

**Report for:** Cabinet - 20 October 2026

**Item number:** 9

**Title:** Acceptance of Local Authority Housing Fund (LAHF) Grant Funding.

**Report authorised by:** Taryn Eves, Corporate Director of Finance and Resources.

**Lead Officer:** Jonathan Kirby, Director of Capital Projects & Property.

**Ward(s) affected:** All

**Report for Key/  
Non-Key Decision:** Key Decision.

**1. Describe the issue under consideration**

- 1.1. On 6th February 2024 Cabinet, in accordance with contract standing order 17.1 and contract standing order 9.07.1 (d) approved the acceptance of capital grant funding from DLUHC LAHF2 Funding programme.
- 1.2. Cabinet agreed to delegate authority to agree further tranches of the grant funding to the then Director of Housing, Planning and Regeneration (after consultation with the Corporate Director of Finance and Resources and the Head of Legal and Corporate Governance (Monitoring Officer)).
- 1.3. An allocation of £21,895,575 of funding under LAHF Round 3 to acquire 84 homes was accepted in October 2024 on the basis of the delegated approval provided in February 2024. However, subsequent legal advice has confirmed Cabinet approval should have been sought for subsequent rounds of funding, and this paper seeks to regularise this position.
- 1.4. This report also brings forward a request to accept funding that has been awarded to the Council for 2026/27 through to 2029/2030 funding years for an allocation of £38,707,604 to acquire 152 homes from the Local Authority Housing Fund – fourth funding round ('LAHF R4').
- 1.5. As per the comments within the Cabinet paper, the acquisition of these homes, and its implication have been assessed within the HRA financial model. Finance is satisfied that the acquisition of these homes, with this level of grant can be contained within the current HRA budget/MTFS.

**2. Cabinet Member Introduction**

- 2.1. Secure, affordable and well-maintained housing is the bedrock that allows families to live happy and healthy lives.

- 2.2. Haringey has more than 2,758 families in temporary housing right now, 8,288 people altogether (or 3%) of our residents in the borough.
- 2.3. Successive governments have enabled the mass sell off of council homes, without the investment to replace them.
- 2.4. This forces Councils to place homeless families into temporary accommodation – failing to give them the stability and quality housing they desperately need.
- 2.5. In Haringey we will do everything we can to build or buy homes that can help local people out of temporary accommodation.
- 2.6. This year we've secured funding from the Greater London Authority (GLA), private developers, Right to Buy sales and now the Local Authority Housing Fund (LAHF) to buy homes.
- 2.7. GLA funding will help 362 residents out of temporary homes. Developer funds will help around 100 more. The LAHF funding we've now secured will help another 600. Altogether, just over 1,000 people will get out of temporary accommodation because of the funding secured this year.
- 2.8. We'll provide these homes at a genuinely affordable rent to local residents.
- 2.9. More action is needed. The Council continues to spend close to £60million a year subsidising private landlords providing accommodation to homeless families. This is a bad deal for our residents who want their Council Tax spent on their services rather than transferred into private hands.
- 2.10. Across the borough, we are going to fix and build homes and demand better for Haringey.

### **3. Recommendations**

- 3.1. In accordance with Contract Standing Order CSO 21.01 and Contract Standing Order 9.07.1(d), Cabinet approves the acceptance of Capital (£21,771,000) and revenue (£124,575 grant funding from the Local Authority Housing Fund – third funding round ('LAHF R3')) to enable the council to acquire 84 homes in the borough.
- 3.2. In accordance with Contract Standing Order CSO 21.01 and Contract Standing Order 9.07.1(d), Cabinet approves the acceptance of Capital (£38,448,000) and revenue (£259,604) grant funding from the Local Authority Housing Fund – fourth funding round ('LAHF R4') to enable the council to acquire 152 homes in the borough.
- 3.3. To delegate authority to agree and enter into the final grant documentation and contracts including entering into the LAHF R4 MOU and any other necessary documentation to the Director of Capital Projects and Property, after consultation with the Corporate Director of Finance and Resources and the Director of Legal and Corporate Governance (Monitoring Officer).

- 3.4. To delegate authority to accept subsequent rounds of LAHF funding from MHCLG to the Director of Capital Projects and Property, after consultation with the Corporate Director of Finance and Resources and the Director of Legal and Corporate Governance (Monitoring Officer).

4. **Reasons for decision**

- 4.1. The Council is committed to providing good quality housing to residents in the Borough. This decision is an important step in achieving that aim.
- 4.2. Accepting this grant is an opportunity to lever more funding into our programme, which will mean overall the council will be able to deliver more homes for rent.
- 4.3. The purchase of these homes will also help meet housing needs in Haringey, reduce pressure on the Temporary Accommodation budget and enable Haringey to use Right To Buy receipts to fund other stock replacement.

5. **Alternative options considered**

- 5.1. The alternative is not to accept the grant funding which means we will not purchase additional homes in the borough, resulting in more people staying in temporary accommodation at greater cost to Haringey.

6. **Background information**

- 6.1. On the 6th of February 2024, the Council's Cabinet approved, in accordance with contract standing order 17.1 and contract standing order 9.07.1 (d) the acceptance of capital grant funding from DLUHC LAHF2 Funding programme.
- 6.2. The approval delegated authority to agree further tranches of the grant funding to the Director of Housing, Planning and Regeneration (after consultation with the Director of Finance and the Assistant Director for Legal and Governance (Monitoring Officer). Following restructuring in March 2025, this authority now sits with The Director of Capital Projects and Property and the Corporate Director of Finance and Resources.
- 6.3. LAHF R3 is a £450m grant fund, with objectives to:
- Reduce local housing pressures and use of expensive and unsuitable accommodation, by providing better quality temporary accommodation to those owed homelessness duties by local authorities.
  - Reduce temporary accommodation costs.
  - Provide sustainable settled housing to those on the Afghan Citizens Resettlement Scheme (ACRS) so that they can build new lives in the UK, find employment, and integrate into communities.
  - Support local housing markets by assisting the delivery of new housing stock or new developments to grow overall housing supply

- 6.4. Haringey have been awarded a capital funding allocation of £21,771,000 and a revenue allocation of £124,575 to support the purchase and refurbishment of 84 homes in 2024/5 and 2025/6 under LAHF R3. The total allocation comprises the capital grant of £21,895,575 and supported the completion of the delivery of 84 homes in March 2026. The memorandum of understanding, at Exempt Appendix 1, acts as the grant agreement, was signed by the council in February 2025 under a delegated authority.
- 6.5. LAHF R4 is a £950m grant fund, with the same objectives as round 3.
- 6.6. Haringey have been awarded a capital funding allocation of up to £38,707,604 to support the purchase and refurbishment of 152 homes. The total allocation comprises a capital grant of £38,448,000 and a revenue grant of £259,604.
- 6.7. The Revenue funding will be used for any activities which support delivery of the total allocation, including but not limited to programme/ administration resource or professional services (e.g., fees, conveyancing).
- 6.8. The total allocation will be provided as 4 yearly allocations of £9,612,000, paid in 2 tranches per year.
- 6.9. The Council will agree the following targets to deliver at least:
- 120 properties (2-4+ bed) to be allocated to households that meet the TA element eligibility criteria
  - 16 properties (2-3 bed) for households that meet the R4 large resettlement element eligibility criteria.
  - 16 properties (4+ bed) for households that meet the R4 large resettlement element eligibility criteria
- 6.10. The grant associated with LAHF R4 funding represents lower acquisition and borrowing costs to the Council, as well as an additional resource to support both our development and acquisition programmes.

## **7. Contribution to the Corporate Delivery Plan High Level Strategic outcomes**

- 7.1. The proposal would help to help to meet the following High-Level Outcomes within the Council's Corporate Delivery Plan 2024 – 2026:

Theme 5 - Homes For the Future - Everyone has a home that is safe, sustainable, stable, and affordable. Specifically, the intermediate outcomes that:

An improvement in the quality of housing and resident services in the social rented sector. Whereby the properties to be acquired will undergo works to ensure they meet decent homes standards and energy efficient measures are undertaken where possible.

## **8. Carbon and Climate Change**

- 8.1. Void works will be undertaken to bring properties up to a lettable standard and include energy saving measures to bring EPC scores to level D and above. Improvements will contribute to the council's net zero ambitions by improving the energy efficiency and sustainability of its stock and reduce the running costs for the tenants moving into these homes.

## **9. Statutory Officers comments Finance, Procurement, Legal and Equalities**

### **9.1. Finance**

- 9.1.1. Finance notes the content of this report and confirm that there is capacity within the housing revenue account (HRA), contingent upon successful receipt of the Round 4 grant funding of £38.7m, to fund the acquisition and refurbishment of the stated number of properties.
- 9.1.2. The total capital grant receivable equates to circa £254,000 per unit of capital expenditure. This means the HRA contribution, given the current market for 2, 3 and 4 bed properties, offers value for money.
- 9.1.3. Each acquisition will be appraised prior to approval to ensure that it is viable and makes a net positive contribution to the Housing Revenue Account.
- 9.1.4. Finance confirms that the total cost of this acquisition can be contained within the HRA.

### **9.2. Procurement**

- 9.2.1. Strategic Procurement note the contents of this report and confirm Contracts Standing Order 21.01 requires approval of Cabinet to accept grants of £500,000 or more from external bodies, which was approved by Cabinet on 6th February 2024, along with delegated authority for the Director of Housing, Planning and Regeneration, after consultation with the Director of Finance and the Head of Legal and Corporate Governance (Monitoring Officer) to agree the final grant documentation and contracts.
- 9.2.2. Strategic Procurement confirms there are no procurement related matters preventing the Director of Housing, Planning and Regeneration from approving the Recommendation stated in paragraph 3 above.

### **9.3. Legal and Governance - Michael Alexander Gordon, Principal Lawyer**

- 9.3.1. Pursuant to section 1 of the Localism Act 2011 the Council has the power to do anything an individual can do and this includes the acceptance of the grant funding and entering into any necessary grant funding documentation.
- 9.3.2. The Director for Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report. The process described in the report is in line with the Council's Contract Standing Orders (CSOs) 21.1.

- 9.3.3. The Housing Act 1985 Section 1 (1) confirms that Haringey Council is a London borough council and is a “Local Housing Authority” (LHA).
- 9.3.4. As set out at paragraphs 1.3 and 3.1 of this report, approval was sought for the allocation of £21,895,575 of funding under LAHF Round 3 to acquire 84 homes was accepted in October 2024. Further LAHF Round 3 funding was also awarded in February 2025 both under delegated power. Acceptance of these amounts are in accordance with the statutory powers set out in paragraph 9.3.1 of this report.
- 9.3.5. The Council will need to enter into the LAHF R4 grant agreement and comply with the conditions for the grant. Section 9 of the Housing Act 1985 gives councils the power to provide housing accommodation by erecting or acquiring houses. This could include erecting or acquiring houses to be used for temporary accommodation. Any such temporary accommodation erected or acquired using the Section 9 power would need to be accounted for within the HRA by virtue of Section 74(1) of the Local Government Housing Act 1989.
- 9.3.6. LHAs’ homelessness duties are contained within the Housing Act 1996 Part VII, as amended by the Homelessness Reduction Act 2017 which placed significant new duties on English local housing authorities.
- 9.3.7. LHAs have a legal duty to provide interim (also known as emergency) accommodation to homeless applicants, if, at any point during their enquiries, there is a reason to believe that an applicant may be:
- homeless
  - eligible for assistance, and
  - in priority need
- 9.3.8. If an LHA fails to provide interim accommodation, or if the accommodation provided is unsuitable for the applicant, this can be challenged by way of judicial review.
- 9.3.9. The LHA also holds the ‘relief duty’ which applies when a council is satisfied that an applicant is homeless and eligible for assistance; it requires the Council to take reasonable steps to help the applicant secure that suitable accommodation becomes available for the applicant’s occupation for at least six months. This therefore requires the Council to work with the applicant to help them find and retain accommodation to meet this legal duty.
- 9.3.10. Pursuant to the Council’s Contract Standing Order (CSO) 21.1 Cabinet has authority to approve the receipt of a grant with a value of £500,000 or more and on 6th of February 2024 Cabinet approved the acceptance of capital grant funding from the DLUHC LAHF2 Funding programme and delegated authority to agree the final grant documentation and contracts to the Director of Housing, Planning and Regeneration (after consultation with the Director of Finance and the Head of Legal and Corporate Governance (Monitoring Officer)).
- 9.3.11. Further to paragraph 9.3.7 above the recommendation in paragraph 4.1 of the report for the Director of Capital Projects and Property and the Corporate Director

of Finance and Resources, to agree the entering into the LAHF R4 MOU on behalf of the Council in order to receive grant of £38,707,604 to enable the acquisition of 152 homes.

9.3.12. When considering its approach to contracting, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not (the public sector equality duty). Officers are expected to continuously consider, at every stage, the way in which procurements conducted, and contracts awarded satisfy the requirements of the public sector equality duty. This includes, where appropriate, completing an equality impact assessment as part of the procurement strategy, which is then considered as part of the procurement process.

9.3.13. The Director for Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Directors from approving the recommendations in the report.

#### **9.4. Equality**

9.4.1. The council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:

9.4.2. Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.

9.4.3. Advance equality of opportunity between people who share protected characteristics and people who do not.

9.4.4. Foster good relations between people who share those characteristics and people who do not.

9.4.5. The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/fait, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

9.4.6. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

9.4.7. The objective of the grant is to secure new affordable housing to be let by the Council. Given the high level of affordable housing need amongst groups with the protected characteristics, this proposal will have a positive impact under the Public Sector Equality Duty.

#### **10. Use of Appendices**

10.1. Exempt - Appendix 1 - Acceptance of Local Authority Housing Fund LAHF R4 Memorandum of understanding.

11. **Background papers**

- 11.1 [Cabinet Meeting 6.02.2024 Final Minutes \(item 94 – LAHF R2 Funding\).](#)