

# EXECUTIVE DECISION

made by a Cabinet Member



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


Executive Decision Reference Number – L45 24/25

Decision	
1	<b>Title of decision:</b> Plan for Homes 4 Business Case
2	<b>Decision maker:</b> Councillor Tudor Evans OBE, Leader of the Council
3	<b>Report author and contact details:</b> Neil Mawson (Housing Delivery Manager) Tel. 01752307579 E. neil.mawson@plymouth.gov.uk
4	<b>Decision to be taken:</b> <ul style="list-style-type: none"> <li>• Approves the Business Case.</li> <li>• Transfers existing Plan for Homes Programme budgets and carries forward unspent funds of £3,525,983.37 into a newly created Plan for Homes 4 Programme.</li> <li>• Approves £7,977,853.09 of Capital budget to be added to the Capital Programme, funded by; <ul style="list-style-type: none"> <li>○ £2,651,806.23 Ringfenced Right to Buy receipts</li> <li>○ £ 543,894.63 New and unspent S106 funds</li> <li>○ £ 82,600.00 Land Receipts from sale of PCC sites</li> <li>○ £ 119,552.23 Repayment of Empty Homes loans</li> <li>○ £ 540,000.00 New Brownfield Land Release Funding</li> <li>○ £4,040,000.00 Forecast receipts from Broadland Gardens</li> </ul> </li> </ul>
5	<b>Reasons for decision:</b> <ol style="list-style-type: none"> <li>1. To make funding available to support partners deliver much needed affordable and specialist homes.</li> <li>2. To support the Plan for Homes 4 ambition to deliver 5,000 homes over 5 years.</li> </ol>
6	<b>Alternative options considered and rejected:</b> <ol style="list-style-type: none"> <li>1. Decide not to allocate further capital funds to Plan for Homes 4.  Officer's ability to deliver more social housing would be effectively cut off and this would lead to current and future developments not progressing and the affordable homes not being delivered. It would also have a significant negative impact on Plymouth's five year land supply. This would put an even greater strain on the waiting lists and the Council homelessness budgets that are already under such a high level of pressure. Finally, it would result in the inevitable failure of the Plan for Homes 4 project.</li> <li>2. Allocate less capital funds to the Plan for Homes 4 capital programme than are available.  Would lead to lower levels of affordable housing being delivered at a time when the need has never been greater and that is set out in the Plan for Homes 4 objectives. It would also mean that the current administration would not be able to deliver on one of their key priorities. It would also likely lead to higher levels of spend on the temporary accommodation budget.</li> <li>3. Borrow equivalent or more funding to fund affordable housing delivery.  This would open the Council to increased borrowing costs, for which there is not current Corporate</li> </ol>

	support. The only direct routes for income generation to allow repayment of loans is through land receipts and profits from direct delivery. The principal affordable housing delivery pathway used by the Housing Delivery Team uses grant funding or income foregone to enable affordable housing delivery by partners. The outcome is increased affordable housing provision to meet social needs. It is not foreseen the project will be capable of generating sufficient income to fund significant loan repayment.			
<b>7</b>	<p><b>Financial implications and risks:</b></p> <p>An addition to the capital programme of £7,977,853.09, funded by;</p> <ul style="list-style-type: none"> <li>£2,651,806.23 Ringfenced Right to Buy receipts</li> <li>£ 543,894.63 New and unspent S106 funds</li> <li>£ 82,600.00 Land Receipts from sale of PCC sites</li> <li>£ 119,552.23 Repayment of Empty Homes loans</li> <li>£ 540,000.00 New Brownfield Land Release Funding</li> <li>£4,040,000.00 Forecast receipts from Broadland Gardens</li> </ul> <p><b>Risks:</b></p> <ul style="list-style-type: none"> <li>Continuing construction cost rises reducing funding effectiveness (Medium risk)</li> <li>Significant changes to national policy and government bodies which constrain affordable housing delivery (Low risk)</li> <li>Funded housing sites stall and do not return grant funding (Low risk)</li> <li>Worsening of market conditions leading to failure of development partners (Medium risk)</li> </ul>			
<b>8</b>	<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>£1 million</b> annually
			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>	N/A		
<b>9</b>	<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>	The Plan for Homes 4 Programme seeks to deliver housing to meet the need for affordable and specialist housing in the city, a key priority of Plymouth City Council's Corporate Plan. Its objectives are also aligned with the housing strategy and policies of the Joint Local Plan and Plymouth Plan. The decision will allocate additional capital funds to the Plan for Homes 4 programme.		
<b>10</b>	<b>Please specify any direct environmental implications of the</b>	The Plan for Homes 4 Programme will deliver housing, the construction and occupation of which will result in carbon emissions. Mitigation of these is proposed within the		

	<b>decision (carbon impact)</b>	programme in the form of an Eco Homes Programme which seeks to deliver homes enhanced energy efficiency above regulatory standards. A climate Impact Assessment is attached.		
<b>Urgent decisions</b>				
<b>I 1</b>	<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 I 3a)</b>
<b>I 2a</b>	<b>Reason for urgency:</b>			
<b>I 2b</b>	<b>Scrutiny Chair Signature:</b>		<b>Date</b>	
	<b>Scrutiny Committee name:</b>			
	<b>Print Name:</b>			
<b>Consultation</b>				
<b>I 3a</b>	<b>Are any other Cabinet members' portfolios affected by the decision?</b>	<b>Yes</b>	X	
		<b>No</b>		<b>(If no go to section I 4)</b>
<b>I 3b</b>	<b>Which other Cabinet member's portfolio is affected by the decision?</b>	Councillor Chris Penberthy (Cabinet Member for Housing, Co-operative Development and Communities)		
<b>I 3c</b>	<b>Date Cabinet member consulted</b>	15 November 2024		
<b>I 4</b>	<b>Has any Cabinet member declared a conflict of interest in relation to the decision?</b>	<b>Yes</b>		If yes, please discuss with the Monitoring Officer
		<b>No</b>	X	
<b>I 5</b>	<b>Which Corporate Management Team member has been consulted?</b>	<b>Name</b>	Karime Hassan	
		<b>Job title</b>	Interim Strategic Director for Growth	
		<b>Date consulted</b>	26 November 2024	
<b>Sign-off</b>				
<b>I 6</b>	<b>Sign off codes from the relevant departments consulted:</b>	<b>Democratic Support (mandatory)</b>	JS101 24/25	
		<b>Finance (mandatory)</b>	DJN.24.25.156	
		<b>Legal (mandatory)</b>	LS/00001312/1/AC/I 6/12/24	

			Procurement (if applicable)		N/A			
			Corporate property (decisions involving Council owned land or facilities) (if applicable)		N/A			
			Human Resources (if applicable)		N/A			
Appendices								
17	Ref.	Title of appendix						
	A	Business Case						
	B	Equalities Impact Assessment						
	C	Climate Impact Assessment						
Confidential/exempt information								
18a	Do you need to include any confidential/exempt information?		Yes		If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box in 18b below.  (Keep as much information as possible in the briefing report that will be in the public domain)			
No			X					
			Exemption Paragraph Number					
			1	2	3	4	5	6
18b	Confidential/exempt briefing report title:							
Background Papers								
19	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 I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.							
Title of background paper(s)			Exemption Paragraph Number					
			1	2	3	4	5	6
Cabinet Member Signature								
20	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 (2010) and those who do not. For further details please see the EIA attached.		
<b>Signature</b>		<b>Date of decision</b>	21 February 2025
<b>Print Name</b>	Councillor Tudor Evans OBE (Leader of the Council)		