

## 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>	Tia Nicholson Johnson, Project Support Officer, Council Housing Growth Team		Telephone number: 0113 37 84154
<b>Subject<sup>2</sup>:</b>	Council Housing Growth Programme – RSAP Property Purchases (RSAP5 Batch 12)		
<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 (or the net cost of the acquisition if this total is below £50,000).</li> <li>3. Noted the Director of City Development (delegate) approved the injection of a further £400,000 for the RSAP5 scheme into the HRA Council Housing Growth capital programme (as part of the Right of First Refusals programme) to deliver 8 units, on 12<sup>th</sup> May 2023.</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 18<sup>th</sup> September 2023.</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>		

<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>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> <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>	<p>Farnley &amp; Wortley</p> <p>Alwoodley</p> <p>Roundhay</p>
<b>Details of consultation undertaken<sup>4</sup>:</b>	<p>Executive Member: Cllr Lennox</p> <p>The Executive Member for Housing was consulted on the Property Acquisitions project on 18 September 2023 and is supportive of the programme</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 &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>Tia Nicholson Johnson, 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 Forthcoming Key Decisions<sup>5</sup></b>	<p>Date Added to List:-</p> <p>N/A</p>
	<p><b>If Special Urgency or General Exception</b> a brief statement of the reason why it is impracticable to delay the decision</p> <p>N/A</p>
	<p><b>If Special Urgency</b> Relevant Scrutiny Chair(s) approval</p>

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

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

	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
	If exempt from call-in, 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 19/09/23

<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.