

# DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF ENVIRONMENTAL HEALTH AND HOUSING	EXECUTIVE COMMITTEE	5 <sup>th</sup> December 2023	7
<b>LAHF PHASE 2 AND S106 FUNDING TO INCREASE SUPPLY OF TEMPORARY HOMELESS ACCOMMODATION AND SUPPORT AFGHAN RESETTLEMENT SCHEMES</b>			

**PUBLIC ITEM**

This item is for consideration in the public part of the meeting.

<p><b>RELEVANT LEAD MEMBER</b></p> <p>This item is within the remit of Lead Member for Housing (Councillor Chris Dixon).</p>
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<p><b>PURPOSE OF THE REPORT</b></p> <p>In June 2023 Department of Levelling Up Housing and Communities (DLUHC) notified local authorities about the launch of Round 2 of the Local Authority Housing Fund (LAHF2). This purpose of this funding is to provide £250 million to support local authorities in England to increase their stock of affordable housing. The majority of the funding is to be used to house those on Afghan Resettlement Schemes.</p> <p>The objectives of LAHF2 are:</p> <ol style="list-style-type: none"> <li>1. Provide sustainable housing to those on Afghan resettlement schemes at risk of homelessness so that they can build new lives in the UK, find employment and integrate into communities.</li> <li>2. Reduce local housing pressures beyond those on Afghan resettlement schemes by providing better quality temporary accommodation to families owed homelessness duties by the Local Authority.</li> <li>3. Reduce emergency, temporary and bridging accommodation costs.</li> <li>4. Reduce impacts on the existing housing and homelessness systems and those waiting for social housing.</li> </ol> <p>DLUHC funding under the LAHF2 equate to 40% of total project costs, plus an additional £20,000 per unit to fund associated purchase and refurbishment costs. Fylde Council submitted an Expression Of Interest in July 2023 that was accepted and funding awarded totalling £1,017,600 plus £240,000. The project will provide 8 units of temporary homeless accommodation and 4 units of settled accommodation under the Afghan Resettlement Scheme by 31<sup>st</sup> March 2024.</p>
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Fylde Council have agreed to the following targets under the Memorandum of Understanding (MofU) and all units will be purchased in Fylde.

1. 4 properties for households that meet the resettlement scheme eligibility criteria of the prospectus.
2. 8 properties to be allocated to households that meet the Temporary Accommodation element eligibility criteria.

Registered Providers of Social Housing active within the Borough have been approached to support the Local Authority to take the project forward. Human Kind Housing who form part of the Homeless Partnership Agreement to deliver service for homeless households in Fylde have committed to working in partnership to deliver the project.

There is a requirement for the local authority to provide match funding (60%) from existing funding streams. The purpose of this report is to request Executive Committee recommend to Full Council on the 18<sup>th</sup> December 2023 approval of an addition to the Capital Programme totalling £2,784,000, to be fully funded from S106 developer contributions to the sum of £1,526,400 and DLUHC LAHF2 grant totalling £1,257,600.

The twelve units have been identified following a review of the open market and offers accepted by the Vendors. One unit containing 6 self-catering flats is shortly to be sold at Auction. Twelve units have been identified for purchase. One unit of 6 self-catering apartments is to go up for Auction prior to the Full Council meeting on the 18<sup>th</sup> December 2023. If successful at Auction a 10% financial deposit may be required to secure the sale and the Chief Executive will use delegated emergency powers in consultation with the Leader to carry out this action.

## **RECOMMENDATIONS**

### **The Committee are requested:**

1. To recommend to Full Council approval of an addition to the Capital Programme in 2023/24 for the sum of £2,784,000 in respect of LAHF2 Programme Funding, to be met fully from DLUHC LAHF2 funding and S106 developer contributions held by the Council for this purpose as detailed in Appendix 1 of this report;
2. To recommend to Full Council authorised drawdown of the expenditure in 2023/24 in the sum of £2,784,000 in respect of LAHF2 Programme Funding, to be met fully from DLUHC LAHF2 funding and S106 developer contributions held by the Council for this purpose as detailed in Appendix 1 of this report;
3. To note that the Chief Executive may use delegated emergency powers in consultation with the Leader to carry out actions required to secure one unit, containing 6 self-catering apartments, at Auction prior to the Full Council meeting on the 18<sup>th</sup> December 2023; and
4. To note the risk assessment as detailed at Section 7 of the report, particularly in respect of the circumstances in which the council could be liable for un-funded costs.

## **REPORT**

### **OBJECTIVES OF THE LOCAL AUTHORITY HOUSING FUNDING (LAHF)**

1. In June 2023 Department of Levelling Up Housing and Communities (DLUHC) notified local authorities about the launch of Round 2 of the Local Authority Housing Fund (LAHF2). The purpose of this funding is to provide £250 million to support local authorities in England to increase their stock of affordable housing. The majority of the funding is to be used to house those on Afghan Resettlement Schemes.

2. Prior to this LAHF1 had been announced in March 2023. This provided £500 million for Local Authorities to obtain accommodation for families with housing needs who have arrived in the UK via Ukrainian and Afghan resettlement and relocation schemes. This was allocated directly to 182 local authorities based on which authorities faced the highest pressures. Fylde Council were not eligible.
3. The initial allocation of LAHF2 was made directly to 230 local authorities facing the highest pressure. Local Authorities that did not receive a direct allocation were then invited to submit an Expression of Interest if they wished to be considered for any unclaimed LAHF2 funds to deliver the programme objectives.
4. The objectives of LAHF2 are:
  1. Provide sustainable housing to those on Afghan resettlement schemes at risk of homelessness so that they can build new lives in the UK, find employment and integrate into communities.
  2. Reduce local housing pressures beyond those on Afghan resettlement schemes by providing better quality temporary accommodation to families owed homelessness duties by the Local Authority.
  3. Reduce emergency, temporary and bridging accommodation costs.
  4. Reduce impacts on the existing housing and homelessness systems and those waiting for social housing.
5. Local Authorities that received an allocation under LAHF2 can choose to only accept the Afghan resettlement element of the funding, however Local Authorities cannot choose to only accept the Temporary Accommodation element of the funding.
6. The purchase of freehold or (long-term) leasehold properties on the open market is included in the LAHF 1 and LAHF 2 as part of the following action; 'Acquiring, refurbishing and/or converting non-local authority owned residential or non-residential buildings, including bringing empty or dilapidated properties back into use'.
7. Funding for LAHF2 is only available in the financial year 2023/24. Local Authorities are asked to deliver the programme with best endeavours by 29 March 2024. Delivery of the programme is measured on the basis of exchange of contracts. If Local Authorities cannot meet these deadlines they should revise their delivery plans and seek approval for the revised scheme.

## LAHF PROPOSAL IN FYLDE

8. Fylde Council submitted an EOI in July 2023. The commitment was to provide 12 units of accommodation by the 31<sup>st</sup> March 2024 via stock acquisition on the open market and refurbishing and/or converting residential buildings.
9. On the 8<sup>th</sup> August 2023, DLUHC accepted Fylde Council's proposal to provide 12 homes under LAHF2, and DLUHC will provide a grant of £1,257,600 total allocation. Fylde Council have agreed to the following targets under the Memorandum of Understanding (MofU) and all units will be purchased in Fylde.
  1. 4 properties for households that meet the resettlement scheme eligibility criteria of the prospectus.
  2. 8 properties to be allocated to households that meet the TA element eligibility criteria.
10. Households accommodated in the identified units need to meet the following eligibility criteria under 3.2 Of the Prospectus for the funding and a link is available in background papers of this report to the Local Authority Housing Fund Prospectus and Guidance FOR Phase 1 and Phase 2.

### *3.2 – Cohort definition and eligibility*

*Given the objectives of the fund, those eligible for the housing are those who are homeless, at risk of homelessness or who live in unsuitable Temporary Accommodation (including bridging accommodation) and who also meet the below definition.*

*Those on the:*

- *Afghan Citizen Resettlement Scheme (including eligible British Nationals under this scheme) (ACRS),*
- *Afghan Relocations and Assistance Policy (ARAP)*

- Ukraine Family Scheme (UFS),
- Homes for Ukraine (HFU),
- Ukraine Extension Scheme (UES)

*For those not in bridging accommodation, the local authority does not have to have accepted a Housing Act 1996 Part 7 homelessness duty in respect of the household for the household to be eligible, but the local authority should satisfy themselves that the household is already or would otherwise be homeless or at risk of homelessness if this accommodation was not available.*

- The maximum average grant rate per unit (for all purchases, not individual purchases) is calculated as 40% of the costs of acquisition or refurbishment that the Council charges to its capital budget, plus £20,000 per property.
- Eligible costs funded by the 40% and the £20,000 per property could include the purchase price, stamp duty, surveying, decoration, furnishings, energy efficiency measures, decoration, furnishings, or otherwise preparing the property for rent and potentially irrecoverable VAT incurred on these items.
- Funding is provided by DLUHC in two tranches. The Tranche 1 allocation' is 30% of the total allocation and was received in August 2023. The Tranche 2 allocation is 70% of the total allocation. See Table 1 below:

Table 1 – LAHF2 Funding allocation

	Tranche 1 allocation	Tranche 2 allocation	Total allocation
Total funding	£377,280	£880,320	£1,257,600

- The funding has been designed to be used flexibly and other grant schemes of local authority income can be used as match funding. Section 106 funding can be used as match funding, but this will depend on the specific wording of the S.106 agreement and Local Authorities should check the requirements of their s.106 agreement to see if the agreement stipulates for what purpose the funding can be used.
- The purpose of this report is to request match S.106 funding to support the delivery of the project. Table 2 below details the total estimated project costs and S.106 funding required.

Table 2 – Total estimated project costs

		FUNDED BY	
		DLUHC: LAHF 2	S106
Estimated total costs of acquisition	£2,544,000	£1,017,600 – 40%	£1,526,400 – 60%
PLUS: £20,000 per property	£240,000	£240,000	
<b>TOTAL SCHEME COSTS IN CAPITAL PROGRAMME</b>	<b>£2,784,000</b>	<b>£1,257,600</b>	<b>£1,526,400</b>

- The four units being provided under the ACRS and ARAP schemes are as settled accommodation as move on accommodation from the households temporary accommodation placement most likely from a Bridging Hotel. Once the families leave this accommodation it can be used as additional temporary accommodation within the Borough.
- These units will be offered to North West Regional Strategic Migration Partnership to source suitable applicants within the NW. If no suitable households are sourced under either the ARAP or ACRS schemes the units are offered to neighbouring regions.
- The remaining eight units are to be used as interim homeless accommodation and occupants will be supported into permanent accommodation where the local authority has accepted a homeless duty under the Homeless Reduction Act, either Relief Housing Duty or Main Housing Duty.

19. Using identified revenue funding streams connected to Refugee support the local authority will look in the future to appoint an Operational Officer to support applicants approaching the Housing Service with Refugee status experiencing homelessness.

20. Table 3 details the project plan was provided as part of the EOI submission with associated actions and timescales. The project is currently on track if capital funding is secured to deliver 12 units of temporary accommodation for homeless households in Fylde and support the Afghan Resettlement Schemes.

Table 3: Fylde LAHF2 Project plan with associated actions and timescales

Period	Proposed high level delivery plans	Progress with high level delivery plans
Quarter 2 23/24	<p>Identify units to purchase</p> <p>Identify Registered Provider (RP)</p> <p>Engagement with Housing benefits on rent levels. Apply for match S106 funding. Ensure Committee approvals in place. Postcode checks on units identified. Community Impact Assessments on units identified. Required planning permission.</p>	<p>Analysis of opportunities in the market and contact with private landlords</p> <p>RPs approached who form part of the Homeless Partnership Agreement in Fylde. Human Kind only RP able to commit due to short timescales. HumanKind Board approval was given to progress in November 2023.</p> <p>Unable to progress till properties identified.</p>
Quarter 3 23/24	<p>Progress to have units identified and secured.</p>	<p>The following units have been identified and offers made on accommodation.</p> <p>Kirkham 1 x 2 bed terrace house</p> <p>Freckleton 2 x 2 bed terrace houses 2 x 2 bed flats</p> <p>St Annes 1 x 3 bed house 1 x 6 unit self-catering accommodation (4 x 1 bed and 2 x 2 bed)</p> <p>11 of the units visually are in good condition. 1 of the units required some refurbishment works.</p>
Quarter 4 23/24	<p>Progress to have units fully occupied</p>	<p>March 2024</p>

21. LAHF2 has been introduced to assist local authorities with the increased costs and demand for homelessness provision. The opportunity presented will enable the Fylde Council to increase the number of temporary accommodation units in the Borough from 10 to 18 and reduce the need to place households in B&B accommodation both within and outside of the Borough.

22. The four ARAP and ACRS units will be occupied as a permanent offer of accommodation for eligible families and once they move on will be retained as temporary accommodation within the Borough. There is no requirement for the units to be re-allocated under the scheme.
23. A decision on the most suitable accommodation of the 12 units sourced to offer under the ARAP or ACRS scheme of the accommodation sourced will be made at a later date and be informed by homeless pressures in the Borough and the accommodation required under the Afghan Resettlement Schemes.

#### **CURRENT HOMELESSNESS ISSUES IN FYLDE**

24. Fylde Council are seeing an increase in households approaching the service at risk of or homeless. In addition there are limited opportunities for affordable move on accommodation both within the private and social rented sectors.
25. Table 4 below, details the increasing demand for advice and assistance to relieve homelessness in the Borough since 2020/21. This illustrates a steady increase in demand for the services the Local Authority provides such as housing advice and support to households to whom a Relief or Main Housing Duty are owed. The data illustrates a increase from 20/21 to 21/22 and since this period demand has remained high for housing services to relieve homelessness.

Table 4: Demand for advice and assistance to prevent and relieve homelessness in Fylde

	2020/21	2021/22	2022/23	2023/24 to Qtr 2
<b>Number of enquiries for housing advice</b>	<b>650</b>	<b>773</b>	<b>784</b>	<b>507</b>
<b>Number of people sleeping rough at end of period</b>	<b>5</b>	<b>11</b>	<b>12</b>	<b>13</b>
<b>Number of people in households living in temporary accommodation at end of period</b>	<b>27</b>	<b>47</b>	<b>48</b>	<b>46</b>
<b>Number of households to whom a relief homeless duty is owed during the period</b>	<b>105</b>	<b>157</b>	<b>165</b>	<b>87</b>
<b>Number of households to whom a Main Housing Duty is owed during the period (where the local authority has been unable to relieve homelessness in 56 days)</b>	<b>16</b>	<b>27</b>	<b>62</b>	<b>25</b>

26. In 2023/24 local authorities have been asked to provide quarterly returns to DLUHC on homelessness pressures in the borough. This is in addition to the quarterly 'HCLIC' returns that provide wider homelessness statistics. The latest return in November 2023 detailed.
1. Ukrainian households approached the local authority as homeless in 23/24 = 6
  2. Afghan households approached the local authority as homeless in 23/24 = 1
  3. Family households the local authority are providing accommodation for as at 31/10/23 = 20
  4. Total number of families with dependent children or pregnant women as at 31/10/2023 = 6
27. Within Fylde there are 17 units of National Asylum Support Service (NASS) accommodation and at the time of writing this report this provided support for 59 service users in Fylde. Once clients receive their Limited Leave to Remain, Indefinite Leave to Remain or are granted Refugee Status they are advised by the Home Office to approach the Local Authority as they are at risk of homelessness once the notice on their NASS accommodation ends. This is usually a two week period. In 2022 a total of three households approached the local authority from NASS accommodation. In 2023 six households have approached the Housing Service for support as at the end of Quarter 2 2023/24.
28. In conclusion Fylde Council are receiving a significant increase in request for support under the Homeless Reduction Act 2017 from households who are eligible for assistance.

#### **SECTION 106 MATCH FUNDING**

29. S106 funds arise where developers may be required to make 'off site' affordable housing provision in lieu of provision 'on site'. This is normally achieved by S106 fund contributions towards the provision of affordable homes in areas of higher need. S106 funds may be used to meet all the Affordable housing required or part of the total required with some being delivered on site. Additionally, in the early stages of a large scale development, S106 funds may be taken in lieu of on site provision, until infrastructure is put in place as the development progresses e.g. schools, roads, shops and transport links.
30. In June 2019 Fylde Council developed a strategic approach to the targeting on S106 funding from developer contributions towards affordable housing delivery within Fylde. Future S106 funds are be targeted on marginal brown-field sites that will provide local regeneration, whilst at the same time providing much needed affordable homes, on a small scale, in areas of priority need.
31. The proposal is to deliver 8 additional homeless interim units of accommodation across Fylde, for households experiencing homelessness and 4 units to support the Afghan Refugee Resettlement and Relocation schemes. The project meets the strategic approach to targeting S106 funding towards local regeneration on a small scale, in areas of priority need.
32. Fylde Council currently has available £2,435,443 Section 106 monies. The majority of which there is no payback date if the funds have not fully spent within a certain period.
33. Appendix 1 provides details of sites identified where S106 funds have been provided where there are no locality restrictions on where the funding can be spent, other than within Fylde, and those schemes where there is a payback period if funding is not committed.
34. Section 106 funding will be used to provide the match 60% funding for the project totalling £1,526,400. The remaining S106 funding balance will be £909,043.

#### **THE FUTURE REVENUE AND CAPITAL BUDGET IMPACT**

35. There are no additional revenue or capital implications to this proposal. On completion the units will be owned and managed by Human Kind and a Lettings Policy in place to ensure the units are retained for the use as temporary accommodation to support households experiencing homelessness in the Borough.
36. A funding agreement will be in place, as a requirement of any request for Section 106 funding and will reflect the LAHF2 funding to ensure the units remain as affordable temporary accommodation in perpetuity.
37. Fylde Council will support Human Kind to agree rental figures and appropriate service charges for the units for clients who are placed and eligible for Housing benefit.

#### **RELEVANT VALUE FOR MONEY ISSUES**

38. The proposed scheme will be taking units out of the private market tenure into a social rented tenure.
39. Fylde Council is a non-stock holding authority and over recent years as a result of increasing demand for temporary accommodation the Housing Service has attempted to secure additional units of temporary accommodation with limited success.
40. The Housing Service has available 10 units of temporary accommodation in the Borough a mixture of bedsits, one and two bedroom flats and one three bedroom house. This is no longer sufficient for the demands on the service from homelessness pressures in Fylde.
41. The service is reliant on B&B accommodation within and outside of the Borough and self-catering units within the Borough. This accommodation is expensive and for families is not suitable accommodation. This opportunity will enable the Local Authority to have available specialised units of temporary accommodation with support in place to assist households facing homelessness.
42. Human Kind have been a Registered Provider of Social Housing since 2021 and have since built a small portfolio of high quality accommodation in the North of England. Due to the specialist nature of their services, catering

for clients at risk of homelessness, often with complex needs, it does not allocate accommodation on common housing registers or common allocations policies.

- 43. As part of the funding agreement there will be a requirement for accommodation funded via the S106 funding and LAHF2 to allocate accommodation to households facing homelessness under a temporary accommodation lettings agreement with Fylde Council.
- 44. Human Kind have been providing for Fylde and Lancaster authorities a Tenancy Training Course on-line for all clients working with the Homeless Service to promote tenancy sustainment. Within Fylde there is a requirement that this course is completed as part of client's Personal Housing Plans in order to access funding required to establish tenancies. As a result they form part of the Homeless Partnership Agreement for Fylde Council for organisations that support the Local Authority to deliver homelessness services in the Borough.
- 45. Human Kind are providing staffing resources to work in partnership with the Local Authority to source accommodation, conveyancing, legal services, project management of required refurbishment works to bring the properties to a lettable standard, and housing management costs, which will be factored into the total acquisition costs. An example of the total purchase costs of a unit on the open market for £100,000 are detailed overleaf:

<b>Costs Split</b>	<b>£</b>
Acquisition	100,000
Labour	4,595
Materials	6,400
On Costs	9,099
	<b>120,094</b>

## **RISK ASSESSMENT**

- 46. The funding is restricted to 2023/24. To be eligible for the funding local authorities must have exchanged contracts on identified units. There is the ability to request an extension of the project plan from DLUHC into 2024/25 in the event that there is a delay in purchasing the properties. If the council has commenced but not completed the acquisition process for any of the properties by the year end, it is possible that the council will be liable for certain costs, depending upon the stage reached in the acquisition process at 31<sup>st</sup> March 2024. In this instance a request to extend the deadline for completion of any such properties will be requested from DLUHC in a timely manner to avoid this situation.
- 47. The total funding available is for the purchase and refurbishment of 12 units of accommodation. In the event that the cost of the units are less than the grant allocation and Section 106 funding there is the possibility that the project plan can be revised to meet local housing pressures for temporary accommodation and purchase additional units.
- 48. An agreement for the payment of grant under the LAHF2 and S106 funding will be entered into with Human Kind to:
  - 1. Ensure the units remain for the provision of temporary accommodation in Fylde, in perpetuity,
  - 2. That a restriction is placed on the registered title of the of the properties to prevent disposal without the written consent of Fylde Council to protect the council's investment and the LAHF2 funding and ensure the temporary accommodation will be available in perpetuity, for legal purposes this is 80 years.

## **EXEMPT FROM COUNCIL'S CONTRACT PROCUREMENT RULES AND SUBSIDY CONTROL ACT 2022**

- 49. The LAHF2 funding and Section 106 funding are to be provided as a grant to Human Kind. The funding is not being awarded for the provision of goods, works or services. Neither the Council's procurement rules, not the Public Contract Regulations 2015 are required to be followed.



50. Prior to the Expression of interest being submitted the Housing Service approached four Registered Providers to request support to deliver the project, if funding were awarded. Human Kind were the only Registered Provider who expressed an interest in working with the local authority to deliver the objectives of the fund.
51. This exercise was repeated once the EOI had been approved with Human Kind and one other Registered Provider. Human Kind confirmed they still wished to work with the local authority to deliver the objectives of the funding. The other Registered Provider were not in a position to be able to commit.
52. The funding being provided is exempt from the Subsidy Control Act 2022 as Human Kind are not engaged in economic activity for the purposes of subsidy control legislation. A subsidy is where financial assistance is being given, directly or indirectly, from public resources by a public authority.
53. The financial assistance being given does not confer an economic advantage on one or more enterprises. This is because Human Kind are a charity that focusses on providing affordable housing to high risk and vulnerable tenants who may not be able to rent from private or social landlords, therefore they are not engaged in economic activity for the purposes of subsidy control legislation because:
  1. They are a non-profit charity, not aiming to generate commercial profits.
  2. Their tenant allocation model is based on social need, not ability to pay market rates. They target tenants who cannot rent privately.
  3. They are essentially providing a social service by housing vulnerable individuals who would otherwise struggle to find accommodation. This is a public benefit activity.
  4. They do not appear to be competing with private sector landlords - rather they are filling a gap in the market and housing those the private sector does not serve.

## **CONCLUSION**

54. The LAHF2 represents a unique opportunity for Fylde Council to add to the existing temporary accommodation provision in the Borough in order to tackle increasing homelessness pressures.
55. The project will deliver temporary accommodation and support into permanent housing to those on Afghan resettlement schemes at risk of homelessness so that they can build new lives in the UK, find employment and integrate into communities.
56. The project will help to reduce wider local housing pressures by providing better quality temporary accommodation to families owed homelessness duties by the Local Authority and reduce B&B accommodation costs.
57. LAHF2 funding available equates to a grant of 40% towards total project costs, £1,257,600 and includes an element of £20,000 capital costs per property to assist with bringing the units into use as temporary accommodation.
58. Match funding required for the remaining 60% of total project costs, £1,526,400 will be required from S106 funding. The project meets the strategic approach to targeting of S106 funding by providing much needed affordable homes, on a small scale and in areas of priority need.
59. Appendix 1 details the level of S106 funding held by the local authority and all schemes identified to be used to support the project. All sites identified have a restriction for the funding to be spent within the local authority area and are not restricted to a specific location. Then scheme includes four sites where there is a payback date set if the funds are not committed.
60. Executive Committee are requested:

1. To recommend to Full Council approval of an addition to the Capital Programme in 2023/24 for the sum of £2,784,000 in respect of LAHF2 Programme Funding, to be met fully from DLUHC LAHF2 funding and S106 developer contributions held by the Council for this purpose as detailed in Appendix 1 of this report;
2. To recommend to Full Council authorised drawdown of the expenditure within 2023/24 the sum of £2,784,000 in respect of LAHF2 Programme Funding, to be met fully from DLUHC LAHF2 funding and S106 developer contributions held by the Council for this purpose as detailed in Appendix 1 of this report;
3. To note that the Chief Executive may use delegated emergency powers in consultation with the Leader to carry out actions required to secure one unit, containing 6 self-catering apartments, at Auction prior to the Full Council meeting on the 18<sup>th</sup> December 2023; and
4. To note the risk assessment as detailed at Section 7 of the report, particularly in respect of the circumstances in which the council could be liable for un-funded costs.

<b>CORPORATE PRIORITIES</b>	
Economy – To create a vibrant and healthy economy	√
Environment – To deliver services customers expect	
Efficiency – By spending money in the most efficient way	√
Tourism – To create a great place to live and visit	

<b>IMPLICATIONS</b>	
Finance	This report requests the committee to recommend to Council an addition to the Capital Programme in 2023/24 in the total sum of £2,784,000 in respect of LAHF2 Programme Funding, to be met fully from DLUHC LAHF2 funding and S106 developer contributions held by the Council for this purpose as detailed in Appendix 1 of this report; and to authorise drawdown of the expenditure in 2023/24 in the sum of £2,784,000. The Committee are also directed to note that the Chief Executive may use delegated emergency powers in consultation with the Leader to carry out actions required to secure one unit, containing 6 self-catering apartments, at auction prior to the Full Council meeting on the 18th December 2023; and to note the risk assessment as detailed at Section 7 of the report, particularly in respect of the circumstances in which the council could be liable for un-funded costs.
Legal	Preparation of funding agreement to enable the units to be available in perpetuity
Community Safety	None arising from this report
Human Rights and Equalities	Temporary homeless accommodation provision for households in Fylde at risk of homelessness and support households under the ARAP and ACRS schemes.
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	None arising from this report

**SUMMARY OF PREVIOUS DECISIONS**

None

**BACKGROUND PAPERS REVELANT TO THIS ITEM**

Name of document	Date	Where available for inspection
DLUHC Prospectus and Guidance for the LAHF Round 1	December 2022	<u><a href="#">Local Authority Housing Fund: Round 1 - GOV.UK (www.gov.uk)</a></u>
DLUHC Prospectus and Guidance for the LAHF Round 2	June 2023	<u><a href="#">Local Authority Housing Fund: Round 2 prospectus and guidance - GOV.UK (www.gov.uk)</a></u>
Human Kind Charity		<u><a href="#">Housing category – Humankind (humankindcharity.org.uk)</a></u>

LEAD AUTHOR	CONTACT DETAILS	DATE
Kirstine Riding	<u><a href="mailto:Kirstine.riding2@fylde.gov.uk">Kirstine.riding2@fylde.gov.uk</a></u> & Tel 01253 658658	22 <sup>nd</sup> November 2023

Appendix 1 – s106 Funding identified to support LAHF 2