

CABINET	AGENDA ITEM No. 12
11 MARCH 2024	PUBLIC REPORT

Report of:	Cecilie Booth, Executive Director of Corporate Services	
Cabinet Member(s) responsible:	Councillor John Howard, Deputy Leader and Cabinet Member for Corporate Government and Finance	
Contact Officer(s):	Felicity Paddick, Head of Estates	Tel. 07801 910971

ACQUISITION OF HOMES

RECOMMENDATIONS	
FROM: <i>Executive Director of Corporate Services</i>	Deadline date: <i>NA</i>
<p>It is recommended that Cabinet:</p> <ol style="list-style-type: none"> 1. Approve the required capital spend, within the current approved budget including grant funding, for the refurbishment of properties already acquired and to be acquired as part of the Local Authority Housing Fund (LAHF) and Single Homelessness Accommodation Programme (SHAP) 	

1. ORIGIN OF REPORT

1.1 This report is submitted Cabinet following a referral from the S151 Finance Officer.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to approve the required spend to refurbish the recently acquired 25 properties as part of round one of the Local Authority Housing Fund (LAHF), the soon to be acquired 15 properties associated with round 2 of LAHF and the continuing acquisitions of the 25 one bedroom properties as part of the Single Homelessness Accommodation Programme (SHAP).

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.4.

To be responsible for budget planning, monitoring and expenditure/savings over £500,000, including Discretionary Rate Relief, with the exception of any time critical, operational, or routine decision, which may be determined by the relevant portfolio holder.

2.3 There is an exempt appendix attached to this report that is NOT FOR PUBLICATION by reason of paragraph 3 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains information relating to the financial and business affairs of the Council. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.

3. **TIMESCALES**

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	NA
---	-----------	----------------------------------	-----------

4. **BACKGROUND AND KEY ISSUES**

4.1 Peterborough City Council secured funding through the LAHF to secure homes as part of its refugee resettlement programme and in particular to support Afghanistan and Ukraine. Round 1 was completed in December 2023 and secured 25 properties with the funding. Round 2 is currently underway and a further 15 properties are to be acquired by 29th March 2024.

Peterborough City Council were also successful in securing funding for the SHAP project to purchase homes for rough sleepers who have multiple and complex needs.

Approval of the projects relating to both LAHF and SHAP was through Cabinet (July 2023) and Cabinet Member Decision Notice (November 2023) respectively.

During the funding process, a portion is factored into the budget for refurbishment spend to bring the acquired properties to the required specification before occupation. Some of the properties acquired to date require works over and above the specified works budget. However, the purchase price was negotiated down to allow for these additional works and deliver the project within the allocated budget envelope. Full details relating to the works spend is contained within the exempt annex.

Due to timescale restrictions, a main contractor, Lindum's, has been instructed, through a procurement compliant mechanism and in line with value for money, to scope and deliver the works required to some of the currently acquired properties. The approval of the overall spend will enable Lindum's to continue to deliver this as per the approved void standard and in line with Decent Home Standards.

5. **CORPORATE PRIORITIES**

5.1 Consider how the recommendation links to the Council's Corporate Priorities:

1. The Economy & Inclusive Growth
 - Homes and Workplaces – the Council is committed to providing safe and suitable housing to individuals and families as part of the refugee resettlement programme and SHAP

Further information on the Council's Priorities can be found here - [Link to Corporate Strategy and Priorities Webpage](#)

6. **CONSULTATION**

6.1 Consultation has taken place with Officers, CLT on the 19th February and Cabinet Policy Forum on the 26th February.

7. **ANTICIPATED OUTCOMES OR IMPACT**

7.1 The outcome will enable the Council to deliver housing properties in the required condition prior to occupation and where possible, reset the lifecycle of elements to prevent any other spend in the short to medium term.

8. **REASON FOR THE RECOMMENDATION**

8.1 Deliver recently acquired housing stock in line with Decent Home Standards

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 The Council could choose not to accept the grant funding and therefore not proceed with the acquisition. However, this could have a detrimental impact on the Council with any further bidding opportunities.

10. IMPLICATIONS

Financial Implications

- 10.1 The allocated spend for the works identified in the properties is within a budget that has already been approved and therefore there are no additional financial implications. In the event there is underspend, a budget saving could be identified.

Legal Implications

- 10.2 The report is seeking approval for expenditure in respect of the refurbishment properties within the previously approved budget with no specific legal implications.

Equalities Implications

- 10.3 No specific implications arising from this report although where necessary Equality Impact assessments will be carried out to support decision making.

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

- 11.1 N/A

12. APPENDICES

- 12.1 Appendix 1 – Exempt Annex

This page is intentionally left blank