

Delegated Decision Notice

This form is the written record of a key, significant operational or administrative decision taken by an officer.

Decision type	<input type="checkbox"/> Key Decision	<input checked="" type="checkbox"/> Significant Operational Decision	<input type="checkbox"/> Administrative Decision
Approximate value	<input type="checkbox"/> Below £500,000 <input type="checkbox"/> £500,000 to £1,000,000 <input type="checkbox"/> over £1,000,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000 <input checked="" type="checkbox"/> £100,000 to £500,000 <input type="checkbox"/> Over £500,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000
Director¹	Director of City Development		
Contact person:	James Anderson	Telephone number: 01133785960	
Subject²:	Extra Care Package One – request for commuted sums for use at Windlesford Green to assist in the delivery of 62 Extra Care units		
Decision details³:	<p>What decision has been taken? (Set out all necessary decisions to be taken by the decision taker including decisions in relation to exempt information, exemption from call in etc.)</p> <p>The Chief Officer of Asset Management and Regeneration is recommended to:</p> <ul style="list-style-type: none"> • Approve the release of commuted sums for the development of the Extra Care scheme at Windlesford Green, Rothwell • Grant authority for a grant agreement to be signed between Home Group and Leeds City Council to agree the funding. <p>A brief statement of the reasons for the decision (Include any significant financial, procurement, legal or equalities implications, having consulted with Finance, PACS, Legal, HR and Equality colleagues as appropriate)</p> <p>The Windlesford Green Extra Care scheme directly contributes to one of the Best Council Plan 2020-25 outcomes: enabling citizens to live with dignity and stay independent for as long as possible. The delivery of the Extra Care programme also contributes to the outcome of inclusive housing growth through an increase in new, affordable homes, and will see the development and regeneration of the Windlesford Green site in the Rothwell ward.</p> <p>The Coronavirus pandemic has had an impact upon the scheme's viability. These issues have meant that there is now a viability gap that threatens the development of the scheme. It is therefore proposed that the grant of commuted sums would be used to meet this gap and support the delivery of affordable extra care housing.</p>		

¹ Give title of Director with delegated responsibility for function to which decision relates.

² If the decision is key and has appeared on the list of forthcoming key decisions, the title of the decision should be the same as that used in the list




³ Simply refer to supporting report where used as these matters have been set out in detail.

	<p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p> <p>Work has been carried out to:</p> <ul style="list-style-type: none"> - value engineer the scheme design in light of the increased cost of materials; - a review of rents has been carried out to take into account inflation and additional costs; - and the Registered Provider has obtained grants from Homes England. <p>However, the viability gap remains. As costs cannot be accounted for without the assistance of commuted sums, the alternative option would be that this extra care housing scheme would not go ahead losing the 100% affordable provision scheme.</p>
Affected wards:	Rothwell
Details of consultation undertaken⁴:	Executive Member
	Ward Councillors Consultation has taken place with the Rothwell Members throughout the duration of the project with quarterly briefings taking place, and are supportive of the proposals. The last briefing was in May 2021.
	Others Legal Services
Implementation	Officer accountable, and proposed timescales for implementation implementation timescale - August for Grant Agreement to be entered into
List of Forthcoming Key Decisions⁵	Date Added to List:-
	If Special Urgency or General Exception a brief statement of the reason why it is impracticable to delay the decision
	If Special Urgency Relevant Scrutiny Chair(s) approval Signature _____ Date _____
Publication of report⁶	If not published for 5 clear working days prior to decision being taken the reason why not possible:
	If published late relevant Executive member's approval Signature _____ Date _____

⁴ Include details of any interest disclosed by an elected Member on consultation and the date of any relevant dispensation given.

⁵ See Executive and Decision Making Procedure Rule 2.4 - 2.6. Complete this section for key decisions only

⁶ See Executive and Decision Making Procedure Rule 3.1. Complete this section for key decisions only

Call In	Is the decision available ⁷ for call-in? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	<p>If exempt from call-in, the reason why call-in would prejudice the interests of the council or the public:</p> <p>As below, significant operational decisions taken by officers are never available for call in.</p>	
Approval of Decision	Authorised decision maker ⁸	
	<table border="1"> <tr> <td>Signature </td> <td>Date 24 June 2021</td> </tr> </table>	Signature 
Signature 	Date 24 June 2021	

⁷ See Executive and Decision Making Procedure Rule 5.1. Significant operational decisions taken by officers are never available for call in. Key decisions are always available for call in unless they have been exempted from call in under rule 5.1.3.

⁸ Give the post title and name of the officer with appropriate delegated authority to take the decision.