

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	Martin Farrington, Director of City Development		
Contact person:	Liam Riley, Project Support Officer, Council Housing Growth Team		Telephone number: 0113 378 4156
Subject²:	Council Housing Growth Programme – RSAP Property Purchases (Whincover Hill, Bodmin Crescent)		
Decision details³:	<p>The Director of City Development:</p> <p>Has granted approval to purchase the properties, detailed in the Confidential Appendix B, at Market Value as determined by Land & Property and authorise their use as designated Rough Sleeper accommodation, to be managed by Leeds Housing Options.</p> <p>Has authorised the required expenditure to enable the programme to progress the property acquisitions detailed in Confidential Appendix A. These property acquisitions will be funded from the Council Housing Growth Programme budget, via a combination of Housing Revenue Account (HRA) borrowing and a Homes England grant of £50,000.</p> <p>Has noted that Executive Board granted Authority to Spend for the programme on 24th July 2019.</p> <p>Has noted that written approval to bring the properties back into council housing stock was provided by the Chief Officer (Housing) of Communities, Housing & Environment on the:10th May 2022.</p> <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>These properties are being acquired to reduce the number of rough sleepers across the city and to move individuals at risk of rough sleeping from temporary to permanent accommodation.</p>		

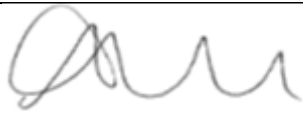
¹ Give title of Director with delegated responsibility for function to which decision relates.

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>Housing is one of the Best City priorities as set out in the Best Council Plan, and this programme will directly support the following priorities by delivering additional social housing stock:</p> <ul style="list-style-type: none"> • Housing of the right quality, type, tenure and affordability in the right places • Minimising homelessness through a greater focus on prevention <p>The programme will also directly contribute to ensuring that “everyone in Leeds Live(s) in good quality, affordable homes, in clean and well cared for places” which is one of the target outcomes set out in the Best Council Plan.</p>
	<p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p> <p>N/A</p>
Affected wards:	<p>Farnley & Wortley</p> <p>Middleton Park</p>
Details of consultation undertaken⁴:	<p>Executive Member: Cllr Hayden</p> <p>The Executive Member for Communities was consulted on the Property Acquisitions project on 6th October 2021 and is supportive of the programme. Further communications were sent to Cllr Hayden on 16th March 2022 and 4th April 2022 informing her that two purchases are progressing in the relevant ward areas and inviting feedback.</p>
	<p>Ward Councillors: Relevant Members have been informed of the proposed acquisitions by email and have raised no objections.</p>
	<p>Others</p> <p>Housing Management, Land & Property, Strategy & Investment, HL Property Management Team are all consulted prior to agreeing any property purchase.</p>
Implementation	<p>Officer accountable, and proposed timescales for implementation</p> <p>Liam Riley, Project Support Officer will oversee the purchase of each property listed in confidential appendix B. At the point of legal completion, the property will be transferred to the HL Voids Service to undergo refurbishment works. Leeds Housing Options will then administer the letting of the property.</p> <p>The Right of First Refusal regulations stipulate the timeframes for the completion of properties which fall within these regulations.</p> <p>For other properties which do not fall within the Right of First Refusal regulations the Council will endeavour to progress the transaction as promptly as reasonably practicable.</p>
	<p>Date Added to List:-</p> <p>N/A</p>

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

List of Forthcoming Key Decisions⁵	If Special Urgency or General Exception a brief statement of the reason why it is impracticable to delay the decision N/A	
	If Special Urgency Relevant Scrutiny Chair(s) approval Signature N/A Date	
Publication of report⁶	If not published for 5 clear working days prior to decision being taken the reason why not possible: N/A	
	If published late relevant Executive member's approval Signature N/A Date	
Call In	Is the decision available ⁷ for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If exempt from call-in , the reason why call-in would prejudice the interests of the council or the public: N/A	
Approval of Decision	Authorised decision maker ⁸ Angela Barnicle, Chief Officer Asset Management & Regeneration	
	Signature 	Date 21/06/22

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

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.