



**EXECUTIVE DECISION RECORD  
Cabinet Member**

**REF No: 027.23**

<b>A1</b> Service Area	Communities and Regulatory Services
<b>A2</b> Title	Submission of a Verification Form to the Local Authority Housing Fund 2
<b>A3</b> Decision Taken By	Cabinet Member
<b>A4</b> Chief Officer	Please print name: Tom Deery  Please sign name: <a href="#">Approval by email 300623</a>
<b>A5</b> Leader / Deputy Leader	Please print name: <a href="#">Councillor S Slater</a>  Please sign name: <a href="#">Approval by email 300623</a>
<b>A6</b> Date of Decision	3 <sup>rd</sup> July 2023

**Confidentiality**

<b>A7</b> Is this Decision confidential by containing exempt information as described in Schedule 12A of the Local Government Act 1972?	No
<b>A7.1</b> If yes, please state relevant paragraph from Schedule 12A LGA 1972.	NA

**Conflict of Interest**

Are there any conflicts of interest to declare? No

(If “Yes” please contact the Chief Executive before making the Decision. A note of dispensation should be attached).



## Scrutiny

**A8** Which Scrutiny Committee should this decision be submitted to? *(Please tick as appropriate)*

Scrutiny (Value for Money Council) Committee

Scrutiny (Regeneration Development and Market Hall) Committee

Scrutiny (Health and Wellbeing) Committee ✓

Scrutiny (Climate Change and Environment) Committee



<b>B1</b> What is the Decision?	<ul style="list-style-type: none"><li>• To submit the non-binding verification form,<sup>1</sup> which expresses interest in participating in the DLUHC programme offering capital funding for the purchase 6 properties to be used as social rented housing and allocated to designated refugee groups, as a well as one property for temporary accommodation.</li></ul>
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<sup>1</sup> <https://www.gov.uk/government/publications/local-authority-housing-fund-round-2/local-authority-housing-fund-round-2-prospectus-and-guidance#validation-and-expression-of-interest-processes>

**B2** What are the reasons for the Decision?

**B2** Alternative options considered and rejected?

- DLUHC are offering £700,000 for investment in social rented housing locally.
- The LAHF2 programme offers the following advantages to the Council:
  - Responds to emerging homelessness pressures from the identified group.
  - Delivers social rented accommodation which will support wider local authority housing and homelessness responsibilities to UK nationals and other households on the Housing Register after usage by this cohort ends.
  - Harness inward investment which would otherwise be reallocated to another local authority
- The resettlement element of the fund requires the purchase of 6 units of social housing to be allocated to Afghan families who arrived under one of the locally employed person schemes. This requires a pledge to rehouse 6 additional Afghan families, however the homeless referral mechanism could mean that should this pledge not be entered into an Afghan family may in any event present as homeless under this pathway without the capital investment.
  - Upon the departure of the first refugee tenant, settled social housing purchased under the scheme will return to mainstream use becoming available to other applicants on the housing register (Appendix 1).
- The temporary accommodation element requires the purchase of 1 x self-contained family home to provide good quality Temporary Accommodation (TA) for families owed a homelessness duty, reducing the usage of B&B accommodation.
  - The property purchased for temporary accommodation is to be made available to the cohort as required pending moving into their settled home, and is available for general use as social housing or

	<p>temporary accommodation thereafter.</p> <ul style="list-style-type: none"> <li>• The homes purchased are expected to be 2 to 4+ bedroom properties, specifics to be determined in consultation with the West Midlands Strategic Migration Partnership.</li> <li>• Trent &amp; Dove have agreed to deliver the required units of housing within the available period utilising the funding envelope. The prospectus recognises that non-stock holding authorities may need to use a housing association partner to deliver on the objectives of the scheme. Roles and responsibilities of the Council and Trent &amp; Dove are outlined in Appendix 2.</li> <li>• The Council has already partnered with Trent &amp; Dove to deliver LAHF1,<sup>2</sup> so LAHF2 would simply expand the scheme utilising the same mechanisms.</li> <li>• The primarily alternative is not to participate, in which case the funding would be made available to other LAs. In this scenario the Council may in any event receive homeless applications from this cohort but without additional resource.</li> </ul>
<p><b>B3</b> What are the contributions to Corporate Priorities?</p>	<p>Health and Wellbeing</p>
<p><b>B4</b> What are the Human Rights considerations?</p>	<p>There are no Human Rights issues arising from this decision.</p>

### Financial Implications

<sup>2</sup> <https://www.eaststaffsbc.gov.uk/council-democracy/committees/cabinet/2023-03-14-000000>

<p><b>B5</b> What are the financial implications?</p>	<p>The main financial issues arising from this decision are as follows:</p> <ul style="list-style-type: none"> <li>• Submitting the validation form, a draft of which can be found at Appendix 3, is not a commitment to receiving funding or delivering the programme. DLUHC encourage all LAs to fill out the online validation form by 5 July 2023 if they are interested in the programme, and have the capacity to deliver the funding indicatively allocated.</li> <li>• As a result submission of the verification form is indicative only, and a further decision will be required if the Council is to proceed on the offered programme. This will involve the return of the signed Memorandum of Understanding document at Appendix 4 by either 14 July 2023 or 14 August 2023.</li> <li>• The Council would in effect be acting as the accountable body, pass porting central government funding to Trent and Dove towards with the purchase of properties in line with a separate agreement between the two parties. T&amp;D are required to meet the funding gap for the purchase of the properties and would be responsible for all associated future management and maintenance costs.</li> </ul>
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<b>Potential Capital (subject to a further decision)</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
LAHF2 Tranche 1 Funding	£210,000		
LAHF2 Tranche 2 Funding (released on expenditure of 60% of Tranche 1 Funding)	£490,000		
Impact on MTFS	Nil		

<p>The finance section has been approved by the following member of the Financial Management Unit:</p>	<p>Please print name: Lisa Turner</p> <p>Please sign name: <a href="mailto:Approval%20by%20email%20290623">Approval by email 290623</a></p>
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### Policy Framework

<b>B6</b> Is the Decision wholly in accordance with the Council's policy framework?	Yes
<b>B6.1</b> If No, does it fall within the urgency provisions (Part 3 of the Constitution)?	NA
<b>B6.2</b> Has it got the appropriate approvals under those provisions?	Yes
<b>B7</b> Is the Decision wholly in accordance with the Council's budget?	Yes
<b>B7.1</b> If No, does it fall within the urgency provisions (Part 3 of the Constitution)?	NA
<b>B7.2</b> Has it got the appropriate approvals under those provisions?	Yes

### Equalities Implications

<b>B8</b> What are the Equalities implications:
<p><b>B8.1</b> Positive (Opportunities/Benefits):</p> <ul style="list-style-type: none"> <li>• The purchased social rented homes will be allocated to target refugee groups identified by DLUHC, where they are confirmed as being in housing need.</li> <li>• Upon the conclusion of the first tenancy, the social rented homes will be available to applicants on the Housing Register under the usual provisions.</li> </ul>
<p><b>B8.2</b> Negative (Threats):</p> <ul style="list-style-type: none"> <li>• None identified</li> </ul>
<b>B8.3</b> The subject of this decision is a policy, strategy, function or service that is new or being revised. An equality impact assessment is attached as Appendix 5.
<b>B8.4</b> NA



## Risk Assessment

<b>B9</b> What are the Risk Assessment implications:
<b>B9.1</b> Positive (Opportunities/Benefits): <ul style="list-style-type: none"><li>• Harnesses available investment for social rented housing in the borough, increasing the overall amount of stock available to those in housing need.</li><li>• Provides a targeted response for refugee groups that might otherwise require homelessness services, and have to be provided for within existing resources.</li></ul>
<b>B9.2</b> Negative (Threats) <ul style="list-style-type: none"><li>• Potential for negative publicity due to the requirement for the social rented homes to be allocated to specified refugee groups.</li><li>• Should the Council not to proceed with LAHF2, we may in any event receive homelessness applications from the target cohort.</li></ul>
<b>B9.3</b> The risks do not need to be entered in the Risk Register. Any financial implications to mitigate against these risks are considered above.

## Legal Considerations

<b>B10</b> What are the Legal Considerations:
<b>B10.1</b> The main legal issues arising from this decision are as follows: <ul style="list-style-type: none"><li>• Following acceptance of the verification form, a signed Memorandum of Understanding is required to access the funding. This will be subject of a further EDR. Therefore, the legal issues for the Council at this 'expression of interest' verification form stage are not significant.</li><li>• Whilst the guidance for the DLUHC programme explicitly allows the Council to partner with a Housing Association to deliver on the objectives, the structuring of the Scheme will need to be such that the requirements of the Public Contract Regulations 2015 and the Council's own Contract Procedure Rules are met before committing to this programme any further.</li><li>• Another consideration if the Council is to commit to the programme beyond the verification form stage, will be the impact, if any, of the Subsidy Control Act 2022 when granting funds to a Housing Association partner. This will also need to be resolved prior to committing to the programme.</li><li>• If the Council proceeds with the DLUHC programme, payments will be made in the form of grants under Section 31 of the Local Government Act 2003.</li></ul>
<b>This section has been approved by the following member of the Legal Team</b>
Please print name: John Teasdale
Please sign name: <a href="mailto:Approval by email 280623">Approval by email 280623</a>

## Sustainability Implications

<b>B11</b> What are the Sustainability implications:
<b>B11.1</b> The proposal would not result in an overall positive effect in terms of sustainability (including climate change and change adaptation measures). The positive/negative impacts are set out below (please refer to guidance notes).
<b>B11.2</b> NA
<b>B11.3</b> NA

## Health & Safety Implications

B12 What are the Health & Safety implications:
B12.1 A Risk Assessment has not been carried out and entered into Safety Media for all significant hazards and risks because there are no significant hazards or risks arising from this decision.
B12.2 Any financial implications to mitigate against these hazards and risks are considered above.
B12.3 NA
B12.3.1 NA
B12.3.2 NA

## Key Decision

**B13** Is this a Key Decision?      No

**Note: A Key Executive Decision is one where:**

- 1. REVENUE – Any contract or proposal with an annual payment or saving of more than £100,000**
- 2. CAPITAL – Any capital project with a value in excess of £150,000**
- 3. A decision which significantly affects communities living or working in an area comprising two or more wards.**

<b>B13.1 If this is a Key Decision, is this an urgent decision such that a delay caused by use of the Call-in Procedure would <u>seriously</u> prejudice the public interest?</b>	NA
<b>B13.2 If yes, has the Mayor or in his/her absence the Deputy Mayor or in his/her absence the Chair of the relevant Scrutiny Committee agreed that the decision will be exempt from Call-in?</b>	NA

**NOTE: If this decision is subject to the Call-in Procedure it will come into force, and may then be implemented, on the expiry of 3 working days after publication – unless 10 Members of the Council call in the decision.**

Please send the original signed document to [andrea.davies@eaststaffsbc.gov.uk](mailto:andrea.davies@eaststaffsbc.gov.uk)