



Officer Decision No.:	ODN91-2018
DECISION TITLE: £100m Affordable Housing Programme Scheme Withdrawal – Offord D’Arcy Phase 2, St Neots, Huntingdonshire, Cross Keys Homes Limited	
NAME OF OFFICER/MAYOR EXERCISING DELEGATED POWERS: KIM SAWYER, INTERIM CHIEF EXECUTIVE	
DATE OF OFFICER DECISION: 18 DECEMBER 2018	

Responsible Director/Mayor:	Roger Thompson, Director of Housing and Development
Report Author and contact details:	<i>Alex Francis, Programme Manager Affordable Housing</i> Alex.francis@cambridgeshirepeterborough-ca.gov.uk 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
KEY DECISIONS ONLY	
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>“Offord D’Arcy Phase 2, Paxton Road, Hunts” being delivered by Cross Keys Homes Limited</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 26th July 2017 (See below)</p>
Background Information	<p>Offord D’Arcy Phase 2 was approved for grant from the £100 million Affordable Housing Programme on 28th March 2018, and the funding agreement was signed on 8th May 2018.</p> <p>The CA agreed to provide grant of £273,000 for 7 Affordable Rent units as set out below:</p> <p style="text-align: center;">Schedule 1 The Project</p> <p>7 Affordable Rent Dwellings consisting of:</p> <ul style="list-style-type: none">• 4 x 3 bed 5 person houses• 3 x 4 bed 6 person houses <p>The scheme started on site in January 2018.</p> <p>Acquisition and Start on Site were claimed in Summer 2018 once the funding agreement was signed. A total of £191,100 has been paid to the provider to date, with £81,900 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</p>



	<p>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 7 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 £191,100 in respect of this scheme to date. This will be returned to the Affordable Housing Programme and the total grant £273,000 will be available for allocation to new scheme(s).	
Consultation	<p><i>List any relevant consultation undertaken in relation to the decision. 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 of Interests (only if the decision falls under the 'Express Authorisation' category)		
Supporting documentation		



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

Officer/Mayor signature	Kim Sawyer, Interim Chief Executive 	Date 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.		