

Decisions taken by the Cabinet on Tuesday, 23 May 2023

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A9	Local Authority Housing Fund Property Acquisition (less exempt appendices)	<ol style="list-style-type: none"> 1. That capital expenditure of up to £6,065,000 in 2023/24 be agreed to purchase and refurbish 16 properties under Financial Procedural Rule 7.4, using the approved 2024/25 HRA unallocated new build budget, to be funded by £2,400,000 LAHF grant with the balance of £3,665,000 by prudential borrowing. 2. That subject to the agreement of the Heads of Terms by the Monitoring Officer as set out in exempt Appendix 3, authority be delegated to The Corporate Head – 	<p>In January 2023 the Government announced a £500 million capital fund (Local Authority Housing Fund LAHF) to support the local authorities who are assessed to be facing the greatest challenges in providing move on and settled accommodation for Ukrainian and Afghan families.</p> <p>The Council was identified as eligible for capital grant funding of £2,400,000. With this funding we are expected to provide a minimum of 16 homes. WCC are expected to match fund to the value of £3,665,000 making the Total Scheme cost £6,065,000.</p>	<p>Consideration was given to substituting existing HRA funding of schemes in the development programme in order to claim the LAHF funding (where the rules of the LAHF were met). Acquiring 17 additional homes will provide the accommodation in a more timely way to meet the present demand and so the development option was not pursued.</p> <p>The Council was not obliged to accept the offer of funding from the government however there would still be a potential obligation to assist Ukrainian families that became homeless.</p>
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		<p>Asset Management to purchase 16 properties (detailed in Exempt Appendix 1).</p> <p>3. That capital expenditure of up to £658,218 be agreed to purchase a Bridging accommodation property under Financial Procedural Rule 7.4, using the 2024/25 HRA unallocated new build budget, to be funded by £329,109 of LAHF grant and the balance of £329,109 of prudential borrowing.</p> <p>4. That authority be delegated to the Corporate Head - Asset Management to purchase the additional property to provide accommodation for those</p>	<p>The Council has also been allocated an additional £329,109 of LAHF funding which it is required to provide a further £ 329,109 of match funding. This funding is to provide a minimum of one larger 4+ bed home to be allocated to an Afghan household currently residing in bridging accommodation.</p> <p>The Council has entered into the programme and completed a “Memorandum of Understanding” in February 2023. The Council has received the first tranche of the agreed funding. This report seeks authority to procure the required number of homes that the Council has committed to provide under the memorandum of understanding.</p> <p>Heads of terms have been</p>	<p>Therefore, that option was not recommended.</p>

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		<p>leaving the bridging hotels when a suitable property matching the requirements of the fund is identified.</p>	<p>agreed with a residential landlord to secure 16 homes currently used as Houses in Multiple Occupation (HMOs) and authority is sought to purchase these properties. Authority is also sought to procure the home that will be made available to house an Afghan family from bridging accommodation.</p>	