

Freehold acquisition of 88 Lincoln Road, Peterborough PE1 2ST
Councillor Steve Allen, Cabinet Member for Housing, Culture and Recreation in collaboration with Councillor Peter Hiller, Cabinet Member for Strategic Planning and Commercial Strategy and Investments in consultation with Councillor John Holdich, Leader of the Council
January 2021
Deadline date: 31 January 2021

Cabinet portfolio holder: Responsible Director:	Councillor Steve Allen - Cabinet Member for Housing, Culture and Recreation in collaboration with Councillor Peter Hiller - Cabinet Member for Strategic Planning and Commercial Strategy and Investments in consultation with Councillor John Holdich - Leader of the Council Peter Carpenter – Corporate Director of Resources
Is this a Key Decision?	YES If yes has it been included on the Forward Plan: YES Unique Key decision Reference from Forward Plan: KEY/18JAN21/02.
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	YES There is an exempt annex to the report with the confidential information relating to the purchase as commercial negotiations are still in progress.
Is this a project and if so has it been registered on Verto?	NO

R E C O M M E N D A T I O N S
The Cabinet Member is recommended to: <ol style="list-style-type: none"> 1. Approve the freehold purchase of 88 Lincoln Road. 2. Approve associated stamp duty land tax and professional costs. 3. Accept the funding of £878,830 from MHCLG.

1. PURPOSE OF THIS REPORT

1.1 This report is for the Cabinet Member for Housing, Culture and Recreation and the Cabinet Member for Strategic Planning and Commercial Strategy and Investments to consider exercising delegated authority under paragraph 3.4.8 of Part 3 of the constitution in accordance with the terms of their portfolios at paragraph (b) and (q) respectively.

- 1.2 The attached information in Appendix A is NOT FOR PUBLICATION in accordance with paragraph (s) 3 of Schedule 12A of Part 1 of the Local Government Act 1972 in that it contains information relating to financial or business affairs of the Council. The public interest test has been applied to the information contained within the exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it, as commercial negotiations regarding the purchase of this property are still ongoing and therefore it is not appropriate for the financial details to be made public at this juncture.

2. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	N/A
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3. BACKGROUND AND KEY ISSUES

- 3.1 Peterborough City Council is seeking to acquire sites for move-on accommodation to help those who have been homeless. This proposed acquisition follows the recent successful application to MHCLG’s Next Steps Accommodation Programme Capital Fund and subsequent partial funding.

The building comprises a refurbished 1970s office building that has been converted into 22 residential flats. There is a mixture of flats configured as one bedroom two bedroom and studio units.

4. CONSULTATION

- 4.1 There has been detailed consultation with the MHCLG regarding the acquisition of accommodation and the funding available.

4.2

5. ANTICIPATED OUTCOMES OR IMPACT

- 5.1 This project will improve the supply of accommodation for those moving out of supported and temporary accommodation and who have previously slept rough.

6. REASON FOR THE RECOMMENDATION

- 6.1 To increase the Council’s stock of move-on accommodation for those coming out of supported and temporary accommodation and who have previously slept rough.

7. ALTERNATIVE OPTIONS CONSIDERED

- 7.1 The Council is continually looking at options for increasing its housing supply and the provision of accommodation, particularly for the homeless. The idea of individual flats in different locations was looked at in some detail. However, the prospect and cost of needing to carry out refurbishment works and the ongoing management of various sites across the authority, made this opportunity (of 22 flats in one location) more appropriate to the Council’s requirements, which will ultimately be more economic to maintain and manage.

8. IMPLICATIONS

Financial Implications

- 8.1 The financial implications are covered in the exempt appendix.

Legal Implications

- 8.2 Assuming the decision is supported, the Council's legal team will be instructed to do the necessary due diligence associated with a freehold purchase.

Equalities Implications

- 8.3 Not applicable

Carbon Impact Assessment

- 8.4 PCC's main aim with this project is to house the homeless. That said, there is an awareness of environmental issues and the potential associated running cost savings if renewable energy is used. For that reason, if it can be achieved within budget, the Council is aiming to get solar panels installed. As it is a converted office there are benefits from using an existing structure and the associated embedded carbon.

9. DECLARATIONS / CONFLICTS OF INTEREST & DISPENSATIONS GRANTED

- 9.1 None.

10. BACKGROUND DOCUMENTS

This report is prepared in accordance with the Local Government (Access to Information) Act 1985) and The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

- 10.1 None.

11. APPENDICES

- 11.1 Appendix A - Exempt