

Single Member Cabinet Decision

**Executive
Forward Plan
Reference**

E3481

Local Authority Housing Fund Delivery Programme

Decision maker/s	Cllr Kevin Guy, Leader of the Council
The Issue	<p>B&NES Council has been awarded funding via the Local Authority Housing Fund (LAHF) which aims to ensure housing needs for refugees who have arrived in the UK via the Ukrainian and Afghan resettlement and relocation schemes are provided with safe long-term accommodation.</p> <p>In February 2023, the Council approached Aequus Developments Ltd (ADL) to support them to deliver this programme. To meet the identified needs of the families and individuals requiring accommodation, it was DLUHC have confirmed that 22 homes should be provided.</p> <p>The funding for the purchase of the open market properties will be via LAHF grant passported via the Council (at least 40% of the value) together with additional borrowing from the existing ADL Loan Agreement. Therefore, in accordance with the Shareholder Agreement 2018, updated in 2022, Aequus must seek approval from the Shareholder for Reserved Matters 22 and 28.</p>
Decision Date	2nd October 2023
The decision	<p>The Cabinet Member approves the reserved matters below, to allow ADL to progress with supporting the Council to deliver this programme:</p> <ul style="list-style-type: none">• Reserved Matter 22 – approval of total asset acquisitions that will exceed £500,000 but less than £5M• Reserved Matter 28 – Making any borrowing
Rationale for decision	<p>ADL were approached by B&NES in February 2023 to support them with the delivery of the LAHF programme to provide 22 homes. ADL conducted research to identify properties suitable for this programme both within the Council's existing property stock and on the open market and produced a detailed proposal. This was then used as part of the Council's bid for the LAHF programme grant.</p> <p>The funding for the purchase of the open market properties will be via LAHF grant passported by the Council together with additional borrowing from the existing ADL Loan Agreement.</p> <p>This programme needs to be delivered at pace to ensure all homes are delivered by November 2024.</p>

Financial and budget implications	The capital costs of £3,139k are fully funded by the Council, through a combination of LAHF grant, loan funding to Aequus (supported through net rental receipts) and if required an individual business case top-up from revenue grant contributions, with £267k earmarked from Homeless Prevention Grant. If needed, we will also review eligible S106 funding and use of right to buy capital receipts.
Issues considered	Social Inclusion; Human Rights
Consultation undertaken	Section 151 Finance Officer; Monitoring Officer
How consultation was carried out	Internal consultation with S151 and Monitoring Officers was carried out as the proposal developed.
Other options considered	None
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	Councillor Kevin Guy Leader of Bath & North East Somerset Council
Date of Signature	2 nd October 2023

NOT Subject to Call-in