

Appendix A2

Local Authority Housing Fund

Lead Officers:

Anne James – Service Manager – Refugee Resettlement

Louise Davidson – Housing Strategy and Enabling Manager

Report Recommendation:

To allow permission to accept and spend the Local Authority Housing Fund Grant £4.18m and for it to be included in the capital programme.

Background

This report seeks approval to accept and spend the DHLUC, Local Authority Housing Fund (LAHF) allocation of c£4.18m capital grant funding. This funding is to be utilised to provide 30 homes, 25 properties for resettled families on the Homes for Ukraine Scheme and 5 homes for resettled Afghan families living in Bridging hotels. After 5 years the properties can be used for nominees from the Bristol Housing register.

The Council is seeking to work in partnership with private Registered Providers (RP) to deliver the homes and is permitted to pass the grant funding to a RP to meet delivery targets. Registered providers will be responsible for providing additional match funding to secure the properties and no additional Council funding will be used. Project 1000 processes will be used and the 30 properties will contribute towards the affordable homes target.

Financial Overview

The LAHF grant spend profile over 2022/23 and 2023/24 is as follows:

Description	Year 1 Allocation £m	Year 2 Allocation £m	Total
Allocation £m	1.25	2.93	4.18

Year 1 funding will be paid to the Council in March 2023 and the year 2 allocation is payable when the Council has demonstrated at least 60% of year 1 allocation has been committed.

Delivery of properties from the grant funding needs to be completed by 30 November 2023 to satisfy grant conditions. The Council will continue to use its standard grant agreement with providers which includes provision for clawback to safeguard its financial position, in the event of non-delivery.

Other options considered

Do nothing – Project 1000 has a target to increase the number of affordable homes in the city. This Local Authority Housing Fund enables the council to move closer to achieving this target. If the council does nothing, this is a missed opportunity to progress this city priority.

For the council to purchase the properties – Match funding is not available and this option could not be progressed.

Summary

This report seeks approval to accept and spend the DHLUC, Local Authority Housing Fund (LAHF) allocation of c£4.18m capital grant funding.

This funding is to be utilised to purchase 30 homes by November 2023.

The Council is seeking to work in partnership with private Registered Providers (RP) to deliver the homes and is permitted to pass the grant funding to a RP to meet delivery targets.

Registered providers will be responsible for providing additional match funding to secure the properties and no additional Council funding will be used.

The purchased properties will be let to resettled refugees for 5 years and thereafter the council will make nominations. Rent will be affordable rents.