



Exeter City Council

An **EXTRAORDINARY MEETING OF THE COUNCIL** will be held at the **GUILDHALL, HIGH STREET, EXETER** on **MONDAY 10 JUNE 2024**, at 6.00 pm, at which you are hereby summoned to attend.

If you have an enquiry regarding any items on this agenda, please contact Mark Devin, Democratic Services Manager on 01392 265477.

The following business is proposed to be transacted:-

- | | Pages |
|--|--------|
| 1 Local Authority Housing Fund (LAHF) Round 3 Funding
To consider the report of the Director of City Development. | 3 - 42 |
| 2 Public Questions
Details of questions should be notified to the Democratic Services Team at least three working days prior to the meeting - by 10am on Wednesday 5 June 2024.

Further information and a copy of the procedure with details about speaking at Council can be found here: Public Speaking at Meetings . | |
| 3 Questions from Members of the Council Under Standing Order No. 8
Details of questions should be notified to the Democratic Services Manager by no later than 10am on Friday 7 June 2024. | |

A plan of seating in the Guildhall is attached as an annexe

Date: 31 May 2024

Bindu Arjoon
Chief Executive

Civic Centre, Paris Street, Exeter, EX1 1JN	Committee.services@exeter.gov.uk	Council Website
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REPORT TO EXECUTIVE

Date of Meeting: 4 June 2024

REPORT TO EXTRAORDINARY COUNCIL

Date of Meeting: 10 June 2024

Report of: Director of City Development

Title: Local Authority Housing Fund (LAHF) Round 3 Funding

Is this a Key Decision?

No

Is this an Executive or Council Function?

Council

1. What is the report about?

Local Authority Housing Fund (LAHF) Round 3 (R3) provides £450 million for a third round of funding with funding being used to deliver high-quality temporary accommodation for homeless families, and to provide housing for those on the Afghan Citizens Resettlement Scheme (ACRS).

Initial allocations for LAHF R3 were made to 203 local authorities (LAs), using an allocations formula. These LAs can also be considered for additional allocations (from unclaimed funds) if they can deliver more homes.

Local authorities that did not receive an initial allocation have been invited to notify DLUHC via an Expression of Interest (EOI) process if they too want to be considered for any unclaimed LAHF R3 funds to deliver the programme objectives.

Exeter City Council has provisionally been identified as eligible for £594,000 capital grant funding to purchase a minimum of 4 homes as per the following indicative allocation (there may be further allocations subject to take up of this scheme nationally):

Resettlement element: With this funding ECC is expected to provide a minimum of 2 home (s) for the resettlement element.

TA element: With this funding ECC is expected to provide a minimum of 1 home(s) for the TA element.

Large resettlement element (4+ bed): With this funding ECC is expected to provide a minimum of 1 home for the large resettlement element.

As with other affordable housing provision, there is an expectation that ECC part funds / finances some of the required capital. Government funding equates to 40% of total capital costs plus an additional **£21,000** per property to account for other costs including refurbishment and conveyancing costs. The governments funding formula is based on the median property price in Exeter of **£300,000**.

The local authority will receive an additional 10% uplift on the grant rate for every unit it will deliver via new supply.

The following key changes have been made for LAHF R3: -

- **Removed the requirement for local authorities to match fund a specific percentage on each home, with full fungibility across the fund elements (TA & resettlement)** – a local authority agrees to deliver a minimum number of TA homes and resettlement homes in exchange for their funding allocation, providing maximum flexibility and simplifying delivery.
- **Increased the programme time frame to a full two years** - increasing scope for a wider range of delivery options, including new supply.
- **Introduced a 10% new supply uplift** to support the growth of overall housing supply.
- **Providing revenue funding** to local authorities to support programme delivery.

Full details of the purpose of the funding, terms and reporting and monitoring arrangements are set out in the Memorandum of Understanding between the Department for Levelling up, Housing and Communities and Exeter City Council at Appendix 1.

There are three options available: -

Option 1 – Purchasing new build properties off the open market - To secure this capital grant funding, it is estimated that the council would need to contribute £630,400.

Option 2 – Purchasing ex-ECC properties off the open market – In order to secure this capital grant funding, it is estimated the council would need to contribute £297,000.

Option 3 – Do nothing - Turn down the opportunity to draw down on £594,000 in DLUHC grant funding to purchase additional properties.

2. Recommendations:

That Executive support and that Extraordinary Council agree Option 2 as follows:

- 1) acceptance of the full allocation of £594,000 in DLUHC grant funding;
- 2) the purchase of (four) properties off the open market;
- 3) that the Council's Capital contribution is funded through £297,000 of S106 funds;
- 4) identification and purchase of suitable properties to let;
- 5) that the rents be set at affordable rates in accordance with the provisions of the Memorandum of Understanding between DLUHC and Exeter City Council and the DLUHC recommended rental funding model Rent Standard – April 2023;
- 6) that the MOU (Appendix 1) be signed and returned to DLUHC by the 12th of June 2024 confirming the Council's participation in the programme;
- 7) that the Director of City Development and Housing and the relevant Portfolio Holder are given delegated authority to proceed with the acquisitions and to amend the number of properties purchased in line with the agreement above and including where additional government grant may become available (provided that no further capital contribution is required from Exeter City Council).

3. Reasons for the recommendation:

Exeter City Council is committed to supporting refugees, where possible and within available resources, that have been displaced due to conflict and the Local Authority Housing Fund (LAHF) is an opportunity to bring on additional units of long-term family accommodation that will help address much needed accommodation for this cohort and to provide homes for future housing need.

The Home Office have advised that at this juncture, they require over 100 properties of all sizes for the Afghan cohort. While 2 and 3 beds dominate the requirement there is a need for properties that are 4 – 7 beds in size.

One of the properties will be used for temporary accommodation and will assist local citizens who are homeless. The Council currently has 34 families in Temporary Accommodation.

Subject to council approval, once these properties have been secured, they will be an ECC asset. DLUHC envisages that once all Afghan households have been resettled the Council will be able to use the properties for other housing needs such as temporary accommodation which is always in high demand.

4. What are the resource implications including non financial resources

There are a number of resource implications to consider: -

Sourcing appropriate properties –This will require cross departmental co-operation with Housing Needs Department sourcing appropriate properties from open market, Estates and Housing Assets visiting and inspecting properties, Legal Department carrying out conveyancing and then when purchased, Housing Assets inspecting and arranging for necessary works to be carried out to ensure that all properties meet the Decent Homes Standard. Costs have been factored into the budget to cover the cost of conveyancing and inspections and £90,000 will be set aside to carry out necessary repairs if purchasing Ex-ECC properties.

Financing the council contribution

Option 1 – Purchasing New Build

The properties will be owned and managed by the Council and based on a stock profile of 3 x Two Beds and 1 x Four Beds it is estimated that the total cost of purchasing properties off the open market will be £1,246,000. Alongside contributions of £594,000 from DLUHC and a New Homes Bonus of £84,000 the Council will need to invest a total of £630,400.

There is currently £643,500 in unreserved non-restricted S106 funds. This includes underspends from LAHF 1 which came in with an underspend of £63,000 and a £40,000 underspend on LAHF 2.

Option 2 – Purchasing ex-ECC properties off the open market

The properties will be owned and managed by the Council and based on a stock profile of 3 x Two Beds and 1 x Four Beds it is estimated that the total cost of purchasing

properties off the open market will be £891,000. Alongside contributions of £594,000 from DLUHC the council will need to contribute a total of £297,000

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Project-On Costs – Appendix 2 provides an overview of associated Project Costs – legal costs have been factored into the budget alongside Officer time from Assets.

5. Section 151 Officer comments:

Whilst there is an opportunity cost to using s106 resources, this is an opportunity to acquire four additional properties without adding to the Council's borrowing requirement. This means that the rental income will add resources to the revenue account. The Finance team will work closely with Housing to ensure that the houses are placed in the most economically advantageous position, whilst ensuring that the Councils is acting in line with legislation and s106 obligations.

6. What are the legal aspects?

The funds are to be provided by central government to authorities in accordance with the provisions of section 31 of the Local Government Act 2003. Section 31 addresses the power to pay grants to local authorities and states:

A Minister of the Crown may pay a grant to a local authority in England towards expenditure incurred or to be incurred by it.

This is a non-ring-fenced capital grant, although conditions can be attached as to the use of the grant. In this case, DLUHC requires the Council to enter into a Memorandum of Understanding (MOU). Members should read and consider the MOU.

Members will note that the terms of the MOU are not legally binding and state at paragraph 1 that 'this MOU is not intended to create legal or binding obligations. It describes the understanding between both parties for the use of funding specified in Section 3 of this agreement'.

The stated purpose of the scheme is for local authorities to acquire housing stock in order to "[r]educe local housing pressures and use of expensive and unsuitable accommodation, by providing better quality temporary accommodation to those owed homelessness duties by local authorities', to '[r]educe temporary accommodation costs' and to '[p]rovide sustainable settled housing to those on the ACRS [Afghan Citizens Resettlement scheme] so that they can build new lives in the UK, find employment and integrate into communities'.

7. Monitoring Officer's comments:

The Deputy Monitoring Officer reminds members that they are under an obligation to exercise their fiduciary duty carefully. The meaning of fiduciary duty can be summarised as a duty to conduct administration in a business-like manner with reasonable care, skill and caution and with due regards to the council's rate payers. When discharging their fiduciary duties councillors will need to consider the following:

- a. Prudent use of the council's resources, including the raising of income and the control of expenditure;
- b. Financial prudence both long and short term;
- c. Striking a fair balance between the interest of the council tax payers on the one hand and the community interest and adequate and efficient services on the other hand.

Simon Copper – Deputy Monitoring Officer.

8. Report details:

All properties under LAHF 1 and LAHF 2 have now been purchased and 7 households have moved into their new homes, the remaining properties are going through a matching process to identify suitable households.

Whilst locally all Bridging Hotels have been closed and households rehoused the Home Office have advised that at this juncture, they require over 100 properties of all sizes for the Afghan cohort. While 2 and 3 beds dominate the requirement there is a need for properties that are 4 – 7 beds in size.

Purpose of funding and Next Steps

The £450 million LAHF R3 helps deliver DLUHC's commitment to assist those who are homeless to secure accommodation, alongside supporting the government's humanitarian obligations to provide safe and suitable housing to those fleeing Afghanistan.

The objectives of LAHF R3 are to:

- Reduce local housing pressures and use of expensive and unsuitable accommodation, by providing better quality temporary accommodation to those owed homelessness duties by local authorities.
- Reduce temporary accommodation costs.
- Provide sustainable settled housing to those on ACRS so that they can build new lives in the UK, find employment, and integrate into communities.
- Support local housing markets by assisting the delivery of new housing stock or new developments to grow overall housing supply.

Property acquisition

Within the framework of the purpose and objectives of the fund set out above, we want to provide local authorities with as much flexibility as possible to shape local delivery according to circumstances in each area. The guidance provided in this document is intended to support this. Local authorities will need to be satisfied that their specific plans are lawful and deliverable.

Housing delivered as part of LAHF R3 could include, but is not limited to:

- expanding existing local authority delivery programmes or those of local housing association partners;
- increasing the number of affordable housing units in housebuilder-led schemes due to complete in 2024-25 or 2025-26;

- bringing empty / dilapidated properties (both residential and commercial units) back into use, including properties owned by a local authority or housing associations;
- remodelling defunct specialist accommodation including sheltered accommodation;
- ‘flipping’ forthcoming shared ownership completions into housing;
- providing modular housing as part of wider efforts to use MMC to support local temporary accommodation pressures;
- commissioning new supply that can be delivered in 2024-25 or 2025-26 from developers;
- purchasing existing properties on the open market.

Local authorities may choose the most appropriate delivery mechanism to achieve the fund’s objectives and to bring on stream the accommodation as quickly as possible.

Officers are proposing the following options for Council to consider: -

Option 1 – Purchasing New Build Properties

The Council uses eligible Section 106 funds to purchase through open market acquisition.

Based on a stock profile of 3 x Two Beds and 1 x Four Beds it is estimated that the total cost of purchasing properties off the open market would be £1,246,000. Alongside contributions of £594,000 from DLUHC and a New Homes Bonus of £84,000 the Council would need to invest a total of £630,400.

The Council’s contribution will come from the use of Section 106 Funding towards the acquisition of affordable housing in Exeter.

Rental Income Yield

Rents would be set at Affordable Rent and capped at LHA + £100 per month and are based on [median private rentals](#) in Exeter

Property Size	Median Market Monthly Rent	Affordable Rent @ 80% of Market Rent	LHA Rate	Rent to be charged
2 Bed	£1,173	£938.40	£792.83	£892.83
3 Bed	£1,495	£1,196	£947.40	£947.40
4 Bed	£2,348	£1,878.40	£1,296.45	£1,296.45

Assuming a 1% annual rent increase would see a total income of £3.15 million over a 50-year period. With On costs for Contribution to Technical officer and Housing Officer, Planned Maintenance, Reactive Repairs and allowance for bad debt and voids factored in this would see a total outlay of £2.4 million over the same period. Concentrating on acquiring new build properties would see a reduction in long term planned maintenance costs.

Total Income (Rents)	£3,152,203.20
Total Outlay (staff costs, bad debt and voids, planned maintenance & reactive repairs)	£2,450,301.18
Return to ECC over 50 years	£701,902.01

Pros

- The government will be providing £594,000 investment to purchase additional family homes.
- There will be a 10% New Homes Bonus for purchasing new build properties – this will be around £84,000 of additional grant funding.
- With 35 families currently in Council temporary accommodation and over 1,000 families on the housing register, in the medium to long-term the accommodation can be used to relieve Council and local housing need.
- There are available properties on the market which will mean that we will be able to meet delivery within timescales.
- Concentrating on purchasing new build properties will mean that the Council will be purchasing modern housing stock and that there are less upfront costs associated to refurbishment, removal of asbestos and the properties will meet current building regulations and have updated insulation – reducing long term planned maintenance costs.
- Rent charges will be fully covered by HB claims and / or affordable top-ups for those households with income more than benefits thresholds

Cons

- There is currently £643,500 of eligible funding in the Section 106 account utilising this will effectively expend current s106 funds The Section 106 Account will increase over the coming year as committed receipts are paid to the Council.

Option 2 – Purchasing ex-ECC Properties

The Council uses eligible Section 106 funds to purchase through open market acquisition.

Based on a stock profile of 3 x Two Beds and 1 x Four Beds it is estimated that the total cost of purchasing properties off the open market would be £891,000. Alongside contributions of £594,000 from DLUHC the Council would need to invest a total of £297,000.

The Council's contribution will come from the use of Section 106 Funding towards the acquisition of affordable housing in Exeter

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Pros

- The government will be providing £594,000 investment to purchase additional family homes.
- With over 1,000 families on the housing register, in the medium to long-term the accommodation can be used to relieve Council and local housing need.
- One of the properties will be used as temporary accommodation and benefit Exeter Citizens who are homeless or at risk of homelessness. The council currently has 34 families we currently have in temporary accommodation.
- There are available properties on the market which will mean that we will be able to meet delivery within timescales.
- Rent charges will be fully covered by HB claims and / or affordable top-ups for those households with income more than benefits thresholds

Cons

- Purchasing properties off the Open Market will come with its challenges and will require cross department co-operation. However, this should not be an issue as the Council has successfully purchased 27 ex- ECC properties off the open Market over the past 3 years.

9. How does the decision contribute to the Council's Corporate Plan?

The service will contribute to the Council's Corporate Plan in the following areas: -

- Building great neighbourhoods - By tackling social inequality through maximising homelessness preventions and reliefs and through maintaining and developing emergency, first and second stage housing options with suitable personalised support to address single and multiple need.

- Promoting active and healthy lifestyles - Supporting households to access key health and advocacy services in primary and secondary healthcare services including mental health assessment and support, physical and social care, and education, training, and employment opportunities.
- Tackling congestion and accessibility - By extending access to homelessness & housing support services by extending our reach into the community through outreach and co-location and by developing multiple access points to advice and assistance

10. What risks are there and how can they be reduced?

Risks are:

- **Local housing market** - not having the desired property available for acquisition. This is a minimal risk as the market has been assessed for the range of properties and there are sufficient numbers of 2 to 3+ bed houses available including new builds. The Developer who was used to deliver LAHF 1 and LAHF 2 on time has already confirmed that they are able to meet our needs under LAHF 3.
- **Officer capacity to progress the scheme.** The risk is low to medium. The identification of properties would be undertaken by the Housing Needs Service with conveyancing and purchase via Legal and Estates who have been notified of the potential scheme and timescales. Subject to purchasing properties that can be inhabited without significant lead in for compliance and repairs an assessment of ongoing capacity for property management including cyclical maintenance will be undertaken. It is likely that there will be additional works needed to the properties to bring them to a decent homes' standard, this will include asbestos removal, new kitchens, and bathrooms etc. These works will put additional pressures on Tenancy Services and Assets to oversee this work.
- **Public perception** that the Council are acquiring properties for refuges when so many local people are in housing need. This can be mitigated by ensuring clear communications that the funding is targeted grant monies from central government and that there is no impact on the Council's social housing development programme, and that long term the properties will be used for local citizens. One of the properties is to be used as temporary accommodation which will directly help local families who are homeless or at risk of homelessness in the city.

11. Equality Act 2010 (The Act)

Initially the properties acquired will be ring-fenced for the eligible cohort. Once there are no longer eligible households the properties will be free to be used as the Council determines best. This might be as temporary accommodation for homeless households or as long-term homes to relieve household need.

12. Carbon Footprint (Environmental) Implications:

No direct carbon/environmental impacts arising from the recommendations.

13. Are there any other options?

The Council is already facing significant financial pressures and there are other options where S106 funding could be used: -

Council Own Build Programme

Exeter City Council has given itself the target of building 500 new Council homes in the Housing Revenue Account by 2030. 72 homes have been completed, with a further 112 on site at Vaughan Road and Hamlin Gardens. There are also a number of other sites that are being investigated and designed at present with the potential to deliver a further 200+ new homes into the HRA.

The HRA are in the unique position when developing on HRA land, rather than purchasing units, that consideration can be given to other more specialist forms of housing, including housing for older residents, Extra Care and for those with mobility issues or requiring fully wheelchair accessible properties. Where sites are suitable from a layout and geographic position these types of properties will be considered and designed into each scheme. Currently there is need for 31 fully wheelchair accessible wheelchair properties, as per the data from Devon Home Choice, this is a need across 1 bed to 4 bed homes. Detail in the table below.

Wheelchair Accessible Housing Need by Band and Bedroom					
01.04.2024	1 Bed	2 Bed	3 Bed	4 Bed	Total
Band A	1	1			2
Band B	5	8	5	2	20
Band C	5				5
Band D	3	1			4
Total	14	10	5	2	31

New build schemes within the HRA are funded using a combination of funding sources, including borrowing, HRA capital, retained Right to Buy Receipts and S106 commuted sums. The funding for each scheme is built up of the most financially advantageous combination of the funding sources with the aim of reducing the borrowing required to the absolute minimum. The HRA are in detailed discussions with Homes England to add to these funding streams by bidding for grant monies under the Homes England Affordable Housing programme on future schemes. The use of this Homes England grant restricts the ability of the HRA to utilise RTB receipts on the same scheme.

The HRA has used S106 commuted sums on a number of schemes in the past, most recently several million pounds of this S106 money was used on the recently completed Edwards Court Extra Care scheme. Whilst there are not large sums of S106 commuted sum available to use for affordable housing provision at the moment, not having this money available for new build schemes has the potential to make the viability of schemes more challenging and removes one of the 'cocktail' of available funding streams.

The viability of new build affordable housing schemes is a challenge for the HRA at this time. There is a combination of issues at play currently; tender prices are continuing to rise, with sub-contractors seemingly cherry picking the work that they want to do, and material prices have not returned to previous levels; interest rate rises are increasing the costs of borrowing and reducing the amount of borrowing that can be financed with the available rental income on schemes; less capital is available through the HRA, RTB receipts and S106 monies; and we don't yet have a track record for bidding to Homes England for grant and the levels of grant being offered may not be keeping pace with tender rises. This combination of factors is making the funding of new build schemes for the HRA particularly challenging flexibility is required to arrive at the most advantageous combination of funding sources.

LAINGS Properties

This scheme consists of 18 non-traditional Laings Easi-Form properties (concrete panel construction, designed for speed of construction rather than longevity), which, for the most part form one half of a pair of semi-detached properties. The project is two thirds completed but has suffered from delays with the previous contractor, relating to Covid shutdown of their business, and the need for an alternative contractor to be brought in to finish some partially completed properties. There are still 6 properties to be completed. There is also the potential to purchase a further privately owned Laings property, which is the other half of one of the Council owned properties, so the purchase of this property would aid in the rebuilding of the Council owned property.

The Laings project received a budget allocation at committee on 20 February 2018 for £3.25m, at that time this was thought to be adequate to develop all the properties. But the scheme has suffered a number of setbacks & changes since this original allocation; including the addition of another property; Lockdown contractor shutdowns and slow progress; issues with the original contractor resulting the Council bringing in a replacement contractor; significant changes in material and labour costs resulting in large cost uplifts.

To date 12 of the 18 properties have been completed on this project, these properties are signed off and have tenants living in them.

There are 6 properties that are still to be completed for this project, one remains un-demolished, two are a self-contained pair of semi-detached houses, and the final three have been demolished and the remaining half of the semi is weather protected and propped with scaffolding.

A budget totalling £2.5m is required to deliver the final phase of the Laings project. This budget also includes the purchase of one privately owned property. The purchase of this property is underway.

S106 monies could be used towards the redevelopment of the Laings Project, although it would still require additional borrowing of £1.9 million to complete the scheme. It is likely to take 5 years before there is sufficient funds in the S106 budget to cover the complete cost of the re-build.

Director City Development, Ian Collinson

Authors: Chris Stocks & Lawrence Blake

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:-

None

Contact for enquires:
Democratic Services (Committees)
Room 4.36
01392 265275

MEMORANDUM OF UNDERSTANDING

Between

Department for Levelling Up, Housing and Communities

-and-

LA Name

1. Purpose

- 1.1. This Memorandum of Understanding ('MOU') sets out the agreed working relationship between the Department for Levelling Up, Housing and Communities ('DLUHC') and **LA Name** ('the Council') regarding the administration and delivery of the Local Authority Housing Fund – third funding round ('LAHF R3').
- 1.2. This MOU will be for the period 2024/25-2025/26. It will be reviewed and updated only where either of the signatories deem it necessary, in which case it will require joint agreement. Further detail on changing the MOU is set out in Paragraph 5.5.
- 1.3. This MOU is not intended to create legal or binding obligations. It describes the understanding between both parties for the use of funding specified in Section 3 of this agreement.

2. Background

- 2.1. LAHF R3 was launched in March 2024. The details of the fund were shared with the Council in the document 'Local Authority Housing Fund - third funding round: Prospectus and Guidance' ('the Prospectus').
- 2.2. LAHF R3 is a £450m grant fund, with objectives to:
 - Reduce local housing pressures and use of expensive and unsuitable accommodation, by providing better quality temporary accommodation to those owed homelessness duties by local authorities.
 - Reduce temporary accommodation costs.
 - Provide sustainable settled housing to those on ACRS so that they can build new lives in the UK, find employment and integrate into communities.
 - Support local housing markets by assisting the delivery of new housing stock or new developments to grow overall housing supply.

3. Total delivery target and Total allocation

- 3.1. DLUHC has accepted the Council's plan to provide X homes ('the total delivery target') under LAHF R3, of which X homes shall be new homes ('the new homes delivery target'), and DLUHC will provide a grant of £X ('the total allocation').
- 3.2. The total allocation includes any New Homes uplift and the refurbishment allowance as calculated with reference to 6.3 of the Prospectus.
- 3.3. For the purposes of the New Homes Uplift, a new home is a property that will be delivered in FYs 24/25 or 25/26 as a direct new development, an 'Off-the-shelf' new build property purchased from developers, a property that has its use converted (delivering an extra residential unit), or a property that has its use changed (delivering an extra residential unit).
- 3.4. The total allocation will be provided as £X in 2024-2025 ('the Year 1 allocation') and £X in 2025-2026 ('the Year 2 allocation').
- 3.5. The Council agrees the following targets to deliver at least:
- X properties to be allocated to households that meet the **TA element** eligibility criteria outlined in section 5.1 of the Prospectus.
 - X properties for households that meet the **R3 resettlement element** eligibility criteria outlined in section 5.2 of the Prospectus.
 - X properties (4+ bed) for households that meet the **R3 large resettlement element** eligibility criteria outlined in section 5.2 of the Prospectus.
- 3.6. DLUHC will also provide a in revenue grant to the Council for 2024-2025 of £X.
- 3.7. This MOU covers the funding commitments from DLUHC and the delivery, financial expenditure, agreed milestones, reporting and evaluation, and communications between the Parties. It also sets out the steps DLUHC could take in the event of underperformance if required.

4. Purpose of the Funding

- 4.1. LAHF R3 funding has been provided specifically for spending on LAHF R3 priorities as specified at 2.2 to deliver properties for use by households that meet the LAHF R3 eligibility criteria, and the Council agrees to spend

LAHF R3 funding on activity set out in this MOU as agreed with DLUHC or subsequently agreed with DLUHC as per Paragraph 5.5.

- 4.2. LAHF R3 funding is unlikely to meet all the Council’s acquisition/ delivery costs. The Council or its delivery partner(s) will fund any outstanding sum required.
- 4.3. The Council will use its best endeavours to meet the delivery target and to achieve value for money. The Council should ensure it complies with the Code of Practice for Local Authority Accounting.
- 4.4. The Council may determine how it uses the total allocation and the revenue funding as long as the delivery target and the new home delivery target are met.
- 4.5. Revenue funding has been provided to the Council for any activities which support delivery of the total allocation, including but not limited to programme/ administration resource or professional services (e.g., fees, conveyancing). Revenue funding will be paid in full alongside the Tranche 1 allocation.

5. Delivery Profile

- 5.1. Delivery of the fund will be measured on the basis of exchange of contracts, or equivalent milestone where exchange of contract will not occur, and the number of households accommodated in the properties. Any variations to this, and necessary changes to the MOU, will need to be agreed by the parties and an amendment to this MOU made.
- 5.2. Funding outlined in Table 1 is provided to deliver the total delivery target. The Council agrees to make best endeavours to meet the total delivery target by 31 March 2026.
- 5.3. The Council agrees to deliver **X** properties in financial year 2024-25 (‘the Year 1 delivery target’) and **X** properties in financial year 2025-26 (‘the Year 2 delivery target’). The property types that the Council agrees to delivery in each year is outlined in Table 1.

Table 1 – delivery profile

Property type	Year 1 delivery target (2024-25)	Year 2 delivery target (2025-26)	Total delivery target
TA element	X	X	X
R3 resettlement element	X	X	X

R3 large resettlement element	X	X	X
All property types	X	X	X

- 5.4. This MOU is for the full term of the total allocation unless signatories agree to change as per Paragraph 5.5. A further Grant Determination Letter (GDL) will be provided following confirmation of each tranche payment.
- 5.5. DLUHC and the Council both have the right to request a change to the MOU. With regards to changing the target number of units, the Council may ask for either a higher or lower target. Any proposed change will impact the amount of funding received (as set out in the Prospectus) unless the Council is seeking to deliver more units for the same amount of money. Requests will be considered based on the progress of the reallocations process as outlined in Section 11 of the Prospectus and confirmed in writing.

6. Financial Arrangements

- 6.1. The agreed funds will be issued to the Council as grant payments under section 31 of the Local Government Act 2003. The Council may pass on the funding to a third party (e.g. Registered Providers) as appropriate to deliver the delivery target, complying with the Subsidy Control Act 2022.
- 6.2. The capital funding will be provided by DLUHC in four tranches. The ‘Tranche 1 allocation’ is 30% of the Year 1 allocation. The ‘Tranche 2 allocation’ is 70% of the Year 1 allocation. The ‘Tranche 3 allocation’ and the ‘Tranche 4 allocation’ are both 50% of the Year 2 allocation. All tranches are set out in Table 2.

Table 2 – Capital funding allocation

	Tranche 1 allocation	Tranche 2 allocation	Tranche 3 allocation	Tranche 4 allocation	Total allocation
Total funding	£X	£X	£X	£X	£X

- 6.3. Table 2 sets out the timetable for payments to be made to the Council. The earliest payment date for the Tranche 1 allocation is in July 2024. The Tranche 2 allocation will be paid once the Council has demonstrated that at least 60% of the Tranche 1 allocation has been committed (‘the Tranche 2 spend requirement’) via a Section 151 officer Statement of Grant Usage.
- 6.4. The Tranche 3 allocation will be paid once the Council has demonstrated that at least 80% of the Tranche 1 and Tranche 2 allocations have been

committed ('the Tranche 3 spend requirement') via a Section 151 officer Statement of Grant Usage.

- 6.5. The Tranche 4 allocation will be paid once the Council has demonstrated that at least 80% of the Tranche 1, Tranche 2 and Tranche 3 allocations have been committed ('the Tranche 4 spend requirement') via a Section 151 officer Statement of Grant Usage.
- 6.6. Should the Council not meet the spend requirement for Tranche 2, 3 or 4 payments by the dates set out in Table 3, DLUHC will consider putting in place further payment dates.
- 6.7. The Council may wish to return unspent monies to the Department.
- 6.8. DLUHC reserves the right to request the return of some or all of the capital and resource funding if the Council significantly reduces its agreed delivery target or withdraws from LAHF R3 completely.

Table 3 – Payments timetable

Payment milestone	Requirements for payment milestone	Payment by
Tranche 1 (30% of total Year 1 capital allocation) 100% of programme revenue allocation	MOU signed with DLUHC	By 1 July 2024 (if a MOU is signed by 12 June) or By 12 August 2024 (if a MOU is signed by 12 July 2024)
Tranche 2 (70% of Year 1 capital allocation)	Statement of Grant Usage (SOGU) demonstrating <u>60% of the Tranche 1 first tranche</u> has been committed*, AND Relevant monitoring information (MI) submitted	By 4 November 2024 (if SOGU provided by 7 October) and all MI submitted to schedule. Or By 13 December 2024 (if SOGU provided by 8 November) and all MI submitted to schedule. (With further payment windows in January 2025, and March 2025 deadlines TBC)

<p>Please note that Year 2 allocation can be paid in full, in a combined tranche 3 & 4 payment if the relevant milestone is met and SOGU submitted by relevant deadline¹.</p>		
<p>Tranche 3 (50% of Year 2 capital allocation)</p>	<p>Statement of Grant Usage (SOGU) demonstrating <u>80% of the Tranches 1 and 2</u> have been committed*, AND</p> <p>Relevant monitoring information (MI) submitted</p>	<p>By 2 April 2025 (if SOGU provided by 3 March) and all MI submitted to schedule.</p> <p>Or</p> <p>By 4 June 2025 (if SOGU provided by 2 May) and all MI submitted to schedule.</p> <p>(With further payment windows in September 2025, November 2025, January 2026, and March 2026 deadlines TBC)</p>
<p>Tranche 4 (50% of Year 2 capital allocation)</p>	<p>Statement of Grant Usage (SOGU) demonstrating <u>80% of the Tranches 1, 2 and 3</u> have been committed*, AND</p> <p>Relevant monitoring information (MI)</p>	<p>By 3 September 2025 (if SOGU provided by 6 August) and all MI submitted to schedule.</p> <p>Or</p> <p>By 5 November 2025 (if SOGU provided by 8 October) and all MI submitted to schedule.</p> <p>(With further payment windows in January 2026, and March 2026 deadlines TBC)</p>

* Note: committed spend in table 1 refers only to capital grant spend (and does not include revenue grant spend)

7. Charging Affordable Rents for LAHF R3 funded homes

¹ For local authorities seeking to accelerate delivery, a combined tranche 3 & 4 payment can be made. The SOGU needs to demonstrate the local authority has committed 80% of the combined Tranche 1, 2 and 3 total grants paid (or due.)

- 7.1. The LAHF Prospectus specifies “It is up to local authorities to determine the precise rent level and tenure of homes in line with the fund objectives. This could include...Affordable Rent.”
- 7.2. The Rent Standard <https://www.gov.uk/government/publications/rent-standard/rent-standard-april-2023-accessible-version> provides that Affordable Rents may be charged only in limited circumstances.
- 7.3. This MOU records the agreement between the Secretary of State and the Council that relevant accommodation, provided by the Council or a partner Registered Provider pursuant to LAHF grant funding, is permitted to be let at an Affordable Rent, and that accordingly that an Affordable Rent may be charged for such accommodation in accordance with paragraph 3.8b of the Rent Standard - April 2023.
- 7.4. In Paragraph 7.3, “relevant accommodation” means accommodation:
- in the Council area;
 - which is being used to further the LAHF objectives set out at paragraph 2.2 of the MOU;
 - which has never been let at a social rent; and
 - where the accommodation is provided by a partner Registered Provider, for which the Council has agreed that the partner Registered Provider may charge affordable rent.

8. Roles and Responsibilities

DLUHC Responsibilities

- 8.1. DLUHC is responsible for setting national housing policy, providing grant(s) to the Council and monitoring the delivery of homes.

Council Responsibilities (fund delivery)

- 8.2. The Council will make housing investment decisions, review existing housing policies and products, maximise leverage of this public sector investment and ensure that funds provide value for money and are deliverable within the timescale of the fund. The Council may work in partnership with private Registered Providers, local authority housing companies or other bodies to deliver homes. The Council will also report on the fund by providing Management Information (MI) as set out in **Annex A** of this MOU and will work with DLUHC to ensure they have the capability to deliver the fund and provide MI within the set timescales.

- 8.3. The Council is expected to have the necessary governance and assurance arrangements in place and that all legal and other statutory obligations and consents will be adhered to, which may include, but not solely:
- **subsidy control**, at all levels e.g. the funding the Council allocates to project deliverers and subsidies that project deliverers provide to third parties.
 - **equalities duties**, the Council must ensure that all LAHF funded activity is delivered in accordance with its obligations under the public sector equality duty (PSED.)
 - **procurement**, the Council must ensure that the allocation of funding to project deliverers that constitutes a procurement is managed in compliance with the public contract regulations.
 - **fraud**, the Council must ensure that robust arrangements are in place to manage fraud risk, including ensuring that project deliverers have robust fraud risk management process and paying particular attention to projects that involve the payment of grants to beneficiaries e.g. businesses.
- 8.4. The Council's Section 151 Officer is expected to ensure that these legal duties and all other relevant duties are considered and that delivery of LAHF investment is carried out with propriety, regularity, and value for money.

Council Responsibilities (Affordable Rents – where required by LAs)

- 8.5. The Council should note (and remind partner Registered Providers) that conversion of social rent properties to affordable rent is not permitted pursuant to paragraph 3.15 of the Rent Standard other than in the circumstances set out in chapter 2 of the Rent Policy Statement.
- 8.6. Where the Council has agreed that a partner Registered Provider may charge affordable rent, the Council will confirm to the Registered Provider that the Registered Provider may charge affordable rent in accordance with Paragraph 7.3 of this MOU.
- 8.7. The Council will require partner Registered Providers to provide details to the Council of any accommodation provided pursuant to LAHF grant funding for which Affordable Rent is charged.
- 8.8. The Council will maintain a register of any accommodation provided pursuant to LAHF grant funding for which it or a partner Registered Provider is charging Affordable Rent. This register should be available for inspection upon request by either DLUHC or the Regulator for Social

Housing. The fields of information required in register are specified in **Annex C**.

9. Monitoring Arrangements and Accountability

- 9.1. The Council will put in place appropriate governance and oversight arrangements to ensure that delivery of housing is on track and that plans remain ambitious and provide value for money.

Reporting Arrangements

- 9.2. The Council has agreed to provide reporting information to DLUHC on fund allocations and delivery. The Council will be asked to provide a mix of quantitative and qualitative summary updates to DLUHC; a full list of MI can be found in **Annex A**.
- 9.3. The first report will be due in September 2024 and then every two months thereafter, until the Council's programme has completed. The schedule for monitoring reports is outlined in **Annex B**.
- 9.4. Spend outturn and forecast should be signed off by the Section 151 officer or deputy Section 151 officer.
- 9.5. A Statement of Grant Usage Section 151 officer or deputy Section 151 officer should be submitted when:
- at least 60% of the Tranche 1 allocation has been committed.
 - at least 80% of the Tranche 1 and 2 allocations have been committed.
 - at least 80% of the Tranche 1, 2 and 3 allocations have been committed.
- 9.6. The Council also agrees to work with the department to provide any reasonable additional MI as and when requested by the DLUHC Senior Reporting Officer (SRO). DLUHC will provide an appropriate amount of time to return any additional MI requests.
- 9.7. The Council agrees to work collaboratively with any requests from DLUHC to support any retrospective assessment or evaluation as to the impact or value for money of LAHF. As a minimum, the Council is expected to monitor spend, outputs and outcomes against agreed indicators and keep this information for at least 5 years.

10. Governance & Assurance

- 10.1. The Council is expected to ensure that all legal and other statutory obligations and consents will be adhered to, which may include, but not solely, state aid / subsidy control, equalities duties, procurement, health and safety, and fraud prevention. The Council has prerogative to establish internal governance and assurance arrangements as they see fit to achieve this.
- 10.2. The Council will ensure data can be shared for the prevention and detection of fraud by including the following clause in all agreements with companies or external entities in relation to LAHF – including, but not limited to, property contracts, professional services contracts, construction contracts and lease agreements:

“Data may be shared with other enforcement agencies for the prevention and detection of crime.”

Signed for and on behalf of DLUHC

Signature:

Name:

Position:

Date:

Signed for and on behalf of LA Name

Signature:

Name:

Position:

Date:

Annex A – Reporting and Monitoring Arrangements

Scope and Purpose

1. This annex sets out the agreed reporting and monitoring arrangements for LAHF, including the expected frequency and content of the regular reports that the Council will provide to DLUHC.

DLUHC Role

2. DLUHC will support the running of the fund and maintain a national picture of delivery by putting in place a proportionate monitoring and governance framework. This will include a fund governance board(s) attended by the DLUHC Senior Reporting Officer (SRO) and other relevant stakeholders. Wherever possible DLUHC will avoid duplication of requests towards the Council.

Council Role

3. Day-to-day project monitoring and delivery responsibilities will be delegated to the Council. The Council will submit reports to DLUHC in accordance with the agreed timescales and frequency set out in the MoU. The Council will also work with DLUHC to provide any reasonable additional MI required as and when requested by the DLUHC Senior Reporting Officer. DLUHC will provide an appropriate amount of time to return any additional MI requests.

Management Information (MI)

4. The list of MI is split between operational data – required for monitoring the ongoing fund delivery (Table 4) and evaluation data (Table 5) required to assess the strategy-level success of the fund and inform future policy development. Tables 4 and 5 present the required routine MI and is subject to change, with agreement by DLUHC and the Council. For MI and payment purposes, “committed spend” is considered funding which has been allocated to a property where there has been an exchange of contracts or equivalent milestone where exchange of contract will not occur.

Table 4 – Monitoring Data

Item	Frequency
Number of properties where contracts exchanged, including: <ul style="list-style-type: none"> • bedroom size • whether located in another borough area • who will own the dwellings • how properties obtained 	Every 2 months
Number of properties occupied/ ready to let, including bedroom size	Every 2 months
Number of resettlement scheme households housed	Every 2 months
Number of pending resettlement scheme properties pre-matched to current/former bridging hotel households	Every 2 months
Total expenditure (incl grant and other funding)	Every 2 months
Total committed spend (incl grant and other funding)	Every 2 months
DLUHC grant used	Every 2 months
Overall assessment (RAG rated) of whether delivery is on track as determined by the responsible Council officer	Every 2 months

Table 5 – Evaluation Data

Item	Frequency
How properties have been sourced (e.g., through stock acquisition or another delivery route)	In April 2026 and thereafter upon request to aid with evaluation of the fund
How the Council has funded its contributory share	
Breakdown of resettlement scheme households housed by previous housing situation, e.g., in bridging hotel, in LA emergency accommodation/temporary accommodation	
Tenancy duration	
Rent levels	
Number of properties obtained outside the local authority's area, if applicable, and where these are located.	

- In addition, to enable the assessment of relative value for money and to assist with future spending reviews, we may occasionally ask for additional information including details of how the fund is delivered and housing market conditions. This will provide important data to support future policy developments and will also support engagement with HM Treasury. This information will be provided to agreed timeframes when requested by DLUHC.
- Should the Council wish to amend and/or not collect any of these proposed data points, they should submit a proposal to DLUHC for agreement.

Frequency of Reporting

- The Council will be asked to provide reports every two months. The schedule for monitoring reports is outlined in Annex B.

Data Consistency

8. DLUHC and the Council have a shared commitment to ensure that, for clarity and transparency purposes, consistent methods of recording outputs are maintained. It is expected that the provided reporting will be robust, accurate and quality assured to a high standard. As such minimal revisions would be expected – although, where these are required, DLUHC should be advised as soon as practical.

Use of Material Provided

9. DLUHC will use the provided material to monitor delivery nationally.

Annex B – Monitoring Milestones

1. The Council is requested to submit the monitoring information summarised in **Annex A** via a Microsoft Form every two months by 5pm on the dates outlined below. DLUHC will provide the link to the form directly to the Council well in advance of each touchpoint date.
2. DLUHC will provide full guidance for submitting the form directly well in advance of each touchpoint date.

Table 6 – Monitoring Touchpoint Dates

Monitoring touchpoint	Microsoft Form to be submitted by 5pm on the following dates
Touchpoint 1	02 September 2024
Touchpoint 2	04 November 2024
Touchpoint 3	06 January 2025
Touchpoints 4-12	TBC
Evaluation	April 2026

Annex C – Register of LAHF accommodation for which an Affordable Rent is charged

This annex sets out the agreed information which will be contained in the Council’s Register of LAHF accommodation for which an Affordable Rent is charged.

This register should be available for inspection upon request by either DLUHC or the Regulator for Social Housing.

Property address			
Completion date			
Name of Registered Provider			
Registration Code			

(Note: The Council is not required to submit this information as part of regular delivery monitoring submissions.)

Option 1

Property Number	Number of bedrooms	Price Property - Acquisition	Type of property	Property Type	Oncosts		
					Legal Fees - On Costs (£1,500 per property)	Additional Searches (500 per property)	Repair time (£2,000 per property)
1	2	£275,000	New Build	Temporary Accommodation	£1,500	£500	£2,000
2	2	£275,000	New Build	Resettlement	£1,500	£500	£2,000
3	2	£275,000	New Build	Resettlement	£1,500	£500	£2,000
4	4	£385,000	New Build	Resettlement (4+)	£1,500	£500	£2,000
Total	10	£1,210,000			£6,000	£2,000	£8,000

Option 2

Property Number	Number of bedrooms	Price Property - Acquisition	Type of property	Property Type	Oncosts		
					Legal Fees - On Costs (£1,500 per property)	Additional Searches (500 per property)	Repair time (£2,000 per property)
1	2	£150,000	Ex-council Masionette Merlin Cres	Temporary Accommodation	£1,500	£500	£2,000
2	2	£170,000	Ex-council Flat Beacon Lane	Resettlement	£1,500	£500	£2,000
3	2	£165,000	Ex-council flat Tor Close	Resettlement	£1,500	£500	£2,000
4	4	£300,000	Ex council - Ribston Ave	Resettlement (4+)	£1,500	£500	£2,000
Total	10	£785,000			£6,000	£2,000	£8,000

Refit - Works (£5,000 per property)	Total	DLUHC Base Grant Contribution	DLUHC Base Grant and Additional New Homes	Additional Property Grant	ECC Contribution
£5,000	£284,000	£120,000	£124,800	£21,000	£143,000
£5,000	£284,000	£120,000	£124,800	£21,000	£143,000
£5,000	£284,000	£120,000	£126,000	£21,000	£143,000
£5,000	£394,000	£150,000	£156,000	£21,000	£223,000
£20,000	£1,246,000	£510,000	£531,600	£84,000	£630,400

Repair - Works	Total	DLUHC Base Grant Contribution	DLUHC Base Grant and Additional New Homes	Additional Property Grant	ECC Contribution
£20,000	£174,000	£120,000	N/A	£21,000	£33,000
£20,000	£194,000	£120,000	N/A	£21,000	£53,000
£20,000	£189,000	£120,000	N/A	£21,000	£48,000
£30,000	£334,000	£150,000	N/A	£21,000	£163,000
£90,000	£891,000	£510,000		£84,000	£297,000

ASSUMING 1% ANNUAL RENTAL INCREASE

Property	Median Market Rent	Affordable Monthly Rent Capped at LHA +£100	Affordable Weekly Rent	Annual Rent	Year 2	Year 3	Year 4	Year 5
2 Bed	£1,200	£892.83	£206.04	£10,713.96	£10,821.10	£10,929.31	£11,038.60	£11,148.99
2 Bed	£1,200	£892.83	£206.04	£10,713.96	£10,821.10	£10,929.31	£11,038.60	£11,148.99
2 Bed	£1,200	£892.83	£206.04	£10,713.96	£10,821.10	£10,929.31	£11,038.60	£11,148.99
4 Bed	£2,350	£1,396.45	£322.26	£16,757.40	£16,924.97	£17,094.22	£17,265.17	£17,437.82
Rental Income Total				£48,899.28	£49,388.27	£49,882.16	£50,380.98	£50,884.79
Tech Officer				£5,000	£5,100.00	£5,202.00	£5,306.04	£5,412.16
Housing Officer				£10,000	£10,200.00	£10,404.00	£10,612.08	£10,824.32
Planned Maintenance				£16,480	£16,480	£16,480	£16,480	£16,480
Reactive Repairs				£4,000	£4,000	£4,000	£4,000	£4,000
Bad Debt and Voids @5%				£2,445	£2,469	£2,494	£2,519	£2,544
Oncosts Total				£37,925	£38,249	£38,580	£38,917	£39,261
Grand Total				£10,974.32	£11,138.86	£11,302.05	£11,463.81	£11,624.07

Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
£11,260.48	£11,373.08	£11,486.82	£11,601.68	£11,717.70	£11,834.88	£11,953.23	£12,072.76	£12,193.49	£12,315.42
£11,260.48	£11,373.08	£11,486.82	£11,601.68	£11,717.70	£11,834.88	£11,953.23	£12,072.76	£12,193.49	£12,315.42
£11,260.48	£11,373.08	£11,486.82	£11,601.68	£11,717.70	£11,834.88	£11,953.23	£12,072.76	£12,193.49	£12,315.42
£17,612.20	£17,788.32	£17,966.20	£18,145.86	£18,327.32	£18,510.59	£18,695.70	£18,882.66	£19,071.48	£19,262.20
£51,393.63	£51,907.57	£52,426.65	£52,950.91	£53,480.42	£54,015.23	£54,555.38	£55,100.93	£55,651.94	£56,208.46
£5,520.40	£5,630.81	£5,743.43	£5,858.30	£5,975.46	£6,094.97	£6,216.87	£6,341.21	£6,468.03	£6,597.39
£11,040.81	£11,261.62	£11,486.86	£11,716.59	£11,950.93	£12,189.94	£12,433.74	£12,682.42	£12,936.07	£13,194.79
£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480
£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000
£2,570	£2,595	£2,621	£2,648	£2,674	£2,701	£2,728	£2,755	£2,783	£2,810
£39,611	£39,968	£40,332	£40,702	£41,080	£41,466	£41,858	£42,259	£42,667	£43,083
£11,782.74	£11,939.76	£12,095.03	£12,248.48	£12,400.01	£12,549.55	£12,697.00	£12,842.26	£12,985.25	£13,125.86

Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
£12,438.57	£12,562.96	£12,688.59	£12,815.48	£12,943.63	£13,073.07	£13,203.80	£13,335.84	£13,469.19	£13,603.89
£12,438.57	£12,562.96	£12,688.59	£12,815.48	£12,943.63	£13,073.07	£13,203.80	£13,335.84	£13,469.19	£13,603.89
£12,438.57	£12,562.96	£12,688.59	£12,815.48	£12,943.63	£13,073.07	£13,203.80	£13,335.84	£13,469.19	£13,603.89
£19,454.82	£19,649.37	£19,845.86	£20,044.32	£20,244.76	£20,447.21	£20,651.68	£20,858.20	£21,066.78	£21,277.45
£56,770.55	£57,338.25	£57,911.63	£58,490.75	£59,075.66	£59,666.41	£60,263.08	£60,865.71	£61,474.37	£62,089.11
£6,729.34	£6,863.93	£7,001.21	£7,141.23	£7,284.06	£7,429.74	£7,578.33	£7,729.90	£7,884.50	£8,042.19
£13,458.68	£13,727.86	£14,002.41	£14,282.46	£14,568.11	£14,859.47	£15,156.66	£15,459.80	£15,768.99	£16,084.37
£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480
£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000
£2,839	£2,867	£2,896	£2,925	£2,954	£2,983	£3,013	£3,043	£3,074	£3,104
£43,507	£43,939	£44,379	£44,828	£45,286	£45,753	£46,228	£46,713	£47,207	£47,711
£13,263.99	£13,399.55	£13,532.43	£13,662.52	£13,789.71	£13,913.88	£14,034.93	£14,152.73	£14,267.16	£14,378.10

Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35
£13,739.93	£13,877.32	£14,016.10	£14,156.26	£14,297.82	£14,440.80	£14,585.21	£14,731.06	£14,878.37	£15,027.15
£13,739.93	£13,877.32	£14,016.10	£14,156.26	£14,297.82	£14,440.80	£14,585.21	£14,731.06	£14,878.37	£15,027.15
£13,739.93	£13,877.32	£14,016.10	£14,156.26	£14,297.82	£14,440.80	£14,585.21	£14,731.06	£14,878.37	£15,027.15
£21,490.23	£21,705.13	£21,922.18	£22,141.40	£22,362.82	£22,586.44	£22,812.31	£23,040.43	£23,270.84	£23,503.54
£62,710.00	£63,337.10	£63,970.47	£64,610.18	£65,256.28	£65,908.84	£66,567.93	£67,233.61	£67,905.95	£68,585.00
£8,203.03	£8,367.09	£8,534.43	£8,705.12	£8,879.22	£9,056.81	£9,237.94	£9,422.70	£9,611.16	£9,803.38
£16,406.06	£16,734.18	£17,068.86	£17,410.24	£17,758.45	£18,113.62	£18,475.89	£18,845.41	£19,222.31	£19,606.76
£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480
£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000
£3,136	£3,167	£3,199	£3,231	£3,263	£3,295	£3,328	£3,362	£3,395	£3,429
£48,225	£48,748	£49,282	£49,826	£50,380	£50,946	£51,522	£52,110	£52,709	£53,319
£14,485.41	£14,588.97	£14,688.65	£14,784.31	£14,875.79	£14,962.98	£15,045.70	£15,123.82	£15,197.18	£15,265.61

Year 36	Year 37	Year 38	Year 39	Year 40	Year 41	Year 42	Year 43	Year 44	Year 45
£15,177.43	£15,329.20	£15,482.49	£15,637.32	£15,793.69	£15,951.63	£16,111.14	£16,272.25	£16,434.98	£16,599.33
£15,177.43	£15,329.20	£15,482.49	£15,637.32	£15,793.69	£15,951.63	£16,111.14	£16,272.25	£16,434.98	£16,599.33
£15,177.43	£15,329.20	£15,482.49	£15,637.32	£15,793.69	£15,951.63	£16,111.14	£16,272.25	£16,434.98	£16,599.33
£23,738.58	£23,975.96	£24,215.72	£24,457.88	£24,702.46	£24,949.49	£25,198.98	£25,450.97	£25,705.48	£25,962.53
£69,270.85	£69,963.56	£70,663.20	£71,369.83	£72,083.53	£72,804.36	£73,532.41	£74,267.73	£75,010.41	£75,760.51
£9,999.45	£10,199.44	£10,403.43	£10,611.49	£10,823.72	£11,040.20	£11,261.00	£11,486.22	£11,715.95	£11,950.27
£19,998.90	£20,398.87	£20,806.85	£21,222.99	£21,647.45	£22,080.40	£22,522.00	£22,972.44	£23,431.89	£23,900.53
£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480
£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000
£3,464	£3,498	£3,533	£3,568	£3,604	£3,640	£3,677	£3,713	£3,751	£3,788
£53,942	£54,576	£55,223	£55,883	£56,555	£57,241	£57,940	£58,652	£59,378	£60,119
£15,328.97	£15,387.08	£15,439.76	£15,486.86	£15,528.18	£15,563.55	£15,592.78	£15,615.68	£15,632.05	£15,641.69

Year 46	Year 47	Year 48	Year 49	Year 50	
£16,765.32	£16,932.97	£17,102.30	£17,273.33	£17,446.06	
£16,765.32	£16,932.97	£17,102.30	£17,273.33	£17,446.06	
£16,765.32	£16,932.97	£17,102.30	£17,273.33	£17,446.06	
£26,222.16	£26,484.38	£26,749.23	£27,016.72	£27,286.88	
£76,518.12	£77,283.30	£78,056.13	£78,836.69	£79,625.06	£3,152,203.20
£12,189.27	£12,433.06	£12,681.72	£12,935.35	£13,194.06	£422,897.01
£24,378.54	£24,866.11	£25,363.44	£25,870.70	£26,388.12	£845,794.01
£16,480	£16,480	£16,480	£16,480	£16,480	£824,000.00
£4,000	£4,000	£4,000	£4,000	£4,000	£200,000.00
£3,826	£3,864	£3,903	£3,942	£3,981	£157,610.16
£60,874	£61,643	£62,428	£63,228	£64,043	£2,450,301.18
£15,644.40	£15,639.97	£15,628.17	£15,608.80	£15,581.63	£701,902.01

Equality Impact Assessment: The Local Housing Authority Fund (LHAF)

The Equality Act 2010 includes a general duty which requires public authorities, in the exercise of their functions, to have due regard to the need to:

- **Eliminate discrimination**, harassment and victimisation and any other conduct that is prohibited by or under the Act.
- **Advance equality of opportunity** between people who share a relevant protected characteristic and people who do not share it.
- **Foster good relations** between people who share a relevant protected characteristic and those who do not

In order to comply with the general duty authorities must assess the impact on equality of decisions, policies and practices. These duties do not prevent the authority from reducing services where necessary, but they offer a way of developing proposals that consider the impacts on all members of the community.

Authorities which fail to carry out equality impact assessments risk making poor and unfair decisions which may discriminate against particular groups and worsen inequality.

Committee name and date:	Report Title	Decisions being recommended:	People with protected characteristics potentially impacted by the decisions to be made:
Executive Committee 4 th June 2024 Extraordinary Council meeting – 10 th June 2024	Local Authority Housing Fund Round 3	To sign MOU with DLUHC and to purchase 4 units of accommodation	See below

Factors to consider in the assessment: For each of the groups below, an assessment has been made on whether the proposed decision will have a **positive, negative or neutral impact**. This is must be noted in the table below alongside brief details of why this

conclusion has been reached and notes of any mitigation proposed. Where the impact is negative, a **high, medium or low assessment** is given. The assessment rates the impact of the policy based on the current situation (i.e. disregarding any actions planned to be carried out in future).

High impact – a significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.

Medium impact – some potential impact exists, some mitigating measures are in place, poor evidence

Low impact – almost no relevancy to the process, e.g. an area that is very much legislation led and where the Council has very little discretion

Protected characteristic/ area of interest	Positive or Negative Impact	High, Medium or Low Impact	Reason
Race and ethnicity (including Gypsies and Travellers; migrant workers; asylum seekers).	Positive	medium	The LHAF is targeted funding to provide homes for refugees who have come to England from areas of conflict. The properties being purchased are to be ring-fenced for the use of households from Afghanistan as per Grant restrictions. For future let's if there are no further eligible cohorts, then the properties can be used to meet the housing needs of Exeter citizens. One of the properties will be used as temporary accommodation to meet the needs of homeless households in Exeter.
Disability: as defined by the Equality Act – a person has a disability if they have a physical or mental impairment that has a substantial and long-term adverse impact on their ability to carry out normal day-to-day activities.	Positive	Low	As above
Sex/Gender	Positive	Low	As above
Gender reassignment	Positive	Low	As above
Religion and belief (includes no belief, some philosophical beliefs such as Buddhism and sects within religions).	Positive	Low	As above
Sexual orientation (including heterosexual, lesbian, gay, bisexual).	Positive	Low	As above

Protected characteristic/ area of interest	Positive or Negative Impact	High, Medium or Low Impact	Reason
Age (children and young people aged 0-24; adults aged 25-50; younger older people aged 51-75/80; older people 81+; frail older people; people living with age related conditions. The age categories are for illustration only as overriding consideration should be given to needs).	Positive	Low	As above
Pregnancy and maternity including new and breast feeding mothers	Positive	Low	As above
Marriage and civil partnership status	-	-	(No negative impacts identified)

Actions identified that will mitigate any negative impacts and/or promote inclusion

Officer: Chris Stocks

Date: 19th April 2024

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SEATING IN THE GUILDHALL

		Deputy Lord Mayor Councillor Knott (L)	Chief Executive	Lord Mayor Councillor K.J. Mitchell (LD)	Democratic Services Manager	Service Lead Legal Services	Democrati c Services Officer
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				Director	Director	
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<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>	TABLE	<u>Councillors</u>	<u>Councillors</u>
Darling (L)	Miller (L)	Bialyk (L)		Moore, (G)*	Jobson (C)
Atkinson (L)	Snow (L)	Wright (L)		Mitchell, M.N. (LD)*	Holland (C)
Patrick (L)	Begley (L)	Wood (L)		Fullam (LD)*	Sheridan (C)
Ellis-Jones (L)	Hussain (L)	Williams, R.T. (L)		Read (G)	Palmer (LD)
Hughes(L)	Parkhouse (L)	Allcock(L)		Ketchin (G)*	Banyard (G)
Rolstone (L)	Pole (L)	Foale (L)		Rees (G)*	Haigh (I)

Cllr Harding (L)	Cllr Williams M.J. (L)	Cllr Wardle (L)	Cllr Asvachin (L)	Cllr Vizard (L)			Cllr Bennett (G)	Cllr Wetenhall (G)
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Portfolio Holders

L:	Labour:	24
G:	Green:	7*
LD:	Liberal Democrat	4*
C:	Conservative:	3
I:	Independent	1

* Known as the
Progressive Group

Bialyk:	Leader
Wright	Deputy Leader and Corporate Services & City Centre
Vizard	Climate and Ecological Crisis and Communities
Williams, R.T.:	City Management
Asvachin	Housing, Homelessness Prevention & Customer Services
Wood:	Leisure Services and Healthy Living
Foale:	Arts, Culture & Tourism
Allcock	City Development