

# EXECUTIVE DECISION

made by a Cabinet Member




## REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL CABINET MEMBER

Executive Decision Reference Number – L07 23/24

Decision	
1	<b>Title of decision:</b> Loan to Young Devon for Settled Housing
2	<b>Decision maker:</b> Councillor Tudor Evans OBE, Leader of the Council
3	<b>Report author and contact details:</b> Matt Garrett, Service Director for Community Connections
4	<p><b>Decision to be taken:</b></p> <ul style="list-style-type: none"> <li>• Approve the Business Case for a loan to Young Devon</li> <li>• Allocate £210,000 for the project into the Capital Programme funded by Corporate Borrowing and repaid through a loan to Young Devon</li> <li>• Delegates the finalisation of the terms of the loan and allows them to enter into it to the Service Director for Community Connections where they would not already have the authority to do so.</li> </ul>
5	<p><b>Reasons for decision:</b></p> <p>Access to good quality and affordable settled accommodation remains challenging in Plymouth. With LHA rates tied to the CPI rather than market rents and there is a growing gulf between LHA rates and the market.</p> <p>Plymouth has very high numbers of people in temporary accommodation, in B&amp;B's, hostels, and shared house type temporary accommodation, accessed through the Plymouth Alliance.</p> <p>In order to continue to be able to move people through the system we need to have move-on accommodation that is offered as settled accommodation, with an assured shorthold tenancy for people to move into.</p> <p>Young Devon is using some of its own financing for this but require a top-up loan to enable them to buy a property in Plymouth to offer as settled accommodation for homeless Young People.</p>
6	<p><b>Alternative options considered and rejected:</b></p> <p>Taking on more temporary accommodation, is causing blockages in the system and preventing move on into permanent accommodation.</p>
7	<p><b>Financial implications and risks:</b></p> <p>There are no financial implications for the Council from this decision.</p>

	<p>The loan will be secured by way of legal charge against the property acquired by Young Devon and in the event of default of the loan repayments the Council would be able to enforce a sale of the property to recover the loan amount. The interest paid by Young Devon will cover any interest payments that the Council will have to make as well as any legal costs incurred, if the property needed to be sold.</p> <p>The interest rate is set at 6.1% and the loan will be secured by way of legal charge on the property.</p>			
8	<b>Is the decision a Key Decision?</b> (please contact <a href="#">Democratic Support</a> for further advice)	<b>Yes</b>	<b>No</b>	<b>Per the Constitution, a key decision is one which:</b>
			x	in the case of <b>capital</b> projects and contract awards, results in a new commitment to spend and/or save in excess of <b>£3million</b> in total
			x	in the case of <b>revenue</b> projects when the decision involves entering into new commitments and/or making new savings in excess of <b>£1 million</b>
		x	is <b>significant</b> in terms of its effect on communities living or working in an area comprising <b>two or more</b> wards in the area of the local authority.	
	<b>If yes, date of publication of the notice in the <a href="#">Forward Plan of Key Decisions</a></b>			
9	<b>Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget:</b>		<b>Caring for people and communities</b> – Reduced Health Inequalities and Focus on Prevention and Early intervention. This Executive Decision will help meet both priorities by supporting the Council to reduce homelessness and the use of Bed and Breakfast which will in turn help to tackle health inequalities.	
10	<b>Please specify any direct environmental implications of the decision (carbon impact)</b>		Young Devon will ensure that the property is brought up to an EPC level C by 2025, if not sooner.	
<b>Urgent decisions</b>				
11	<b>Is the decision urgent and to be implemented immediately in the interests of the Council or the public?</b>	<b>Yes</b>		(If yes, please contact Democratic Support ( <a href="mailto:democraticsupport@plymouth.gov.uk">democraticsupport@plymouth.gov.uk</a> ) for advice)
		<b>No</b>	x	<b>(If no, go to section 13a)</b>
12a	<b>Reason for urgency:</b>			
12b	<b>Scrutiny Chair Signature:</b>		<b>Date</b>	
	<b>Scrutiny Committee name:</b>			
	<b>Print Name:</b>			

Consultation				
I3a	Are any other Cabinet members' portfolios affected by the decision?	Yes	<input checked="" type="checkbox"/>	
		No	<input type="checkbox"/>	(If no go to section I4)
I3b	Which other Cabinet member's portfolio is affected by the decision?	Councillor Chris Penberthy, Cabinet Member for Housing, Cooperative Development and Communities		
I3c	Date Cabinet member consulted	01 June 2023		
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	Yes	<input type="checkbox"/>	If yes, please discuss with the Monitoring Officer
		No	<input checked="" type="checkbox"/>	
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Head of ASC and Retained Functions	
		Date consulted	11 July 2023	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS19 23/24	
		Finance (mandatory)	DJN.23.24.39 5/6/2023	
		Legal (mandatory)	LS/00001312/AC/08/ 06/23	
		Human Resources (if applicable)	N/A	
		Corporate property (if applicable)	N/A	
		Procurement (if applicable)	N/A	
Appendices				
I7	Ref.	Title of appendix		
	A	Briefing report for publication		
	B	Business Case		
	C	Equalities Impact Assessment		
Confidential/exempt information				
I8a	Do you need to include any confidential/exempt information?	Yes	<input type="checkbox"/>	If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for

		<b>No</b>	<input checked="" type="checkbox"/>	publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box in <b>18b</b> below.  (Keep as much information as possible in the briefing report that will be in the public domain)				
		<b>Exemption Paragraph Number</b>						
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>18b</b>	<b>Confidential/exempt briefing report title:</b>							
<b>Background Papers</b>								
<b>19</b>	Please list all unpublished, background papers relevant to the decision in the table below.  Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.							
<b>Title of background paper(s)</b>		<b>Exemption Paragraph Number</b>						
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>Cabinet Member Signature</b>								
<b>20</b>	I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not. For further details please see the EIA attached.							
<b>Signature</b>			<b>Date of decision</b>			13/07/2023		
<b>Print Name</b>	Cllr Tudor Evans OBE							