborough-ca.gov.uk/about-us/programmes/housing/#Housing>
- housing@cambridgeshirepeterborough-ca.gov.uk
- 01480 277180