

# OFFICER DECISION NOTICE



**Reading**  
Borough Council

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This notice is to be used for the following types of officer decisions. (Select one option).

**A.** Decisions taken by officers under a specific express delegation from Council or a Committee.

**B.** Decisions taken by officers under a general delegation from Council or a Committee, which relates to (i) a permission or a licence, or (ii) the rights of an individual, or (iii) a contract or expenditure over £100,000.

<b>1. Title of decision:</b>	To approve acceptance of Homes England Grant Funding for the following Local Authority New Build schemes: Hexham Road, Amethyst Lane and Dwyer Road.
<b>2. Date of the decision:</b>	13 May 2025
<b>3. The decision maker:</b>	Executive Director – Communities & Adult Social Care.

## 4. Decision details:

To approve acceptance of Homes England grant funding for the following Local Authority New Build schemes: Hexham Road, Amethyst Lane and Dwyer Road.

Funding details are confirmed as follows:

Scheme name	Homes England funding	Units
Hexham Road	£5,460,000	42
Amethyst Lane	£2,040,000	17
Dwyer Road	£3,600,000	30
<b>TOTAL</b>	<b>£11,100,000</b>	<b>89</b>

## 5. Reasons for the decision:

Funding for Local Authority New Build schemes is made up of a combination of HRA borrowing, RTB receipts, S106 receipts and Homes England grant.

On 20<sup>th</sup> January 2025, Policy Committee approved permission to bid for Homes England grant funding for all appropriate schemes within the LANB programme, with final approvals of the details of the bids delegated to the Executive Director of Communities and Adult Social Care, in consultation with the Director of Finance and the Lead Councillor for Housing.

On 12<sup>th</sup> February 2025, MHCLG announced top up funding for the Affordable Homes Programme 2021-2026 and recommended that bids for Hexham Road, Amethyst Lane and Dwyer Road were submitted.

On 24<sup>th</sup> March 2025, Homes England confirmed a final award as follows:

<b>Scheme name</b>	<b>Homes England funding</b>	<b>Units</b>
Hexham Road	£5,460,000	42
Amethyst Lane	£2,040,000	17
Dwyer Road	£3,600,000	30
<b>TOTAL</b>	<b>£11,100,000</b>	<b>89</b>

It is worth noting that the Council is already in grant contract for the Affordable Homes Programme 2021-2026.

**6. Alternative options considered (if any) and rejected:**

None.

**7. List of open Background Papers:**

None.

**8. List of confidential or exempt Background Papers:**

None

**9. Any other matters taken into consideration:**

<input type="checkbox"/> Legitimate expectation of consultation	<input checked="" type="checkbox"/> Procedural requirements
<input type="checkbox"/> Public Health implications	<input type="checkbox"/> Environmental or Climate Change
<input type="checkbox"/> Health and Safety	<input checked="" type="checkbox"/> Risk Management implications
<input type="checkbox"/> Transparency of Information (FOI etc)	<input type="checkbox"/> Privacy Impact Assessments
<input type="checkbox"/> Human Rights Act Duties	<input type="checkbox"/> Equality Impact Assessment
<input type="checkbox"/> Corporate Parenting	<input type="checkbox"/> Community Safety
<input checked="" type="checkbox"/> Regulatory duties	<input type="checkbox"/> EU withdrawal
<input type="checkbox"/> Armed Forces Covenant	<input type="checkbox"/> Other

**Details of the matters taken into account:**

None.

#### **10. Legal considerations**

We can confirm that consideration has been given to the key legal issues and that we have received legal advice. Legal Services are content for the matter to proceed.

#### **11. Financial considerations**

We can confirm that we have received advice from Finance and that Finance are content for the matter to proceed. The viability test for the HRA 30-year business plan is passed for these scheme.

#### **12. Internal consultations**

Legal and Finance. No other consultations have been sought.

Sections 13- 18: To be completed only for Decision A (express delegation from a Committee)

<b>13. The name of the Committee:</b>	Policy Committee
<b>14. Date of the meeting:</b>	20 January 2025.
<b>15. Minute number:</b>	55(4)
<b>16. The delegation given by the Committee:</b>	That the Executive Director of Communities and Adult Social Care, in consultation with the Director of Finance and the Lead Councillor for Housing, be authorised to bid for Homes England grant funding for all appropriate schemes within the LANB programme and to approve details of the bids
<b>17. The name of any member of the committee who declared a conflict of interest in relation to the decision:</b>	Not applicable.
<b>18. Any councillor or officer required to be consulted prior to the exercise of this delegation and details of their response.</b>	Lead Councillor for Housing Director of Finance