



Officer Decision No.:	ODN87-2018
<b>DECISION TITLE:</b>  <b>£100m Affordable Housing Programme</b>  <b>Variation of Scheme – Back Lane, Littleport, Cambridge Housing Society</b>	
<b>NAME OF OFFICER/MAYOR EXERCISING DELEGATED POWERS:</b>  <b>KIM SAWYER, INTERIM CHIEF EXECUTIVE</b>	
<b>DATE OF OFFICER DECISION:</b> <b>28 November 2018</b>	

Responsible Director/Mayor:	<b>Roger Thompson, Director of Housing and Development</b>
Report Author and contact details:	<i>Alex Francis, Programme Manager Affordable Housing</i> <a href="mailto:Alex.francis@cambridgeshirepeterborough-ca.gov.uk">Alex.francis@cambridgeshirepeterborough-ca.gov.uk</a> 07715 665495
Is it a key decision?	NO
Is this a public report? If a key decision, it will be a public report and will be published on the CA website.	NO
<b>KEY DECISIONS ONLY</b>	
Insert forward plan ref number	N/A
Date when Mayor intend to make decision.	N/A
Date report published on the website	N/A
Implementation Date	N/A
Does the report have any annex that contains exempt information?	N/A



<p>Decision taken</p>	<p><i>Please provide the exact details of the decision taken.</i></p> <p>The Interim Chief Executive agreed to</p> <p>(a) Vary the terms of funding for the following scheme “Back Lane, Littleport, East Cambridgeshire” being delivered by Cambridge Housing Society.</p> <p>Specifically to change the number and tenure of units funded to 5 homes for Shared Ownership only, for a total grant of £97,500</p> <p>within the CPCA Affordable Housing Programme with effect from the date of decision.</p> <p>No other aspects of the scheme or agreement to change.</p>
<p>Authorisation (<i>delete as appropriate</i>)</p>	<p>This decision has been taken under: Delegated authority to the Chief Executive from the CA Board dated the 26<sup>th</sup> July 2018 (See below)</p>
<p>Background Information</p>	<p>Littleport was approved as one of the first group of ‘Quick Win’ schemes within the £100 million Affordable Housing Programme on 26 July 2017, and a funding agreement was signed on 8<sup>th</sup> May 2018.</p> <p><i>The Board meeting resolved to: ‘Delegate authority to the Chief Executive, in consultation with the Portfolio Holders of the Delivery Group to approve the release of grant funding on application for draw down of the funds by the providers and take all necessary steps to ensure delivery of the affordable housing schemes’.</i></p> <p>The CA agreed to provide grant of £475,000 for 5 Shared Ownership and 11 Affordable Rent units as set out below:</p>



### Schedule 1 The Project

11 Affordable Rent Dwellings consisting of:

- 8 x 2 bed 4 person houses
- 2 x 3 bed 5 person houses
- 1 x 4 bed 6 person houses

5 Shared Ownership Dwellings consisting of:

- 4 x 2 bed 4 person houses
- 1 x 3 bed 5 person houses

The scheme started on site in August 2017.

Acquisition and Start on Site were claimed in Summer 2018 once the funding agreement was signed. A total of £332,500 has been paid to the provider to date, with £142,500 remaining payable at Practical Completion.

In Autumn 2018 it became apparent that under existing legislation, providers were not able to use the Combined Authority funding to deliver homes for Affordable Rent. The Housing and Development Team has explored a number of options with housing providers impacted by this issue.

In the case of this scheme the units are now practically complete and the contractor is keen to hand them over to the provider. The Affordable Rent units have been advertised as such and many allocated to families in East Cambridgeshire. For this reason the 11 AR units must remain as such, and the provider has asked to remove them from the CA's programme and seek grant from Homes England instead. The CA can retain the 5 Shared Ownership units, at reduced grant of £97,500.


Alternative options considered.

A change of tenure balance was explored, increasing the number of Shared Ownership units however the provider was reluctant to increase exposure to the sales market at the current time.

The units in question had already been marketed to prospective tenants as Affordable Rent – changing tenure would mean these people would have to find housing elsewhere. This was not acceptable to either the provider or the CA.



Financial Implications	<p>The provider will repay the difference between the new grant total (£97,500) and amount paid to date (£332,500) being £235,000, with no further grant payable. There is no risk to the CA of non-delivery as the units are practically complete and the provider is required to provide evidence to the CA of their completion.</p> <p>£377,500 grant allocation will be returned to the Affordable Housing Programme and be available for allocation to new scheme(s).</p>	
Consultation	List any relevant consultation undertaken in relation to the decision. For example portfolio holders, other Chief Officers.	Name and Date approved (or indicate if not applicable) –
	Chief Executive	Kim Sawyer
	Responsible Director/Chief Officer	Roger Thompson, Housing and Development Director 27/11/18
	Monitoring Officer	Patrick Arran, Interim Monitoring Officer 27/11/18
	S73	Noel O'Neill 05/12/18
	Portfolio Holder	Clr Charles Roberts
	Other	Peter Geach 28/11/18
Declarations / Conflicts of Interests (only if the decision falls under the 'Express Authorisation' category)	<i>List the names of any member who has been consulted on and</i>	
Supporting documentation		

<b>Officer/Mayor signature</b>	Kim Sawyer, Interim Chief Executive 	<b>Date</b> 07/12/2018
<p><b>Once signed please file in the electronic file Documents/Governance/ office decision notice and enter details in the register.</b></p> <p><b>If a public report, pass to Democratic Services and we will arrange publication.</b></p>		