

## Delegated Decision Notice

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

<b>Decision type</b>	<input type="checkbox"/> Key Decision	<input checked="" type="checkbox"/> Significant Operational Decision	<input type="checkbox"/> Administrative Decision
<b>Approximate value</b>	<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
<b>Director<sup>1</sup></b>	Martin Farrington, Director of City Development		
<b>Contact person:</b>	Liam Riley, Project Support Officer, Council Housing Growth Team	Telephone number: 0113 378 4156	
<b>Subject<sup>2</sup>:</b>	Council Housing Growth Programme – RSAP Property Purchases (Broadlea Crescent, Cottingley Drive, Adel Wood Close)		
<b>Decision details<sup>3</sup>:</b>	<p>The Director of City Development:</p> <ol style="list-style-type: none"> <li>1. Granted approval to purchase the properties, detailed in Confidential Appendix B, at Market Value as determined by Land &amp; Property and authorised their use as designated Rough Sleeper accommodation, to be managed by Leeds Housing Options.</li> <li>2. Authorised the required expenditure to enable the programme to progress the property acquisitions detailed in Confidential Appendix B. 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 per property.</li> <li>3. Noted that Executive Board granted Authority to Spend for the programme on 24<sup>th</sup> July 2019.</li> <li>4. Noted that written approval to bring the properties back into council housing stock was provided by the Chief Officer (Housing) of Communities, Housing &amp; Environment on the 29<sup>th</sup> September 2022, 6<sup>th</sup> October 2022 and 13<sup>th</sup> October 2022.</li> </ol>		
	<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</p>		


<sup>1</sup> Give title of Director with delegated responsibility for function to which decision relates.

<sup>2</sup> 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

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

	<p>across the city and to move individuals at risk of rough sleeping from temporary to permanent accommodation.</p> <p>The purchase of these properties will help to achieve our aim to deliver a linear average of 300 new council homes each year across the 5-year programme. Acquisition of these new council homes also directly contributes to delivering the Leeds Best City Ambition pillars of Health &amp; Wellbeing and Zero Carbon.</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>
<b>Affected wards:</b>	Bramley & Stanningley, Beeston & Holbeck, Adel & Wharfedale.
<b>Details of consultation undertaken<sup>4</sup>:</b>	<p>Executive Member: Cllr Hayden</p> <p>The Executive Member for Climate and Infrastructure was consulted on RSAP on 16<sup>th</sup> August 2022. Further consultations on these specific property purchases were sent on 27<sup>th</sup> September 2022, 6<sup>th</sup> October 2022 and 12<sup>th</sup> October 2022, informing Cllr Hayden that the purchases were progressing in the relevant ward areas and inviting feedback.</p>
	<p>Ward Councillors: Relevant Members have been informed of the proposed acquisitions on 27<sup>th</sup> September 2022, 6<sup>th</sup> October 2022 and 12<sup>th</sup> October 2022 by email and have raised no objections.</p>
	<p>Others</p> <p>Housing Management, Land &amp; Property, Strategy &amp; Investment, HL Property Management Team are all consulted prior to agreeing any property purchase.</p>
<b>Implementation</b>	<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>
<b>List of</b>	<p>Date Added to List:-</p> <p>N/A</p>

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

<b>Forthcoming Key Decisions<sup>5</sup></b>	<b>If Special Urgency or General Exception</b> a brief statement of the reason why it is impracticable to delay the decision N/A	
	<b>If Special Urgency</b> Relevant Scrutiny Chair(s) approval Signature N/A Date	
<b>Publication of report<sup>6</sup></b>	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	
<b>Call In</b>	Is the decision available <sup>7</sup> for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<b>If exempt from call-in</b> , the reason why call-in would prejudice the interests of the council or the public: N/A	
<b>Approval of Decision</b>	Authorised decision maker <sup>8</sup> Martin Farrington, Director of City Development Delegated to and approved by Angela Barnicle, Chief Officer Asset Management & Regeneration	
	Signature 	Date 09/11/2022

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

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

<sup>7</sup> 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.

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