

# EXECUTIVE DECISION

made by a **Cabinet Member**



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


Executive Decision Reference Number – L48 23/24

Decision	
<b>1</b>	<b>Title of decision:</b> SHAP Accessible Homes: Purchase and Refurbish Twelve Accessible Temporary Supported Homes
<b>2</b>	<b>Decision maker:</b> Councillor Tudor Evans OBE, Leader of the Council
<b>3</b>	<b>Report author and contact details:</b> Jackie Kings, Head of Housing Solutions – Community Connections, 01752 308989
<b>4</b>	<p><b>Decision to be taken:</b></p> <ol style="list-style-type: none"> <li>1. Accept the capital and revenue grant from Homes England and the Department of Levelling Up, Housing and Communities;</li> <li>2. Delegate authority to the Section 151 officer to sign the Memorandum of Understanding with DLUHC;</li> <li>3. Approves the Capital Business Case and allocates £2,990,000 to the Capital Programme financed by £2,450,000 Homes England Grant, £440,000 Service Borrowing and £100,000 virement of Disabled Facilities Grant;</li> </ol>
<b>5</b>	<p><b>Reasons for decision:</b> Homes England and the Department of Levelling Up, Housing and Communities Single Homelessness Accommodation Programme provides a capital and revenue funding stream aimed at increasing the supported housing provision for single people who are homeless and/ or rough sleeping, as well as young people who are care experienced, with medium to high support needs.</p> <p>The Council have been awarded £2,450,000 in capital grant to fund the acquisition and refurbishment of twelve self-contained one-bed properties and £399,154 (2024-28) in revenue funding to provide a dedicated support service. The capital grant cannot cover 100% of the acquisition and refurbishment costs and so the Council is required to use a proportion of Service Borrowing. All properties must be delivered by March 2025.</p>
<b>6</b>	<p><b>Alternative options considered and rejected:</b></p> <p>Officers have consulted a wide range of potential delivery partners including registered providers. No suitable organisations have been found to deliver this programme. The two main reasons given were:</p> <ol style="list-style-type: none"> <li>1. Not having capacity to buy from the open market and refurbishing properties within the deadline</li> <li>2. Financial viability due to current interest rates and grant allocation</li> </ol>
<b>7</b>	<b>Financial implications and risk:</b> Interest rates are higher than forecasted resulting in loan commitments which may not be fully met by the rental income stream over the life of the loan. The Council is only able

	<p>to charge a social rent, plus 10% or an affordable rent. Local house prices remain volatile but there is evidence that they are reducing, which may mitigate against the higher loan costs.</p> <p>The Accessible Homes Programme must be delivered by March 2025. If this deadline is missed, Homes England and the Department of Levelling Up, Housing and Communities are able to withhold 5% of the capital grant and reduce the revenue grant in line with service delivery.</p>			
8	<p><b>Is the decision a Key Decision?</b> (Please contact <a href="#">Democratic Support</a> for further advice)</p>	<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>£1million</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.	
	<p><b>If yes, date of publication of the notice in the <u>Forward Plan of Key Decisions</u></b></p>	N/A		
9	<p><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></p>	<p>Providing 12 accessible temporary homes for homeless individuals and couples</p> <p><b>Refurbished to EPC C</b>, aligns with the following PCC policies, plans and priorities:</p> <p><b>Policy HEA8 of the Plymouth Plan</b> outlines aims to ensure everyone has access to a decent, safe and affordable home, achieved through identifying sites and delivery programmes to develop a range of new and affordable homes to rent and buy.</p> <p><b>Section 4.71 of the Plymouth Plan</b> further outlines the significant need for more affordable homes in Plymouth.</p> <p><b>Policy SPT3 of the JLP</b> makes provisions to deliver 4,550 new affordable homes by 2034. In addition, Policy DEV7 of the JLP outlines the need to ensure there is a broad range of housing available to suit households with specific needs, including large family homes.</p> <p>This project will refurbish properties to an EPC C rating, thereby improving the energy efficiency of homes and supporting plans to improve the energy efficiency of homes in Plymouth as outlined in the <b>Climate Emergency Action Plan (CEAP)</b>. A star action of the Plymouth's Future 'Our Opportunity, <b>Our Plan</b>' involves delivering affordable homes in the city through our housing partnership agreements with housing associations. Furthermore, the reduction in carbon emissions from housing is outlined as a key measure of success.</p>		
10	<p><b>Please specify any direct environmental implications of the decision (carbon impact)</b></p>	<p>Refurbishing 12 homes up to EPC C will improve the energy efficiency of these homes, thereby reducing carbon emissions of these properties, whilst simultaneously reducing fuel poverty/energy costs, and improving tenant</p>		

		comfort. By commissioning these works, we will also support Plymouth's green economy by further stimulating demand for green jobs, skills, products, services and local collaboration.		
<b>Urgent decisions</b>				
I1	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes		(If yes, please contact Democratic Support ( <a href="mailto:democraticsupport@plymouth.gov.uk">democraticsupport@plymouth.gov.uk</a> ) for advice)
		No	x	(If no, go to section I3a)
I2a	Reason for urgency:			
I2b	Scrutiny Chair Signature:		Date	
	Scrutiny Committee name:			
	Print Name:			
<b>Consultation</b>				
I3a	Are any other Cabinet members' portfolios affected by the decision?	Yes	x	
		No		(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	14 February 2024		
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	Yes		
		No	x	
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Interim Strategic Director for People	
		Date consulted	12 February 2024	
<b>Sign-off</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>	06 March 2024			
<b>Print Name</b>	Cllr Tudor Evans OBE, Leader of Plymouth City Council						