



**Corporate Policy and  
Resources Committee**

**Thursday, 12 June 2025**

**Subject: Local Authority Housing Fund 3 update report**

Report by:	Director of Planning, Regeneration & Communities
Contact Officer:	Sarah Elvin Homes & Health Manager  sarah.elvin@west-lindsey.gov.uk
Purpose / Summary:	Update members on the Local Authority Housing Fund 3 project and obtain decisions for project delivery going forward

**RECOMMENDATION(S):**

- 1. Members note the progress of the project to date**
- 2. Members approve the repurposing of the two WLDC owned properties to be utilised for this project**
- 3. Members authorise delegation of property purchases within this project to the S151 Officer**

## IMPLICATIONS

### **Legal:**

None relating to the decisions being obtained in this report

### **Financial : FIN/31/26/CPR/MK**

There are no other financial implications other than the £314,300 identified in the main body of the report which is available from the LAHF funding for purchase of properties. Refurbishment would represent a saving overall.

### **Staffing :**

**None**

**(N.B.) Where there are staffing implications the report MUST have a HR Ref**

### **Equality and Diversity including Human Rights :**

No Equality implications for this project. The project falls within existing provision and fits the criteria of a specific central government programme. However, this project will fall within the EIA for Temporary Accommodation that is already in place to ensure stakeholder groups, communication and proposed systems of work are tuned to the needs of customer groups. Examples of areas in which EIA is important in this project include:

- Supporting equal access to people with vulnerable characteristics, physical disability, people fleeing violence and people with children.
- Improving service offers for people with protected characteristics.
- Improving service delivery for people to meet their individual needs.

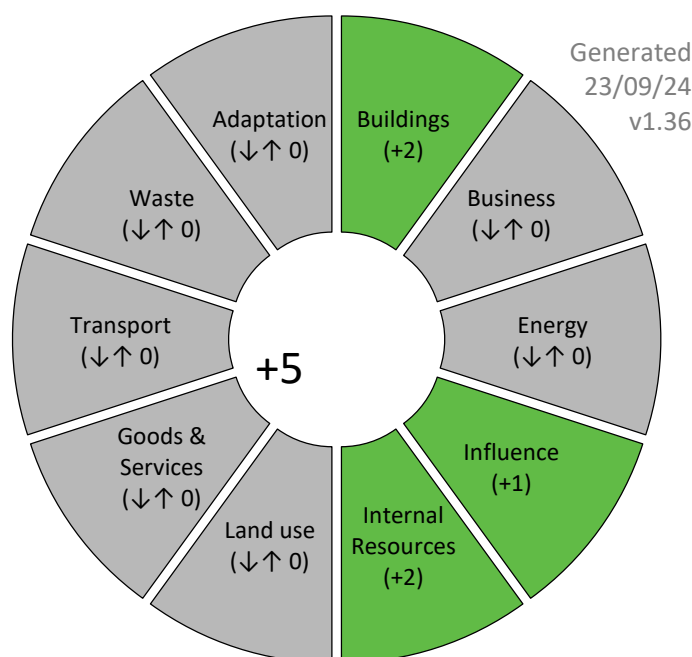
Providing safe, secure and consistent housing for people with needs.

### **Data Protection Implications :**

The project is assessed as having no additional data protection implications:

- For Temporary Accommodation properties, the activity falls within the scope of WLDC Home Choices service and as such meets data protection requirements of that service.
- For Resettlement, the service is out of scope for WLDC. Properties are proposed to be owned and run by a Registered Provider and allocated by Afghan Citizens Resettlement Scheme with appropriate data protection in place. WLDC will have no access to the personal data of families using the accommodation.

## Climate Related Risks and Opportunities :



West Lindsey District Council will be net zero by 2050 (25 years and 3 months away).

Utilising buildings already in the ownership of WLDC will give the opportunity to bring these up to a higher efficiency standard than they are now as they will be required to obtain an EPC rating of C for this project.

## Section 17 Crime and Disorder Considerations :

**None**

## Health Implications:

Improvement in accommodation options for temporary accommodation will have an impact on the health and wellbeing of some of our most vulnerable residents. Homelessness guidance recommends use of B&B accommodation is unsuitable for many cohorts and the delivery of this project will ensure we can be compliant with that guidance and offer a better service to our homeless residents.

## Title and Location of any Background Papers used in the preparation of this report:

[Urgent Delegated Decision re Local Authority Housing Fund Round 3 Expression of Interest \(west-lindsey.gov.uk\)](https://www.west-lindsey.gov.uk/urgent-delegated-decision-re-local-authority-housing-fund-round-3-expression-of-interest)

[urgent delegated decision and associated report inc exempt MOU.pdf \(sharedlincs.net\)](https://sharedlincs.net/urgent-delegated-decision-and-associated-report-inc-exempt-mou.pdf)

[Agenda for Corporate Policy and Resources Committee on Thursday, 17th October, 2024, 6.30 pm | West Lindsey District Council](#)

**Risk Assessment :**

Included within paper linked above

**Call in and Urgency:**

**Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?**

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

**Yes**

☐

**No**

**x**

**Key Decision:**

A matter which affects two or more wards, or has significant financial implications

**Yes**

**x**

**No**

☐

## **1. Executive Summary**

- 1.1 Local Authority Housing Fund 3 (LAHF 3) was announced by the Department for Levelling Up Homes and Communities in March 2024 proposing to fund more high-quality temporary accommodation for homeless families and provide housing for those on the Afghan Citizens Resettlement Scheme.
- 1.2 West Lindsey submitted an Expression of Interest in March 2024 to LAHF 3 which proposed to deliver eight units of temporary accommodation and four resettlement units in the district.
- 1.3 West Lindsey were informed on the 30th July that we were successful in our application for a capital grant and allocated £1,290,275 to deliver seven units of temporary accommodation and four resettlement units.
- 1.4 On the 17th October, Corporate Policy and Resources committee approved the full business case for the project including addition S106 funding to deliver the resettlement element of the project.
- 1.5 To date, three of the four resettlement units have been delivered by Acis through a Grant Funding Agreement. These properties are in the process of being matched to families through the Afghan Citizen Resettlement Scheme (ACRS.)
- 1.6 Of the seven units of temporary accommodation, four properties have been secured and are currently going through the conveyancing process. All addresses of the properties have been intentionally not included within this report. This is to ensure the public are not aware of their address for safeguarding reasons due to them all being occupied by vulnerable people.
- 1.7 Two properties owned by WLDC have been identified as being suitable to be repurposed for this project and agreement has been obtained from Ministry of Housing and Local Government to utilise the funding for these properties.

## **2. Progress to date**

### ***Resettlement properties***

- 2.1 The agreed approach for Resettlement properties required WLDC to identify and work with a Registered Provider (RP) partner to acquire the properties and for that RP to take forward the units as brand new affordable housing within Gainsborough.
- 2.2 WLDC would then transfer LAHF 3 funds to the RP partner to purchase the properties through a Grant Funding Agreement.
- 2.3 An expression of interest process was undertaken for RP's to submit to West Lindsey detailing how they would meet the requirements of the

project and how they would do this within the timeframe and budget required.

- 2.4 Two expression of interests were received. Both were evaluated and Acis were successful in securing the partnership. A grant funding agreement was put in place to transfer the funds to Acis once the properties had been secured.
- 2.5 Acis have delivered to budget and timescale, already securing three of the four required properties.
- 2.6 Acis have also been working with the Lincolnshire Resettlement Partnership to identify families who would be suitable for these properties. An extensive property matching process is undertaken which identifies eligible tenants from the Afghan Citizen Resettlement Scheme and ensures they are suitable for the property and surrounding area.
- 2.7 Acis have one further two bedroom property to secure in Gainsborough. This property has been identified and are working through the property purchase.
- 2.8 It is expected all of the resettlement properties will be delivered in the required timeframe of March 2026.

### ***Temporary Accommodation***

- 2.9 It was agreed by CP&R that the approach for the temporary accommodation properties would be for the properties acquired to remain within the ownership of WLDC and subsequently leased to the incumbent deliverer of temporary accommodation in West Lindsey for the duration of the Temporary Accommodation service contract (2025-2033).
- 2.10 The Temporary Accommodation contract has recently (September 2024) been recommissioned with Framework Housing Association successfully being awarded the contract to deliver for a minimum of 5 years beginning March 2025.
- 2.11 Working in partnership with Housing Standards, Property & Assets and Framework Housing, properties have been identified which meet a set of criteria. These criteria include EPC rating, location, cost, age and properties being category 1 hazard free.
- 2.12 To date, four properties have been progressed. These are currently in the conveyancing process and will be coming online within the required timeframe of September 2025 to meet the Framework contract for Temporary Accommodation.
- 2.13 The purchase of these four properties have been authorised through a delegated decision by the Director of Corporate Resources as the

WLDC constitution stipulates and the previous committee paper allowed for.

- 2.14 Three more properties need to be secured by the end March 2026 to meet the requirements of the MOU with Ministry of Housing, Communities and Local Government.
- 2.15 One more property has been identified in Market Rasen which meets all of the criteria. However, due to the change in management structure, the constitution does not allow for the Director of Finance and Assets to approve the purchase of new assets.
- 2.16 This paper is requesting from CP&R to delegate the authority to purchase properties through this project to the Director of Finance and Assets to ensure timely decisions can continue to be made and properties can be secured for this project until the constitution can be updated to reflect this management change.

### **3. WLDC assets**

- 3.1 Two further properties need to be identified to meet the requirements of the project as set out within the MOU.
- 3.2 WLDC currently own two residential properties in Gainsborough. Both of these properties would be suitable to be utilised for this project.
- 3.3 One of the properties has recently been vacated due to the passing of the tenant who has been in situ for a number of years. The property was in a very bad state of repair and no budget is available from WLDC for bringing this property back into use.
- 3.4 The other property is tenanted and managed by Northwoods through a lease on behalf of WLDC. Northwoods have expressed recently of their desire to hand this property back to WLDC. WLDC are not a landlord and so this property cannot be managed as a residential tenancy by WLDC.
- 3.5 MHCLG have confirmed that WLDC can utilise the LAHF 3 funding to refurbish these properties and repurpose them to become affordable housing and delivered as temporary accommodation.
- 3.6 These properties will then be leased to Framework in the same way as the other properties and become a West Lindsey asset to be utilised for temporary accommodation.
- 3.7 Repurposing of these two properties will allow WLDC to retain the asset, allocate funds to refurbish the properties and bring them up to an EPC rating of C improving the energy efficiency of the homes.
- 3.8 WLDC Property & Asset team are in the process of preparing a specification of works for the properties to understand the cost implications for bringing these two properties up to the required lettable

standard. This however is expected to be within the allocated budget for the remaining two properties for this project as detailed below.

- 3.9 The address of the two properties in question have intentionally not been disclosed within this report for safeguarding purposes as the properties will be occupied by vulnerable people.

#### 4. Financial position

- 4.1 The table below shows the project costs to date for the five properties that have been identified, the four that are in progress and the one that has been identified.

Project overview		
Temporary Accommodation	Total cost*	Remaining against budget
		<b>Budget £777,000</b>
Property 1 – 2 Bed flat, Gainsborough	£79,100	£697,900
Property 2 – 3 Bed house, Gainsborough	£117,950	£579,950
Property 3 – 1 bed flat Gainsborough	£84,350	£495,600
Property 4 – 3 bed house, Gainsborough	£117,950	£377,650
Property 5 – 1 Bed flat, Market Rasen	£63,350	£314,300
Property 6 – WLDC owned (potentially)		
Property 7 - WLDC owned (potentially)		

- 4.2 Should the two properties in WLDC ownership be utilised for temporary accommodation, there is £314,300 available to refurbish these properties and allows within that budget to make one or both (cost dependent) fully wheelchair accessible to ensure that there is availability of wheelchair accessible temporary accommodation to homeless households who have a disabled person in their family.
- 4.3 These properties also both have gardens which would allow for pets as this can be another barrier to successful placements of households in temporary accommodation.

#### 5. Recommendations

- 5.1 **Members note the progress of the project to date**
- 5.2 **Members approve the repurposing of the two WLDC owned properties to be utilised for the Local Authority Housing Fund 3 project.**
- 5.3 **Members authorise delegation of property purchases within the Local Authority Housing Fund 3 project to the S151 Officer.**