



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Officer Delegated Decision

22 February 2024

Deputy Chief Executive and s151 Officer



Local Authority Housing Fund LAHF 3

Local Authority Housing Fund (LAHF) money

Decision made by:	Deputy Chief Executive and s151 Officer
Decision:	The Council will not apply for additional money from government for a third tranche of Local Authority Housing Fund.
Date:	22 February 2024
Public or Exempt:	Public
Reasons for exemption:	n/a
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Delegation to Deputy Chief Executive to acquire properties for LAHF1 and 2

Contact

Richard Wyles. Deputy Chief Executive and s151 Officer



01476 406210



Richard.wyles@southkesteven.gov.uk

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

1.1 Finance

The Council have received funding of LAHF 1 and LAHF2 and approved an allocation of £4,482,500 in the Housing Revenue Account 2023/24 capital programme to deliver the provision of properties as set out in the Local Authority Housing Fund.

There is a pressure on the Council to use its receipts for 1-4-1 purchases which could not be mixed with the LAHF money therefore the Council should focus on utilising this funding stream for 2024/25 onwards.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

1.2 Legal and Governance

The Council approved accepting the Local Authority Housing Fund tranche 1 on the 1st March 2023 and tranche 2 of the funding on the 20th July 2023 (link to the meetings below).

[Agenda for Council on Wednesday, 1st March, 2023, 1.00 pm | South Kesteven District Council](#)

[Agenda for Council on Thursday, 20th July, 2023, 1.00 pm | South Kesteven District Council](#)

There are no significant legal and governance implications arising from this report which are not already referred to in the body of the report.

Completed by: Graham Watts, Assistant Director (Governance and Public Protection) and Monitoring Officer

2. The Purpose of the Report

2.1 The Department for Levelling Up, Housing, and Communities launched a new national £500m Local Authority Housing Fund (LAHF), to support local authorities in providing accommodation to Ukraine and Afghan families, settled in the UK legally under various government schemes following the respective conflicts that have occurred in their countries.

- 2.2 The UK has welcomed over 150,000 people from Ukraine through the Ukraine Family Scheme and Homes for Ukraine Scheme. With support from central government, local authorities and communities have worked tirelessly to provide safe refuge for people at their hour of need. These efforts come after welcoming around 23,000 Afghans who worked alongside the British Government, of which circa 9,200 are currently living in bridging hotel accommodation.
- 2.3 The LAHF programme had two aims.
- To support in providing more suitable accommodation and affordable accommodation for these families, who arrived in the UK legally, until their visas expire in circa 3-5 years' time.
 - To support local authorities in meeting their duties to accommodate such families if they present as homeless, therefore relieving pressure on wider local housing challenges and constraints
- 2.4 For clarity, the scheme was not aimed at households who have arrived in the UK illegally, outside of government sponsored resettlement schemes. As opposed to being a competitive funding scheme, the Government directly approached around 180 local authorities to invite them to take part in the scheme. South Kesteven District Council is one such authority.
- 2.5 Once the properties are no longer utilised by the cohort (likely upon the expiry of their visas), the council will be free to use the properties for whatever purpose they deem suitable. In other words, the homes will be available for use by the council as a long-term asset to meet local housing need.
- 2.6 The Council was provisionally identified as eligible for capital grant funding (under Section 31 of the Local Government Act 2003), with the following allocation:
- Main element: offer of £1,710,000 in funding. This funding was to aid to provide a minimum of 19, two/three-bedroom homes.
 - Bridging element: offer of £388,750. This funding is expected to provide a minimum of 2 larger four plus bedroom homes to be allocated to households currently residing in bridging accommodation. There was no ability for the Council to choose to accept only the main or bridging element of the funding
- 2.7 LAHF1 – the Council had to secure 21 units (as per the above) by the 30th November 2023 which was achieved.
- 2.8 LAFH2 – the Council approved on the 1st July 2023 an additional grant of £953,600 to provide accommodation to Ukraine and Afghan families and agreed approval of the memorandum of understanding with Department for Levelling Up, Housing and Communities for 8 properties.
- 2.9 The additional eight properties are to be allocated as seven 'main element' 2/3 bed properties and one 'bridging element' 4 bed+ property.
- 2.10 The Council are currently in negotiations to secure these properties by the end of March 2024 deadline for this second tranche of funding.
- 2.11 The Council could express interest for an allocation of a third round of funding that Government have made the Council aware of, but the Council has met its local need for allocating accommodation under tranche 1 and is still

purchasing housing for tranche 2 therefore there is no necessity for additional funding.

3. Available Options Considered

- 3.1 Take part in the scheme, but to pass the funds available to a partner housing association – Under this option, the council would take part in the scheme but on the basis of passing funds to a housing association for them to own and manage the properties. This option has been considered but has been discounted.

4. Preferred Option

- 4.1 To not express interest in LAHF3 on this occasion.

5. Reasons for the Recommendations

- 5.1 The Council has to secure the properties for LAHF2 for 8 properties and has met the local requirements.

Signed by: Richard Wyles

Deputy Chief Executive Office and S151

Date: 22.2.24