

CABINET

7 MARCH 2023

LOCAL AUTHORITY HOUSING FUND

Cabinet Member(s): Cllr Ashley Wilce, Cabinet Member for Housing and Property Services

Responsible Officer: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing

Reason for Report: To agree that the Council enter into agreement with the Department of Levelling Up, Housing Communities (DLUHC) for the provision of affordable housing under the Local Authority Housing Fund (LAHF). In doing so, the Council utilise LAHF grant funding and additional budget as set out to purchase 2no. 2-bed properties in the district under the Year 1 element of LAHF (Q4 22/23) and to develop a further 10no. modular new-build properties (nine 2-bed and one 4-bed) at Station Road Car Park, Cullompton within the Year 2 element of LAHF (23/24).

These properties will be provided for and managed under the terms of the LAHF funding and be specifically allocated for use as temporary accommodation under the general fund. The primary initial use of this accommodation will be mitigate the expected increased pressures on local authority homelessness and social housing resources which arise from eligible arrivals within the district under the Homes for Ukraine and Afghan settlement schemes.

Using a direct award framework, consideration is required for the Phase 1 design and planning and Phase 2 construction and installation contracts for the construction of the proposed modular housing.

Recommendation: That Cabinet approve the following:

- 1. That delegated authority be given to the S151 Officer to sign the LAHF Memorandum of Understanding (MOU) between the DLUHC and Mid Devon District Council as set out in Annex A**
- 2. Subject to recommendation 1, that under the LAHF the Council purchase Property 1 and 2 described within the report and set out further in Annex B Part II – Confidential**
- 3. Subject to planning permission being granted for the proposed affordable rent modular housing development at Station Road Car Park, Cullompton:**
 - (a) Zen Pods Ltd's bid for the Phase 1 and Phase 2 works be accepted under the terms of the South West Procurement Alliance (SWPA)**
 - (b) This will therefore be a direct award under the SWPA NH2 modular housing framework**
- 4. Delegated authority be granted to the S151 Officer to complete the associated purchase of Property 1 and 2 and the Phase 1 and Phase 2 contracts.**

Financial Implications: The LAHF scheme provides for circa 40% funding towards the delivery of this additional housing (based on local market rates) as a capital grant.

The remaining 60% must be found by the Council. It is proposed that this will come from a projected underspend of Homes for Ukraine (HfU) funding. This Government provided funding is held by the Council for the purposes of delivering HfU locally and to mitigate its wider impacts. DLUHC have confirmed that under both LAHF and HfU then these funds are eligible for match-funding purposes. In doing so, DLUHC have confirmed that Housing Account 1:4:1 funds from right-to-buy receipts or Government grant funding schemes such as the Affordable Home Programme are not eligible.

There will be revenue spend avoidance commencing Q3 23/24 from reduced B&B and hotel temporary accommodation costs that would otherwise have been necessary. These revenue benefits will continue going forward as the accommodation becomes available for general homelessness accommodation use, however they are not included in the budget assumptions for the delivery of this project. The overall budget and funding is explained fully within the report/annexes.

The proposed purchase of Property 1 and 2 will be at market rate for each home, confirmed by independent valuation. The procurement of modular housing development at Cullompton is a direct award under an approved framework as set out above and discussed further within the Risk Assessment below and in Section 3.0 of the report. A contingency allowance is included for additional planning costs and unforeseen works.

Under LAHF, an additional £20k per property is allocated for costs necessary to bring a property into use including refurbishment and purchase costs or to bring forward a new development, with discretion to propose the best use of this portion of funding. There is an expectation the properties will also be provided as fully furnished. At this time it is unclear if Stamp Duty is expected to come from this portion however the full budget conservatively includes this.

The schemes will be managed within the general fund budget by the Housing Options team within Public Health. There will be recharge by Mid Devon Housing for the Housing Revenue Account to maintain these properties on behalf of the general fund, fully offset by the rental income.

Policy Framework: These homes will support the delivery of specific objectives in the Housing Strategy 2021-25, notably the provision of affordable housing and the prevention of homelessness.

Legal Implications: The MOU between the Council and DLUHC is not intended to create legal or binding obligations. It nonetheless describes the understanding between both parties for the use of funding specified in Section 3 of the agreement (see Annex A). There is a 15 March 2023 deadline to sign the agreement.

Under LAHF, DLUHC we are asking local authorities to make best endeavours to deliver the homes part of this programme by 30 November 2023, although DLUHC is committed to funding any contract the LA has entered into by 30 November 2023, even if completion occurs after this date (as will be the case for our proposed modular housing element). DLUHC will be measuring delivery of the programme on the basis

of exchange of contracts (or equivalent milestone where exchange of contracts will not occur). This is set out in the MOU.

Upon awarding the Phase 1 and Phase 2 modular housing contract, the Council will also be engaged and bound by the terms of the SWPA contract with the chosen contractor.

Risk Assessment: Not drawing down the opportunity for 40% funding towards additional temporary housing that will be owned by the Council is a missed opportunity, especially where full match-funding is available from eligible underspend of HfU grant payments received directly from the Government to support housing pressures.

The Government have extended the HfU scheme for a further 12-months until March 2024. We currently have 153 Ukrainian guests in 70 hosting arrangements within the district. Some hosting arrangements have been in place for 12-months already and will naturally end soon, or will come to an end sometime within the next year when the scheme ends. A further 14 guests/6 arrangements are due in the next month and the scheme remains open as set out so further guest numbers are anticipated. Whilst the Council has agreed to a Devon-wide package of support to transition guests into private rented sector accommodation which has supported eight families already, there will still be an additional pressure on our local homelessness accommodation provision and an additional, costly burden of B&B or hotel temporary accommodation without these homes.

In the medium to long-term, once there is no requirement to utilise these properties under a refugee resettlement scheme then these properties will be high-quality, largely purpose built homes owned by the Council and available for wider homelessness accommodation provision within the district on a permanent basis.

Consequently, for reasons set out above, not accessing the LAHF would fail to alleviate our current housing pressures.

A combination of initial property purchase and then a new-build modular development has been put forward the Council and accepted by DLUHC. This delivery model was chosen to maximise availability of some properties as quickly as possible given the urgent need for these homes and the follow-up modular scheme will minimise match-funding cost on land owned by the Council. It also represents the most efficient route to new-build with the lowest revenue/maintenance costs in the future.

Use of an approved procurement framework which undertook an open and transparent tendering process had been selected to meet the specific requirements of the modular housing project and to avoid the potential for challenge and to ensure both additional efficiency (due to pressing demand) and value for money.

Equality Impact Assessment: The design of the modular properties considers the needs of all and more information on the enhanced accessibility and neuro-diversity standard of the dwellings is available on request. No other considerations.

Relationship to Corporate Plan: Homes: Deliver more affordable housing.

Impact on Climate Change: The proposed modular homes are accredited, zero-carbon. The dwellings will also come with the latest low-carbon technologies ensuring ultra-low energy consumption and cheaper running costs.

1.0 Local Authority Housing Fund

1.1 The LAHF was launched on 14 December 2022. The details of the fund were shared with the Council in the document 'Local Authority Housing Fund – Prospectus and Guidance' (the Prospectus).

1.2 LAHF is a £500m capital grant fund to support local authorities in England to provide sustainable housing for those unable to secure their own accommodation that meet the eligibility criteria outlined the Prospectus.

1.3. The objectives of LAHF are to:

- Ensure recent humanitarian schemes (Afghan and Ukraine schemes) which offer sanctuary, via an organised safe and legal entry route, to those fleeing conflict, provide sufficient longer term accommodation to those they support.
- Support areas with housing pressures which have generously welcomed substantial numbers of Ukrainian refugees so that these areas are not disadvantaged by increased pressures from these arrivals on the existing housing and homelessness systems.
- Mitigate the expected increased pressures on local authority homelessness and social housing resources which arise from the eligible cohort (as defined in the Prospectus) as sponsorship/family placements/bridging accommodation arrangements come to an end by increasing the provision of affordable housing available to local authorities to support those in the cohort who are homeless, at risk of homelessness, or in bridging accommodation;
- Reduce emergency, temporary and bridging accommodation costs;
- Deliver accommodation that as far as possible allows for the future conversion of housing units to support wider local authority housing and homelessness responsibilities to UK nationals (i.e. after usage by this cohort ends);
- Utilise accommodation solutions to enable effective resettlement and economic integration of the eligible cohort;
- Reduce pressures on the existing housing and homelessness systems and those waiting for social housing.

1.4. DLUHC has accepted the Council's (non-commitment) expression of interest (validation form) which proposes to provide 12 homes under LAHF, and DLUHC will provide a grant of **£1,327,608** as the total allocation.

In doing so, the Council would be agreeing to the following overall funding and minimum delivery targets:

- £1,122,000 for 11 properties for households that meet the eligibility criteria outlined in section 3.2 of the Prospectus ('the main element'):
 - The funding equates to 40% of total capital costs (average £82000 grant per property) plus £20,000 per property.
 - Occupants housed in these properties should be in unsustainable accommodation (or likely to enter into) and be in the UK under the Ukraine Family Scheme (UFS), Homes for Ukraine (HFU) or Ukraine Extension Scheme (UES).

- £205608 for 1 four+ bed properties to be allocated to households currently in bridging accommodation ('the bridging element'):
 - The funding equates to 50% of total capital costs (average £185608 grant per property) plus £20,000 per property.
 - This home is for the use of an Afghan family currently residing in Home Office bridging accommodation under the Afghan Citizen Resettlement Scheme (including eligible British Nationals under this scheme) (ACRS) or Afghan Relocations and Assistance Policy (ARAP). We are expected to liaise with the Strategic Migration Partnership to identify a suitable family for this property.

1.5 This MOU covers the funding commitments from DLUHC and the delivery, financial expenditure, agreed milestones, reporting and evaluation, and communications between the Parties. It also sets out the steps DLUHC could take in the event of underperformance if required.

1.6 Funding under LAHF is provided by DLHUC in Q4 2022/23 ('the Year 1 allocation') which is 30% of the total allocation. This is followed by the remaining 70% in 2023/24 ('the Year 2 allocation'). Under our expression of interest to meet the delivery target set out above, we have proposed that the main and bridging elements would be delivered as follows:

Year 1

- 2no. 2-bed properties purchased on the open market – main element

Year 2

- 9no. 2-bed modular new-build properties developed at Station Road Car Park – main element
- 1no. 4-bed modular new-build property also developed at Station Road Car Park – bridging element

This equates to a total of 26 beds of accommodation across 12 properties. More information on Year 1 and 2 delivery is provided in Section 2.

On this basis, the allocation would be provided as set out in the table below.

| | Year 1 allocation | Year 2 allocation | Total allocation |
|---|--------------------------|--------------------------|-------------------------|
| Properties for households that meet the eligibility criteria for this Programme | £336,600 | £785,400 | £1,122,000 |
| 4+ bed properties for households currently in bridging accommodation | £61,682 | £143,926 | £205,608 |
| Total funding | £398,282 | £929,326 | £1,327,608 |

- 1.7 Due to the modular, off-site construction the Year 2 scheme can be delivered significantly faster than traditional build schemes, with first occupation planned within 3-months of the relevant contract award (see Section 3.0).
- 1.8 The proposed Phase 1 and 2 construction contracts will be a SWPA approved framework contract to Zed Pods Ltd and include a combined project contingency sum of 10% of the Phase 2 contract value to allow for any late design amendments following consultation on final proposals or through the planning process and any unforeseen works.
- 1.9 Further information on this proposed development including plans, the wider site context, detailed design/sustainability considerations will be provided to members through consultation on the proposed planning application submission once the Phase 1 design contract with further technical studies have been completed.

2.0 Year 1 Property Acquisition

- 2.1 As set out in Section 1, the Year 1 element of LAHF will be met by the purchase of 2no. 2-bed properties.
- 2.2 In order to minimise both purchase and ongoing management costs it was proposed that former Mid Devon Housing (MDH) ex-council house properties available on the open market be identified. Where possible these would be in sustainable locations (access to public transport, schools and amenities) and be leasehold (i.e. a flat) where MDH have retained the freehold or be former MDH freehold properties and/or located in the vicinity of current MDH stock. The properties must also be empty and available for immediate purchase without a conveyance chain.
- 2.3 The following properties have been identified, inspected by MDH and Private Sector Housing staff and subject to an independent RICS valuation and which meet the above criteria. They are in good condition and require limited refurbishment. More detailed information on each property is set out in Annex B Part II – Confidential. The agents acting for each property vendor have informally agreed to sell these to the Council and have temporarily withdrawn them from the market:

Property 1 (Silverton) – 2-bed former MDH flat

| | |
|--|----------|
| Purchase price: | £165,000 |
| Survey costs | £1,000 |
| Repairs/Refurb: | £3,550 |
| Furnishing | £5,000 |
| Stamp duty (3%): | £4,950 |
| Solicitor fees (estimate): | £2,000 |
| LAHF contribution: | -£82,000 |
| LAHF funded costs: | -£20,000 |
| Estimated total match funding requirement: | £79,500 |

Property 2 (Tiverton) – 2-bed house

| | |
|--|----------|
| Purchase price: | £185,000 |
| Survey costs | £1,000 |
| Repairs/Refurb: | £7,970 |
| Furnishing: | £5,000 |
| Stamp duty (3%): | £5,500 |
| Solicitor fees (estimate): | £2,000 |
| LAHF contribution: | -£82,000 |
| LAHF funded costs: | -£20,000 |
| Estimated total match funding Requirement: | £104,470 |

- 2.4 Rounded up, the combined total cost of Property 1 and 2 is therefore £0.38m with an overall match-funding requirement of £0.184m
- 2.5 The properties will be let at an affordable rent level according to the 2-bedroom Local Housing Allowance (LHA). The tenants will take on responsibility for utilities and council tax.
- 2.6 The tenure will be temporary accommodation licences as per existing arrangements for temporary accommodation in properties owned by the Council.
- 2.7 Property 1 and 2 milestones:
- March 2023 agree purchase
 - June 2023 purchase complete
 - July 2023 refurb/furnishing complete
 - End July/August 2023 properties occupied

3.0 Year 2 Station Road Modular Housing Scheme

- 3.1 As set out in Section 1, the Year 2 element of LAHF will be met by the development of 9No. 2-bed modular properties and 1no. 4-bed modular property as part of the same scheme at the Station Road (Forge Way) Car Park, Cullompton, owned by the Council as a general fund asset.

3.2 Detailed drawings and plans will be produced under the proposed Phase 1 contract for planning submission, however the general location and proposed development area set out in Annex C.

3.3 The overall footprint and massing of the proposed development will be approximately 600m² total floor space arranged across a 2-storey terraced block and located directly on the ground (as opposed to podium/stilt designs adopted at other sites) to minimise height and impact. This will be towards the lower, rear section of the car park most under used. It will involve the loss of around one-third of the available car parking spaces but should not impact on car parking provision / income based on usage data (see below). Full detail of the scheme will be subject to normal planning policy scrutiny and determination.

3.4 This site was identified as suitable for several reasons:

- Mid District Council general fund ownership
- Town centre location and proximity to existing hostings
- Significantly under-utilised car park (lowest revenue generating open air car park at £35 per space/month – typically only a maximum one-third of the 112 spaces are in use daily with estimated loss of 35 spaces through development)
- Average open car park income per space for all MDDC sites is £115 per space, demonstrating the comparable usage. The site was also recently used long-term to locate a Covid testing facility with no impact on wider parking use
- Brownfield land in wider residential area
- Overall, limited planning constraints with good access, compatible transport impact, boundary screening, strong sustainability/amenity access
- Suitability for modular development
- Existing, recently installed EV charging provision (retained)
- Local employment and schooling provision (primary/secondary)

3.5 An initial study has identified the following project costs:

| | |
|--|------------|
| Phase 1 design and planning contract (main and bridging elements): | £25,000 |
| Phase 2 const. contract (9no. 2-bed/1no. 4-bed): | £2,005,000 |
| Contingency@10% | £200,500 |
| Furnishing: | £25,000 |
| Legal/misc costs: | £4,000 |
| LAHF contribution (main): | -£738,000 |
| LAHF contribution costs (bridging): | -£185,608 |
| LAHF funded costs (all): | -£200,000 |
| Estimated total match funding requirement: | £1,135,892 |

3.6 Rounded up, the combined total cost Phase 1 and 2 for the proposed modular new build is therefore £2.26m including contingency with a maximum projected match-funding requirement of £1.14m

- 3.7 The works will be procured under the SWPA New Homes (NH2) Offsite Construction of New Homes direct award framework. The bid received for these works would therefore be provided under the terms of this framework.
- 3.8 Under the SWPA NH2 framework, contracts are split into two phases:
- Phase 1 – design, pre-application advice, surveys consultation and planning
(equivalent to RIBA – Royal Institute of British Architects - Stages 2-4)
 - Phase 2 – construction and installation
(equivalent to RIBA Stages 5-6)
- 3.9 Zed Pods are one of 7 suppliers approved under the NH2 modular housing work-stream within the SWPA framework. Whilst any of these suppliers could have been selected without further evaluation due to this being a direct-award framework, Zed Pods were selected for the following specific reasons:
- UK based – reduced carbon footprint, including for Pod delivery
 - Quality – design/assured (more below)
 - Appearance – offer the widest range of final finishing schemes to suit the location and local architecture etc
 - Zero carbon build standard/performance – assured and approved
 - Adaptive pods – one of only two suppliers to offer this
 - Flexibility – range of multiple bed unit options
 - Room on stilt options or ground–further flexibility of location and design
- 3.10 In respect of design quality/durability, assurance is provided by Zed Pods through a formal accreditation process for their residential systems. This requires them (and any other modular builders signing up) to undergo a rigorous quality review under the Building Offsite Property Assurance Scheme (BOPAS) which includes process and quality checks by Lloyds Register and minimum 60-year durability and maintenance assessments by Building Life Plans. This covers both off-site construction and on-site installation through separate BOPAS accreditations. Within our proposed contract, Zed Pods go beyond this and are providing an overall 100-year assurance.
- 3.11 Zed Pods also meet national minimum space standards by bedroom/unit size.
- 3.12 Overall, BOPAS offers assurance that these new homes and assets have been designed, manufactured and installed to ensure a lifespan way beyond any borrowing and/or mortgage term to provide very durable housing stock for the future. Other elements of the construction which are typically replaced in 10-25 year cycles have higher than standard durability on this contract – for example the windows have a 50-year guarantee. Along the with the overall construction design, these features will support a lower cyclical planned maintenance bill going forward – an equally important consideration.
- 3.13 Beyond the key BOPAS accreditation, there were detailed and specific quality considerations within the SWPA tender process that led to the development of the NH2 framework. Zed Pods also specifically hold Q-policies for providing

assurance on structural integrity of their new build systems – see <https://www.qassurebuild.co.uk/>. Q is recognised as a leading, highly risk-managed, quality focused approach to technical assurance and consumer warranties in the construction industry.

- 3.14 The total costs per unit modular new build at the Station Road site compares favourably (-18%) with an average project cost per typical traditional build 2-bed property built with allowance for additional service infrastructure costs. The modular properties will also be higher energy efficiency standard and net-zero carbon accredited.
- 3.15 As with the Year 1 acquired properties, these properties will be let at an affordable rent level according to the 2-bedroom/4-bedroom Local Housing Allowance (LHA). The tenants will take on responsibility for utilities and council tax.
- 3.16 The tenure will also be temporary accommodation licences as per existing arrangements for temporary accommodation in properties owned by the Council.
- 3.17 Modular development milestones:
 - March 2023 award Phase 1 contract
 - April 2023 complete feasibility study and consultations
 - May 2023 submit planning application
 - August 2023 planning permission/award Phase 2 contract
 - November 2023 commence off-site build/on-site works
 - March 2024 properties occupied

4.0 Financial Analysis

- 4.1 The total combined project cost is £2.64m (£0.38m Yr 1 purchase / £2.95m Yr 2 modular new build) with £1.328m available from the LAHF grant and the balance required from Council match-funding budget as set out below.
- 4.2 Match-funding budget will come from underspend from HfU grant funding received within the current financial year. At year end (March 2023) this underspend profiled at £1.5m to be held in ring-fenced EMR. DLUHC have confirmed that all year one HfU monies not spent can be carried forward into year two (i.e. 23/24).
- 4.3 These HfU EMR monies must be utilised against the wider terms and conditions of the original funding i.e. to support continued scheme delivery or to offset the impact of the scheme, for example through the provision of affordable housing and prevention of temporary accommodation costs. For these reasons, this EMR budget is compatible with supporting the delivery of LAHF. If we do not spend HfU funds within agreed carry forward periods then there is risk we will have to return monies to DLUHC.
- 4.4 The HfU EMR includes £0.5m allowance for ongoing HfU delivery costs next year including internal staffing recharges and third party contracts. This is

slightly greater than first year spend under the scheme and is important as it protects the overall provision of the HfU scheme locally.

4.5 Under the Devon-wide agreement for distribution of HfU funding, monies received for the first year of the scheme based on Government funding of £10.5k per Ukrainian guest has been split as follows under respective burdens:

- 60% to District Council
- 25% to Devon County Council
- 15% contingency top-slice (held by DCC but available to both tiers)

4.6 As a consequence of the above split, DCC current hold around a further £0.5m of HfU funds for Mid Devon. Financial modelling by the Council and district peers in Devon recommends DCC release half the contingency monies being held in order to make the LAHF drawdown proposition work for all as a united position. This would equate to a £0.252m match-funding contribution from this source and based on income received in Q1-Q3 of the scheme this year.

4.7 The overall match-funding requirements as set out above are:

- Property 1 and 2 purchase £0.184m
- Modular development (all elements): £1.140m
- TOTAL £1.324m

This will therefore be 100% offset from HfU EMR/DCC contingency as follows:

- Mid Devon HfU EMR **£1.072m**
- DCC contingency (50% of pot) **£0.252m**

4.8 The final Q4 funding for the first year of HfU will be less based on fewer projected arrivals/national visa data and lower national funding arrangements (reduced £5k funding per head for new arrivals from 1 Jan 2023 onwards). We are conservatively discounting this as budget towards this project and it will be held as general HfU contingency funding. Monthly host payments will continue to be met directly by the Government as part of our quarterly claim via Devon County Council.

4.9 As part of the December LAHF announcement, the Government also set out an additional one-off £150m pot to be distributed to local authorities to support HfU delivery. However, at time of writing no decision has been announced on what this means on a district basis. However, it is unlikely to be significant and is being considered as another contingency top-up.

5.0 Project delivery and oversight

5.1 Project delivery for the Year 1 Property 1 and 2 purchases and subsequent furnishing will be the responsibility the Housing Options team in Public Health supported by Legal Services (conveyancing) and Mid Devon Housing (repairs/refurbishment).

5.2 Project delivery for Year modular development at Station Road, Cullompton will be responsibility of the proposed contractor (Zed Pods if the recommendation

is approved) under the Phase 1 and Phase 2 contracts respectively (through to the equivalent of RIBA stage 6 and on-site installation). This is supported by a combined Zed Pods and in-house team.

- 5.3 Internal oversight of the project is provided the Corporate Management Team (Simon Newcombe, supported by Andrew Busby). Day-to-day project management lead for the Council for Year 2 modular housing will be Mike Lowman (Operations Lead for Building Services under a recharge arrangement).

6.0 **Conclusions**

- 6.1 The Council has an urgent housing need to drawdown the LAHF funding to support specific affordable housing delivery and offset the impact of increased pressures on local authority homelessness and social housing resources. These pressures arise from the eligible cohort of local refugees (primarily Ukrainian guests) within the district.
- 6.2 A proposal submitted to DLUHC to provide the target delivery of affordable housing has been accepted and a formal MOU drafted as attached. Signing this agreement would commit the Council to deliver the additional housing proposals as set out within this report.
- 6.3 The cost of these proposals will be 100% met from LAHF grant and HfU EMR budget as set out and including development, delivery, refurbishment, legal and stamp duty costs. This will not impact ongoing delivery of the HfU scheme locally for Year 2 of the scheme.
- 6.4 Tenants will be responsible for Council Tax and utilities and will pay LHA affordable housing rent which will cover rolling support and maintenance revenue costs.
- 6.5 The identified property purchases are high-quality properties in good condition and linked to our existing MDH stock. The proposed modular homes are exemplar sustainable build schemes meeting zero-carbon standard and maximum adaptability for meet future needs, applying modern methods of construction through modular off-site build.
- 6.6 Together, this project will provide 26-beds of accommodation to support immediate pressures and will be available in the medium to long-term for wider homelessness provision. This presents a significant flexible local housing asset that will offset growing hotel and B&B accommodation costs.
- 6.7 The award of the Phase 1 and 2 contracts is subject to grant planning permission and subject approval, a prepared planning application will be submitted in April following initial informal consultation with ward members for Cullompton and the Housing portfolio holder plus Cullompton Town Council.

Contact for more Information: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing – snewcombe@middevon.gov.uk

Circulation of the Report:

Cabinet Member for Housing and Property Services
Leadership Team
Corporate Management Team
Operational Leads for Housing Management, Building Services and Public Health & Housing Options

List of Background Papers:

Local Authority Housing Fund – Prospectus and Guidance (DLUHC December 2022)

Annex A LAHF MOU – attached separately

Annex B (Part II) Properties 1 and 2 – attached separately

Annex C Station Road Car Park, Cullompton – attached separately