



Officer Decision No.:	ODN90-2018
<b>DECISION TITLE:</b>  <b>£100m Affordable Housing Programme</b>  <b>Scheme Withdrawal – Offord D’Arcy Phase 1, St Neots, Huntingdonshire, Cross Keys Homes Limited</b>	
<b>NAME OF OFFICER/MAYOR EXERCISING DELEGATED POWERS:</b>  <b>KIM SAWYER, INTERIM CHIEF EXECUTIVE</b>	
<b>DATE OF OFFICER DECISION:</b> <b>18 DECEMBER 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



Decision taken	<p>The Interim Chief Executive agreed to</p> <p>(a) Terminate the grant agreement in respect of the following scheme</p> <p><b>“Offord D’Arcy Phase 1, Paxton Road, Hunts” being delivered by Cross Keys Homes Limited</b></p> <p>and withdraw the scheme from the CPCA Affordable Housing Programme with effect from the date of decision.</p>
Authorisation ( <i>delete as appropriate</i> )	<p>This decision has been taken under:</p> <p>Delegation to the Chief Executive from CA Board on the 26<sup>th</sup> July 2017 (See below)</p>
Background Information	<p>Offord D’Arcy Phase 1 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 £300,000 for 10 Affordable Rent units as set out below:</p> <p style="text-align: center;"><b>Schedule 1 The Project</b></p> <p>10 Affordable Rent Dwellings consisting of:</p> <ul style="list-style-type: none"><li>• 3 x 1 bed 2 person bungalows</li><li>• 2 x 2 bed 3 person bungalows</li><li>• 2 x 2 bed 4 person houses</li><li>• 1 x 3 bed 5 person houses</li></ul> <p>The scheme started on site in January 2018.</p> <p>Acquisition and Start on Site were claimed in Summer 2018 once</p>

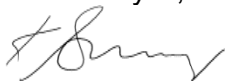


	<p>the funding agreement was signed. A total of £210,000 has been paid to the provider to date, with £90,000 remaining payable at Practical Completion.</p> <p>In Autumn 2018 it became apparent that under existing legislation, providers were not able to use the Combined Authority funding to deliver homes for Affordable Rent. The Housing and Development Team has explored options with housing providers impacted by this issue.</p> <p>In the case of this scheme, the units will be practically complete from January onwards and the provider needs to allocate them to tenants for rent.</p> <p>The provider has therefore asked to withdraw the 10 Affordable Rent units from the CA's programme and submit them to Homes England for funding instead. The funding agreement with the CA will then be terminated.</p>	
Alternative options considered.	A change of tenure balance was explored, increasing the number of Shared Ownership units however the scheme already has a significant number of SO units funded by Homes England.	
Financial Implications	The provider has been paid £210,000 in respect of this scheme to date. This will be returned to the Affordable Housing Programme and the total grant £300,000 will be available for allocation to new scheme(s).	
Consultation	<p><i>List any relevant consultation undertaken in relation to the decision.</i> <i>For example portfolio holders, other Chief Officers.</i></p> <p><i>Chief Executive</i></p> <p><i>Responsible Director/Chief Officer</i></p> <p><i>Monitoring Officer</i></p> <p><i>S73</i></p> <p><i>Portfolio Holder</i></p> <p><i>Other</i></p>	<p><i>Name and Date approved (or indicate if not applicable) –</i></p> <p></p> <p>Roger Thompson, Housing and Development Director 05/12/18</p> <p>Patrick Arran, Interim Monitoring Officer 13/12/18</p> <p>Noel O Neill 13/12/2018</p> <p>Cllr Charles Roberts</p> <p>Peter Geach 11/1218</p>
Declarations / Conflicts		



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

of Interests (only if the decision falls under the 'Express Authorisation' category)	
Supporting documentation	

<b>Officer/Mayor signature</b>	Kim Sawyer, Interim Chief Executive 	<b>Date</b> 18/12/2018
Once signed please file in the electronic file Documents/Governance/ office decision notice and enter details in the register. If a public report, pass to Democratic Services and we will arrange publication.		