

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS:</b> All
<b>REPORT TITLE</b> Community Investment Programme (CIP) – CIP Annual Report 2025	
<b>REPORT OF</b> The Executive Director of Investment, Place and Opportunity	
<b>FOR SUBMISSION TO</b>  Housing Scrutiny Committee Resources and Corporate Performance (RCP) Scrutiny Committee	<b>DATE</b>  24 <sup>th</sup> February 2026 24 <sup>th</sup> February 2026
<p><b>SUMMARY OF REPORT</b></p> <p>Camden’s Community Investment Programme (CIP) is one of the largest and most successful municipal housebuilding programmes in the UK. CIP has built over 1,750 homes in the last 10 years and is aiming to deliver 4,850 homes throughout the programme. The 2025 CIP Annual report contains an update on progress on over the last year, including projects under construction, those with business case and Cabinet approval and pipeline projects where early work is being undertaken. The report also provides an update on the estate of the housing market and the wider benefits that CIP is delivering across the borough.</p> <p><b>Local Government Act 1972 – Access to Information</b> The following documents have been used in the preparation of this report:</p> <p>No documents that require listing were used in the preparation of this report.</p> <p><b>Contact Officer:</b> Noe Ardanaz Ugalde, Head of CIP Programme Office Noe.Ardanaz@camden.gov.uk 020 7974 3898 5 Pancras Square, London N1C 4AG</p>	
<p><b>RECOMMENDATION</b></p> <p>That the Committees note report.</p>	

Signed:   
David Burns, Executive Director Investment, Place and Opportunity

Date: 12 February 2026

## **1. Purpose of Report**

- 1.1. The report provides an update on the Community Investment Programme's (CIP) 2025 work. The report covers the highlights of the year, a review of the projects in the programme, including those being built and planned, as well as an update on performance.

## **2. Finance Comments of the Director of Finance**

- 2.1. The figures stated in the finance section of the report on page 38 agree back to reporting on the finances of the programme that is undertaken on a quarterly basis.
- 2.2. The viability of building affordable housing in Camden and across London remains challenging. The key factors include the impact of inflation driving rising costs in supplies, labour and materials, responding to new regulation such as social housing reforms, and the uncertainty around interest rates and the impact on the cost of borrowing. These challenges in Camden are mainly managed through the use of prudent contingencies at budget setting, collaboration with grant making bodies on support for project, detailed quarterly monitoring and regular updating of estimate as part of the Council's Capital Review process, to ensure the programme remains affordable.
- 2.3. Officers regularly monitor the viability of schemes that rely on the cross subsidy of private sales as a funding source for the overall scheme. The Council receives regular forward looking market updates from its external sales advisers.

## **3. Legal Comments of the Borough Solicitor**

- 3.1. Legal Services have been consulted and their comments have been incorporated.

## **4. Environmental Implications**

- 4.1. There are no environmental impacts arising from this report.

## **5. Appendices**

Appendix 1: CIP Annual Report 2025

**REPORT ENDS**