

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	FINANCE AND DEMOCRACY COMMITTEE	29 MARCH 2021	11
<b>ADDITION TO THE CAPITAL PROGRAMME - 25 VICTORIA ROAD, ST ANNES - Y-PAD SCHEME</b>			

### PUBLIC ITEM

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

### SUMMARY

At its meeting on 10 March, 2021 the Planning Committee considered and approved an Expression of Interest (EOI) by Fylde Coast YMCA for the use of Section 106 funds for the refurbishment of 25 Victoria Road, St Annes for the delivery of 5 Y-Pad one-bedroom apartments for the benefit of young people aged 18-25 in training or employment.

The Committee recommended approval of a fully funded addition to the Capital Programme – “25 Victoria Road Fylde Coast Y-Pad Scheme” for £200,000 phased over two financial years (2021/22 - £50,000 and 2022/23 - £150,000) to be met in full from a portion of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement Ref: 12/0717 - Moss Farm, Cropper Road, Westby).

### RECOMMENDATIONS

The Committee is requested to:

1. Approve of a fully funded addition to the Capital Programme – “25 Victoria Road Fylde Coast Y-Pad Scheme” for £200,000 phased over two financial years (2021/22 - £50,000 and 2022/23 - £150,000) to be met in full from a portion of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement Ref: 12/0717 - Moss Farm, Cropper Road, Westby).

### SUMMARY OF PREVIOUS DECISIONS

Full Council 12<sup>th</sup> October 2015

It was RESOLVED:

1. that the Council approve a fully-funded revenue budget increase for 2016/17 in the sum of £562,697, to be met from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose in the total sum of £2.4m, in respect of the proposed development of 11 self-contained flats in St Annes by the YMCA. £562,697 was a 50% contribution towards the total scheme costs; and
2. That a condition of the grant is that an agreement is put in place with the YMCA to:
  - (a) Ensure ongoing provision of the affordable housing units, as set out in the funding request; and
  - (b) That a restriction is placed on the registered title of the site to prevent disposal without the written consent of Fylde Borough Council to protect the council’s investment.

Environment, Health and Housing Committee, 11<sup>th</sup> June 2019

Decision Item - It was RESOLVED

1. To note the contents of the report; and
2. To approve the adoption of a strategic approach to the allocation of future S106 funds by requesting Registered Providers of Affordable Housing submit Expressions of Interest prior to full funding submissions being made.

Planning Cttee – 10 March 2021

Decision Item - It was RESOLVED:

1. Approve the Expression of Interest by Fylde Coast YMCA for the use of Section 106 funds for the refurbishment of 25 Victoria Road, St Anne's for the delivery of 5 Y-Pad one-bedroom apartments for the benefit of young people aged 18-25 in training or employment.
2. Recommend to Finance and Democracy Committee approval of a fully funded addition to the Capital Programme – "25 Victoria Road Fylde Coast Y-Pad Scheme" for £200,000 phased over two financial years (2021/22 - £50,000 and 2022/23 - £150,000) to be met in full from a portion of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement Ref: 12/0717 - Moss Farm, Cropper Road, Westby); and
3. To authorise drawdown of the expenditure (subject to approval by Finance and Democracy to the addition to the Capital Programme) phased over two financial years (2021/22 and 2022/23) for £200,000 (25% in 21/22 (£50,000)) being paid at start on site and confirmation that internal funding and Homes England Grant Funding has been received and the remainder (75% in 22/23 (£150,000)) on project completion once the units are allocated to Fylde Coast YMCA, after regard and consideration of the compliance with the financial regulations covered within the body of the report.
4. That a condition of the grant is that an agreement is put in place with the YMCA to:
5. Ensure ongoing provision of the affordable housing units, as set out in the funding request; and
6. That a restriction is placed on the registered title of the site to prevent disposal without the written consent of Fylde Borough Council to protect the council's investment and ensure the provision will provide affordable housing in perpetuity for 80 years.

#### CORPORATE PRIORITIES

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	

#### BACKGROUND

1. The Planning Committee at its meeting on 10 March 2021, considered an EOI from Fylde Coast YMCA for the refurbishment of 25 Victoria Road, St Annes. The scheme proposes the refurbishment of an existing property of 5 self-contained flats one-bedroom flats, owned by Fylde Coast YMCA into 5, one-bedroom Y-Pad apartments for the benefit of young people aged 18-25 in training or employment.
2. The Planning Committee considered and approved an EOI for £200,000 from Fylde Coast YMCA to support the re-development of 25 Victoria Road and recommended to Finance and Democracy approval for this scheme for S106 funding and inclusion to the Capital Programme. The scheme will be phased over two financial years (2021/22 and 2022/23) with 25% (£50,000) being paid at start on site and confirmation that internal funding and Homes England Grant Funding has been received and the remainder 75% (£150,000) on project completion once the units are allocated. The scheme will be fully funded from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement Ref: 12/0717 Moss Farm, Cropper Road, Westby).
3. A copy of the report presented to the px" [Planning Committee is available to view on the council website](#) .

#### IMPLICATIONS

Finance	This report requests approval of a fully funded addition to the Capital Programme – “25 Victoria Road Fylde Coast Y-Pad Scheme” for £200,000 phased over two financial years (2021/22 - £50,000 and 2022/23 - £150,000), to be met in full from a portion of S106 developer contributions for affordable housing currently held by the Council for this purpose.
Legal	Agreement for the payment of the grant Ensure ongoing provision of the affordable housing units, as set out in the funding request and a restriction is placed on the registered title of the site to prevent disposal without the written consent of Fylde Borough Council to protect the council’s investment and ensure the provision will provide affordable housing in perpetuity for 80 years.
Community Safety	None arising directly from this report
Human Rights and Equalities	None arising directly from this report
Sustainability and Environmental Impact	None arising directly from this report
Health & Safety and Risk Management	None arising directly from this report

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Fylde Coast YMCA, Patterson House, St Albans Road, St Annes	2015	<a href="http://ymcahousing.org.uk/paterson-house/">http://ymcahousing.org.uk/paterson-house/</a> <a href="http://ymcahousing.org.uk/paterson-house/">http://ymcahousing.org.uk/paterson-house/</a>
MyHomeChoice Fylde Coast Consistent Assessment Policy	2021	<a href="#">MyHomeChoice Fylde Coast</a>