

EXECUTIVE DECISION

made by a Cabinet Member



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


Executive Decision Reference Number – L55 24/25

Decision	
1	Title of decision: Passporting the additional Local Authority Homes Fund (LAHF) Round 3 Capital Allocation
2	Decision maker: Councillor Tudor Evans OBE, Leader of the Council
3	Report author and contact details: David Ryland, Head of Housing Standards, 01752 304823
4	<p>Decision to be taken:</p> <ol style="list-style-type: none"> 1. Approves the Business Case Change Request 2. Agree the revised Memorandum of Understanding 3. Allocates £334,380 for the project into the Capital Programme funded by MHCLG 4. Authorises the procurement process 5. Delegates the award of the contract to Service Director for Community Connections to passport the funding to BCHA and PATH
5	<p>Reasons for decision: The Council has been offered an additional capital grant of £334,380 by the Ministry of Housing, Communities and Local Government (MHCLG), as part of the LAHF Round 3 capital programme to acquire four homes. Three homes to be used as family temporary accommodation (PATH) and one house for the resettlement of Afghan families (BCHA).</p> <p>The original LAHF3 capital allocation was based on properties being acquired from developers rather than the open market. As a result, of BCHA and PATH intending to purchase homes from the open market the overall capital allocation was revised down to reflect this adjustment.</p> <p>BCHA and PATH intend to utilise their own borrowing arrangements to acquire these properties. They are trusted partners who currently provide most of the family temporary accommodation in the city.</p>
6	<p>Alternative options considered and rejected:</p> <p>Other options have been rejected as BCHA is a registered housing provider, and PATH are working in partnership with a registered provider.</p> <p>The Regulator of Social Housing requires housing providers registered with them to follow regulatory requirements and standards in areas such rent, buildings, and in the way they interact with their residents.</p> <p>BCHA and PATH have successfully delivered temporary, supported and resettlement homes for homeless households. They have the expertise necessary to acquire these homes and meet the required standards.</p>
7	Financial implications and risks: There are no additional costs to the Council and if the Council decided not to go ahead, the capital allocation would be withdrawn by the MHCLG.

	The risks of BCHA and PATH not being able to fully deliver the programme have been assessed as low.			
8	Legal Implications: Legal agreements will be in place with BCHA and PATH to ensure that the funds are used for the agreed purposes.			
9	Is the decision a Key Decision? (please contact Democratic Support for further advice) Please type an X into the relevant boxes	Yes	No	Per the Constitution, a key decision is one which: in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million annually is significant in terms of its effect on communities living or working in an area comprising two or more wards in the area of the local authority.
	If yes, date of publication of the notice in the Forward Plan of Key Decisions	N/A		
10	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:	Providing 1 affordable home for Afghan refugees and 3 temporary accommodation properties for homeless families: Refurbished to EPC C , aligns with the following PCC policies, plans and priorities: Policy HEA8 of the Plymouth Plan 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. Section 4.71 of the Plymouth Plan further outlines the significant need for more affordable homes in Plymouth. Policy SPT3 of the JLP 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. 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 NZAP . A star action of the Plymouth's Future 'Our Opportunity, Corporate Plan Priorities: Build more homes for social rent and affordable ownership Keeping children, adults and communities safe		
11	Please specify any direct environmental implications of the decision (carbon impact)	Any homes which do not meet EPC C will be improved which will reduce carbon emissions.		

Urgent decisions				
I2a	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 (democraticsupport@plymouth.gov.uk) for advice)
		No	X	(If no, go to section I3a)
I2b	Reason for urgency:			
I2c	Scrutiny Chair Signature:		Date	
	Scrutiny Committee name:			
	Print Name:			
Consultation				
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, Co-operative Development and Communities		
I3c	Date Cabinet member consulted	16 April 2025		
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	Yes		If yes, please discuss with the Monitoring Officer
		No	X	
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Strategic Director for Adults, Health and Communities	
		Date consulted	02 April 2025	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	JSI35 24/25	
		Finance (mandatory)	ITG.25.26.005	
		Legal (mandatory)	LS/00001312/1/AC/30/4/25	

		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	Briefing report for publication						
	B	Equalities Impact Assessment						
	C	Climate Impact Assessment						
	D	Business case						
	E	Memorandum of Understanding						
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	7
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	7

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.		
Signature		Date of decision	14/05/2025
Print Name	Councillor Tudor Evans OBE, Leader of the Council		