



# Homes for Cambridgeshire and Peterborough

Housing associations delivering in partnership



# HOMESFOR CAMBRIDGESHIRE & PETERBOROUGH



Delivering in partnership with the Combined Authority



Supported by

**NATIONAL  
HOUSING  
FEDERATION**

# Who are we?

Homes for Cambridgeshire and Peterborough is the name of the group of housing associations that are working together with the Cambridgeshire and Peterborough Combined Authority to significantly increase the number of affordable homes in Cambridgeshire and Peterborough and promote long-term investment in local communities.

Housing associations together own and manage nearly 50,000 homes in Cambridgeshire and Peterborough area. One in 13 households lives in a housing association home.

Every year, we add £100m to the local economy and support over 1000 jobs.

Homes for Cambridgeshire and Peterborough provides a single voice for the housing association sector in its engagement with the Combined Authority. Our activities are co-ordinated through a strategic board, supported by two sub-groups focusing on investment and delivery, and community investment.

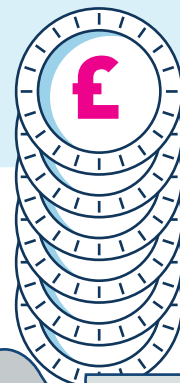
## Our ambition

Our ambition is to build **40,000** additional affordable homes in Cambridgeshire and Peterborough over the next 20 years. This represents an investment of approximately **£4bn**.

We will start by working with the Combined Authority to build at least 2,000 additional affordable homes by 2021. With the right conditions in place, this could increase to up to 10,000 homes.

# £100m

Every year, we add **£100m** to the local economy.



# 1,000

Every year we support more than **1,000** jobs.





## DELIVERING THE HOMES WE NEED

In the last year alone, housing associations delivered **more than a quarter (26%)** of the homes needed in the Cambridgeshire and Peterborough Combined Authority area.

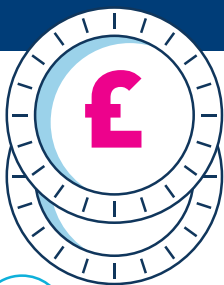
26%



## ECONOMIC DRIVERS

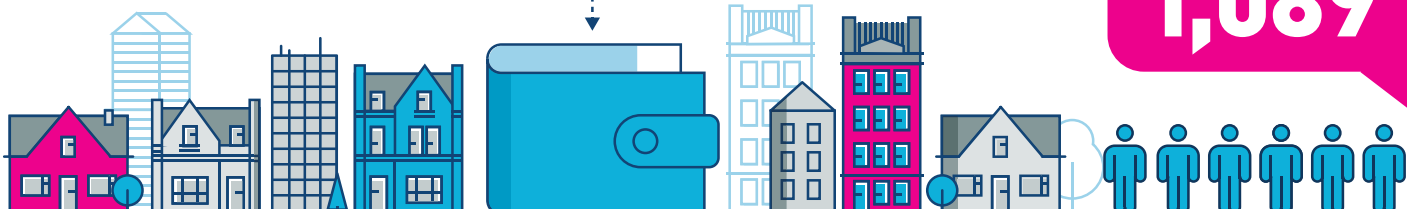
£100m

In total, housing associations add almost **£100m<sup>1</sup>** to the local economy every year.



Housing associations also support **1,089** full-time equivalent jobs annually.

1,089



## IMPROVING AND SUPPORTING THE COMMUNITY

### Delivering and promoting social activities

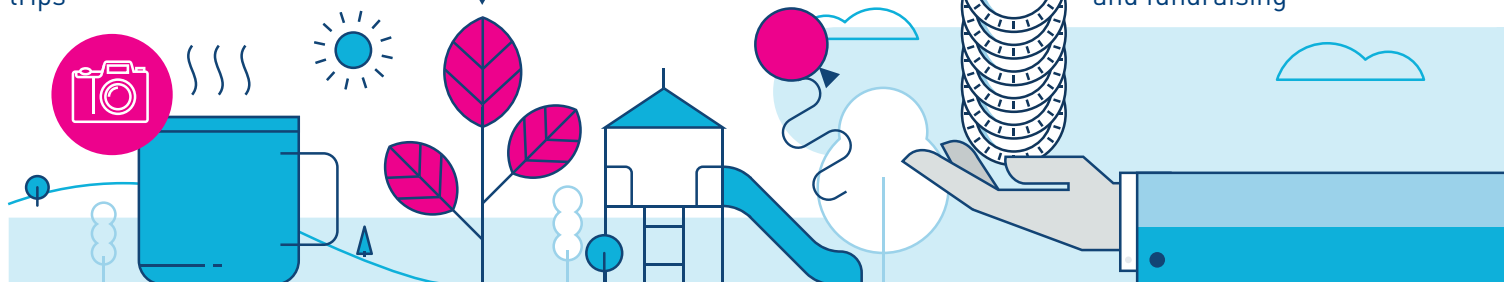
e.g. coffee mornings, lunch clubs, knitting clubs, photography clubs and trips

### Improving the physical environment

e.g. playground upgrades and green space projects including food growing

### Supporting charities and community groups

through volunteering schemes, commissioning services, providing grants and fundraising



Figures from National Housing Federation social impact survey, 2017

15 National Housing Federation members were asked to provide a range of information on community and social activities delivered by their organisation in the 2016/17 financial year, and 13 responded. Combined, these 13 housing associations manage more than two thirds (67%) of housing association stock in the Cambridgeshire and Peterborough Combined Authority area. All responding organisations provide general needs housing, 11 provide housing for older people and 10 provide supported housing. The findings of this questionnaire cannot give a complete view of the work of housing associations in the Combined Authority area, but they do offer an illustrative insight.

## SUPPORTING THE UK ECONOMY

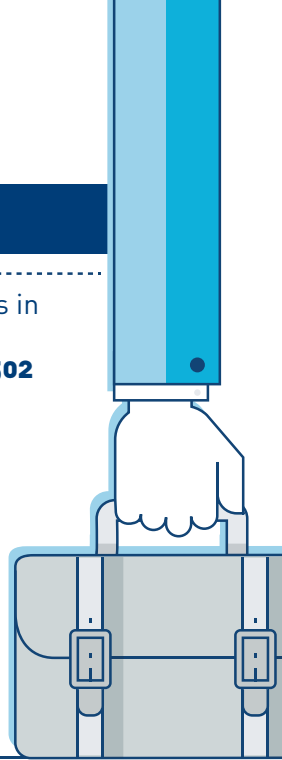
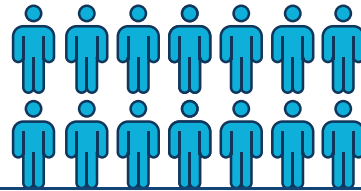
Housing associations operating in the Combined Authority Area add almost **£250m<sup>2</sup>** to the UK economy and support **2,349** full-time equivalent jobs annually.

**£250m**



In 2016/17, housing associations in the Combined Authority area directly provided more than **7,502** jobs and **35** apprenticeships.

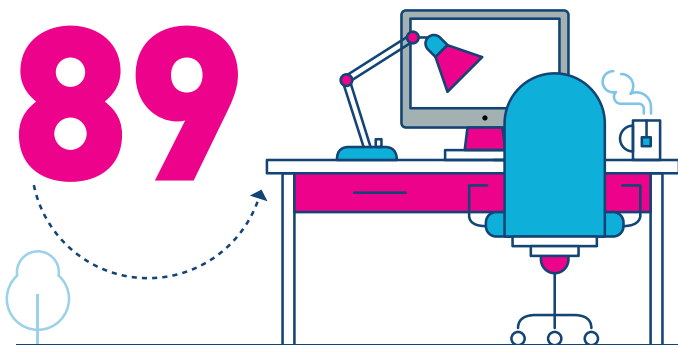
**7,502**



## COMMUNITY INVESTMENT

In 2016/17, **89** unemployed housing association tenants found work with employment support from their housing association.

**89**



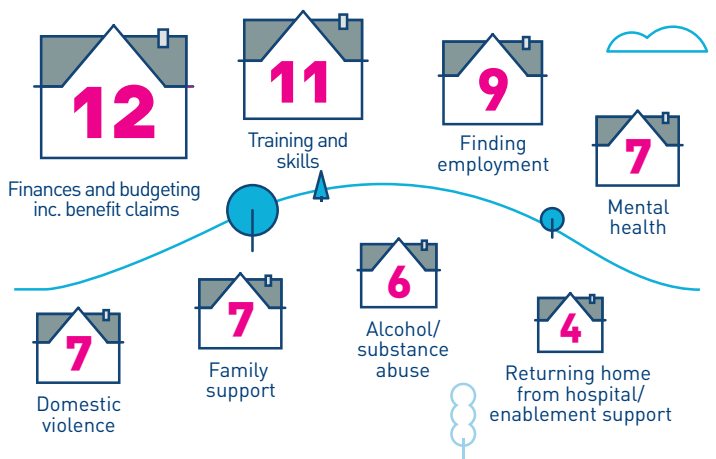
In 2016/17, housing associations carried out around **600** adaptations in the Combined Authority area.

**600**



## SUPPORTING THE COMMUNITY

Number of housing associations providing support:

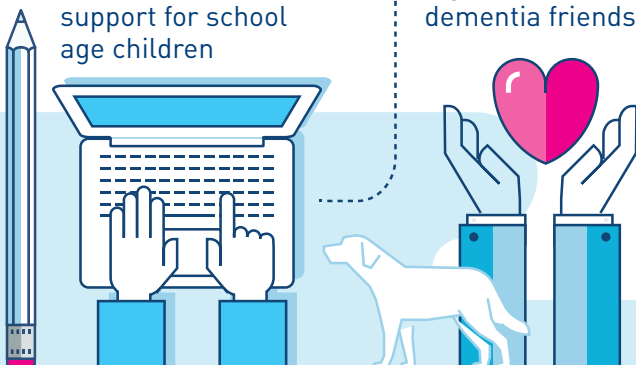


### Providing educational opportunities for tenants

IT classes, additional support for school age children

### Improving health and wellbeing

e.g. animal therapy, dementia friends.



1 Actual figure £98,995,934

2 Actual figure £249,065,577

## Case study: Delivering in partnership for new communities

# Northstowe (bpha)

Sitting just to the North of Cambridge amongst neighbouring villages is Northstowe, a new town, which when completed in around 2024 will be the largest new settlement in the UK since Milton Keynes over 50 years ago.

Comprising almost 10,000 new homes, Northstowe will be home to more than **24,000** people who will be able to enjoy all the new amenities and infrastructure that the town will have to offer. This will include cycleways, a guided busway, green spaces, shops and schools, as well as a

number of community recreation facilities in line with NHS England's Healthy New Town principles.

In 2007, Gallagher Estates in association with English Partnerships, now Homes England, submitted a planning application to develop the entire site. Planning consent was granted, but as a result of the national economic downturn, the project stalled.

It was not until 2012, with the economy starting to stabilise, that the decision was made to progress with developing the site on a phased basis to realise the plans to create a high-quality living environment and a strong gateway into Cambridge.





Phase One of the development will complete in approximately 12 stages and will see approximately **1,500** new homes built. bpha, in partnership with five different housebuilders, and bringing with it a wealth of experience from other major strategic developments such as Clay Farm and Trumpington, will provide the affordable element of this phase with an investment of around **£44m** to deliver **300** affordable properties.

Affordable rent levels will be set according to the Local Housing Allowance rate, ensuring affordability to those in housing need, while

prospective shared owners will be able to get on the housing ladder, buying property shares of 25-75% of the open market value. A range of affordable homes will be provided, from 1-bedroom flats for single people and couples, to 3 and 4-bedroom houses for growing families.

The first phase of affordable homes at Northstowe will complete in summer 2018 and will include more than **50** affordable rented homes, together with almost **30** for shared ownership sale. Overall, there will be **180** homes for affordable rent and **120** for shared ownership sale.



## **Case study: Delivering in partnership for families**

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# Eden Rise (Flagship Group)

Flagship Group has built around 7,000 new homes for people in need. These include new homes for sale to create profit to support a growing programme of affordable homes for rent, and low cost home ownership schemes to help those who aspire to own their own homes.

As part of a commitment to meet the housing supply shortage, Flagship Group has recently unveiled Eden Rise. A new build development in Cambourne, near Cambridge, it comprises 12 new homes to buy and 15 apartments for affordable rent. All 27 properties are aimed at a wide range of people including families and professionals, with the first buyers moving in at the end of January 2018.

Eden Rise was made possible due to support from the Homes and Communities Agency which provided funding.





## **Case study: Delivering in partnership for rural communities**

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# Horseheath (Hastoe Group)

Completed in August 2014, Hastoe Group's development at Horseheath in South Cambridgeshire consists of three homes – two 2-bed houses and one 2-bed bungalow, all for affordable rent. The two houses are built to Passivhaus standard, and all the properties comply with CSH4 (Code for Sustainable Homes Level 4).

Hastoe contacted Horseheath Parish Council in 2008 with the aim of carrying out a housing needs survey, which was carried out in the summer of 2009, followed by a site appraisal.

The scheme cost was **£556,022**, with funding of **£66,828** provided by the Homes and Communities Agency plus **£57,000** from South Cambridgeshire District Council to enable the Passivhaus standard.

Rents range between **£568** per month for a 2-bed house and **£601** for the bungalow, with service charges included. The properties are home to a nursery teacher, a care homemaker and a hospital porter.



# How we can achieve our ambition

## Strategic partnership

We will work with the Cambridgeshire and Peterborough Combined Authority to create a strategic partnership which promotes the development of affordable homes. We will also use a range of development delivery models, bringing together the right partners in the right way, depending on the needs of local communities.

## Land

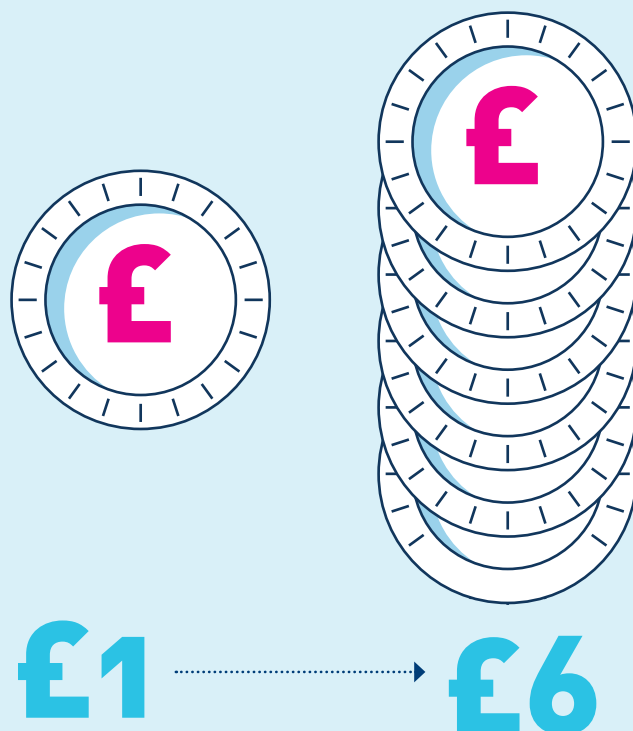
We will work with the Combined Authority to develop a single spatial planning framework, innovative models of land value capture, and to ensure a robust approach to site viability.

We will maximise the delivery of all types of housing required to meet local housing priorities, on sites where we are the lead developer.

We will also work together to ensure value for money in the delivery of affordable homes through the planning system (Section 106).

## Investment and infrastructure

We will match every **£1** of the Combined Authority's investment with up to **£6** of our own investment. And we will continue to drive efficiencies in our own organisations so we can deliver more homes.



## What we need from our partners

- Political commitment across the region to working in partnership to drive housing growth.
- Opportunities to access a steady supply of land suitable for housing. This means identifying publicly owned land that is available for housing, early engagement around private land being made available for housing and site assembly which supports us to obtain clear, serviced and consented land.
- Flexibility to invest funding in a range of affordable housing, land purchase and infrastructure provision.







## Contacts

Chair: Alan Lewin F.C.I.H., FRSA

Investment Lead: Ian Jackson, Longhurst Group

Communities Lead: Mary Gibbons, Hundred Houses Society

Further information: Angela Robinson ([angela.robinson@longhurst-group.org.uk](mailto:angela.robinson@longhurst-group.org.uk))