

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:	Rebecca Storey, Project Officer, Council Housing Growth Team	Telephone number: 0113 37 81005	
Subject²:	Council Housing Growth Programme - Property Acquisition for LAHF Scheme, Tranche 7		
Decision details³:	<p>The Chief Officer Asset Management & Regeneration has:</p> <ul style="list-style-type: none"> a) Granted Approval to purchase the properties detailed in Confidential Appendix A at market value, as determined by Land & Property, and authorised them to be added to council housing stock and to be allocated to tenants within the Ukraine and Afghan household groups. b) Authorised the required expenditure to enable the programme to progress the property acquisitions detailed in Confidential Appendix A. These property acquisitions will be funded as follows: <ul style="list-style-type: none"> · Ukraine scheme: 40% of capital costs plus £20,000 funded by LAHF grant. Remaining balance funded by Homes For Ukraines tariff grant. · Afghan scheme (bridging scheme): 50% of capital costs plus £20,000 funded by LAHF grant. Remaining balance funded by HRA borrowing. c) Noted that the Director of Communities, Housing & Environment approved the injection of funds from the LAHF grant and Homes for Ukraine's tariff grant along with the Authority To Spend for a total of £7.521m into the Council Housing Growth capital programme on 28th April 2023. Decision ref D56295. d) Noted that written approval to bring the properties detailed in Confidential Appendix A into council housing stock was provided by the Chief Officer Housing on 29th August 2023. <p>A brief statement of the reasons for the decision:</p> <p>Approval of these property acquisitions will support the Council's plan to provide 30 homes in partnership with the Local Authority Housing Fund for the purpose of housing Ukrainian refugee households and Afghan refugee households who are currently in bridging or other temporary accommodation.</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>		

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.

Affected wards:	Farnley & Wortley	
Details of consultation undertaken⁴:	1. Chief Officer (Housing) consulted Cllr Rafique regarding the LAHF scheme on 3rd March 2023. Cllr Rafique was supportive. 2. Council Housing Growth HoS consulted Cllr Hayden on the LAHF scheme in March 2023. Cllr Hayden was supportive. 3. Chief Officer (Housing) consulted Cllr Lennox regarding the LAHF scheme in August 2023. Cllr Lennox was supportive.	
	Chief Officer, Asset Management & Regeneration ⁵	
	Local Ward Members have been made aware of the proposed acquisition(s) via email.	
	Others Housing Management, Housing Options, Land & Property, Strategy & Investment and HL Property Management are all consulted prior to agreeing any property purchase.	
Implementation	Officer accountable, and proposed timescales for implementation Rebecca Storey (Project Officer) will oversee the purchase of each property listed in confidential appendix A. At the point of legal completion, the property will be transferred to the HL Voids Service (or external contractor if such arrangements are in place at that time) to undergo refurbishment works. To qualify for LAHF funding, we need to have exchanged purchase contracts by 30 th November 2023.	
List of Forthcoming Key Decisions⁶	Date Added to List:- N/A	
	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 report⁷	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 ⁸ for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No


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

⁵ See Officer Delegation Scheme (Executive Functions) CAMRO must be consulted in relation to all matters relating to the Council's land and buildings.

⁶ See Executive and Decision Making Procedure Rule 2.4 - 2.6. Complete this section for key decisions only

⁷ See Executive and Decision Making Procedure Rule 3.1. Complete this section for key decisions only

⁸ 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.

	<p>If exempt from call-in, the reason why call-in would prejudice the interests of the council or the public: N/A</p>	
<p>Approval of Decision</p>	<p>Authorised decision maker⁹ Martin Farrington, Director of City Development Delegated to and approved by Angela Barnicle, Chief Officer Asset Management & Regeneration</p>	
	<p>Signature</p> 	<p>Date 05/09/2023</p>

⁹ Give the post title and name of the officer with appropriate delegated authority to take the decision.