

Single Member Cabinet Decision

Executive
Forward Plan
Reference

E3480

Local Authority Housing Fund Delivery Programme

Decision maker/s	Cllr Matt McCabe, Cabinet Member for Built Environment and Sustainable Development
The Issue	<p>On 22nd December 2022, the Department for Levelling Up Housing and Communities (DLUHC) announced the local authority housing fund (LAHF) which aims to ensure Afghan and Ukraine households who have arrived in the UK via specified resettlement and relocation schemes are provided with safe and suitable long-term accommodation.</p> <p>On the 14th March the Council agreed a Memorandum of Understanding with DLUHC to provide 22 units of such accommodation in return for £3.04m of funding. These units will be provided through a combination of repurposing and refurbishment of existing stock and the open market acquisition of suitable properties. They will be delivered in partnership with Aequus, the Council's wholly owned development company.</p>
Decision Date	21 September 2023
The decision	<p>In consultation with the Cabinet Member for Resources, the Cabinet member agrees to:</p> <p>1.1 The acceptance of the principles of the scheme as articulated in the:</p> <ol style="list-style-type: none">(1) LAHF Memorandum of Understanding dated 14th March, including providing 22 units of suitable accommodation in return for accepting £3.04m of DLUHC funding, attached in Appendix 1.(2) The LAHF High-Level Business case, attached in Appendix 2.(3) The contracting of Aequus to deliver and manage the homes required as detailed within the report. <p>1.2 In consultation with the Cabinet Member for Resources, to delegate:</p> <ol style="list-style-type: none">(1) Entry to the B&NES and Aequus LAHF Agreement contracting delivery of the programme and;(2) All operational decisions, including agreement of individual property business cases, to the Director of Regeneration & Housing in consultation with the s151 and Monitoring Officers.

	<p>1.3 Safeguard the properties purchased through the grant funding by imposing a restrictive covenant on title requiring that the Council hold the properties solely for affordable housing purposes.</p> <p>1.4 To amend the capital programme, having regard to the existing full approval of programme initiation costs of £250k, as follows</p> <ul style="list-style-type: none"> (1) Full approval of a further sum of £1,812k reflecting estimates for 10 Open Market Purchases funded by DLUHC grant and full recognition of earmarked Homelessness Prevention Grant contribution of £267k. (2) Provisional Programme of £1,245k for the balance of DLUCH funding to be contingency for above and a sum for transferring Council Properties (creating 12 units) when estimates are fully completed (to be updated by future Officer Delegated Decisions). (3) Noting estimated loans of £1,328k to Aequus will be reflected in existing Approval for Property Company Investment - Council (Loan): Developments
<p>Rationale for decision</p>	<p>To comply with the requirements of the Local Authority Housing Fund (LAHF) and in doing so secure £3.04m LAHF grant to provide 22 homes to ensure Afghan and Ukraine households who have arrived in the UK via specified resettlement and relocation schemes are provided with safe and suitable long-term accommodation. Longer term the homes delivered through this scheme will provide general needs accommodation for B&NES residents.</p>
<p>Financial and budget implications</p>	<p>To amend the capital programme, having regard to the existing full approval of programme initiation costs of £250k, as follows:</p> <ul style="list-style-type: none"> 1. Full approval of a further sum of £1,812k reflecting estimates for 10 Open Market Purchases funded by DLUHC grant and full recognition of earmarked Homelessness Prevention Grant contribution of £267k. 2. Provisional Programme of £1,245k for the balance of DLUCH funding to be contingency for above and a sum for transferring Council Properties (creating 12 units) when estimates are fully completed (to be updated by future Officer Delegated Decisions). 3. Noting estimated loans of £1,328k to Aequus will be reflected in existing Approval for Property Company Investment - Council (Loan): Developments
<p>Issues considered</p>	<p>Social Inclusion; Equality (age, race, disability, religion/belief, gender, sexual orientation); Human Rights;</p>
<p>Consultation undertaken</p>	<p>Stakeholders/Partners; Section 151 Finance Officer; Chief Executive; Monitoring Officer.</p>
<p>How consultation was carried out</p>	<p>Internal consultation.</p>

Other options considered	<ol style="list-style-type: none"> 1. Do nothing and miss the opportunity to secure £3.04m towards the delivery of 22 units for affordable housing. 2. Housing Services internally deliver the programme, requiring the recruitment of specific resources to purchase and manage the properties integrating into B&NES Homes as Registered Provider.
Declaration of interest by Cabinet Member(s) for decision:	None.
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None.

Name and Signature of Decision Maker/s	Cllr Matt McCabe
Date of Signature	21 st September 2023
NOT Subject to Call-in	