
Executive Decision Report

**Proposed acquisition of 10 new
homes, Abbey Park Road,
Leicester LE4 5ET.**

Decision to be taken by: The City Mayor
Decision to be taken on: 5 October 2026

Lead director(S): Chris Burgin & Matthew Wallace

Useful information

- Ward(s) affected: Abbey.
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- Report version number: v.2

1. Summary

An opportunity has arisen to buy 10 new build houses currently under construction on land off Abbey Park Road, Leicester, LE4 5ET.

The properties are all three bedroomed terraced houses conveniently located, benefitting from excellent transport links, proximity to the city centre and a range of other local amenities.

The purchase of these houses could directly support the Council's target to deliver 1,500 new affordable homes by March 2027. This purchase would be a significant contribution towards that objective. The homes would be held within the Council's General Fund as temporary accommodation and would therefore help to alleviate financial pressures on homelessness by reducing reliance on expensive pay-per-night accommodation.

2. Recommended actions/decision

That the City Mayor approves the acquisition of 10 residential new build houses off Abbey Meadows, 49 Abbey Park Road, Leicester, LE4 5ET, for the sum of £3.5m.

3. Scrutiny / stakeholder engagement

4. Background and options with supporting evidence

Housing need.

Leicester has identified the need for additional new units of affordable housing each year through the Leicester City Local Housing Need Assessment (LCLHNA) 2022. To seek to address this need, the Council has an ambitious target of achieving an additional 1,500 new council, social and extra care/supported living homes by 2027. Work has continued on existing delivery routes for new affordable housing and in exploring a wide range of new opportunities to secure more new affordable homes. The city has experienced growing levels of homelessness and this, in turn, has led to a growing number of households in hotels and bed and breakfast accommodation.

The Council is currently under pressure to reduce the number of single people and families in temporary hotel and bed and breakfast accommodation. There is a significant need for additional affordable two and three-bedroomed family dwellings (LCLHNA), and the purchase of these 10 three-bedroomed new build terraced houses will have a positive

The Houses and proposed use

They are currently under construction on land on the northeast side of 49 Abbey Park Road Leicester LE4 5ET.

These 10 homes are in a separate parcel of land with their own access and do not form part of the wider development. All 10 houses are the same size and style.

[illegible]

All 10 properties are 3 bedroomed 5-person houses and meet the Nationally described space standards (NDSS).

Valuation

The properties have been valued by both our internal RICS Registered Valuer and external RICS valuer. Full valuation details are included in the confidential APPENDIX A and APPENDIX B.

The proposed purchase price is within a 10% range of the valuations received which is within RICS guidelines.

Funding

The 10 houses will contribute towards the General Fund programme of acquiring properties for temporary accommodation. The programme supports families and people facing homelessness in Leicester and help address very challenging homelessness pressure.

5. Financial, legal, equalities, climate emergency and other implications

5.1 Financial implications

This report proposes the acquisition of 10 homes at Abbey Park Road for the sum of £3.5m, to be held in the General Fund for the purposes of temporary accommodation. The budget for this already exists within the capital programme following the addition of £50m in the 2026/27 capital programme approved by Council in February 2026.

Signed: Stuart McAvoy, Head of Finance

Dated: 15 September 2026

5.2 Legal implications

The Council has the power to acquire land and property for housing purposes pursuant to Sections 9 and 17 of the Housing Act 1985 (as amended). This is in addition to the Council's general powers to acquire land and property in connection with its functions under Section 120 of the Local Government Act 1972 (as amended).

In respect of this proposal, the Council should ensure that any sale documentation includes an obligation on the Seller/developer to complete the development of the site in accordance with the agreed specification, and on the basis of the terms agreed. At the date of this report no title investigations or due diligence have been undertaken and this would therefore be required prior to completion of any purchase.

The Council should ensure that the necessary due diligence (including any financial due diligence) is completed prior to any documentation being entered into. Legal Services will continue to provide advice and support during the course of this matter.

Signed: Mandeep Rai, Senior Lawyer

Dated: 15 September 2026

5.3 Equalities implications

When making decisions, the Council must comply with the Public Sector Equality Duty (PSED) (Equality Act 2010) by paying due regard, when carrying out their functions, to the need to eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act, to advance equality of opportunity and foster good relations between people who share a 'protected characteristic' and those who do not.

In doing so, the council must consider the possible impact on those who are likely to be affected by the recommendation and their protected characteristics. Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

The proposal is likely to have a positive equality impact by increasing the supply of affordable three-bedroom family homes and helping to reduce pressure on homelessness and temporary accommodation services. This may particularly benefit households affected by age, disability, race, pregnancy and maternity, and sex, where those households are more likely to experience housing need or require suitable family accommodation.

The Council's housing needs evidence and housing-register information indicate a significant unmet need for two- and three-bedroom homes. Provision of good quality affordable homes for local people that help to address current provision, both in terms of lack of availability and suitability are likely to have positive impacts in terms of the aim of the PSED to advance equality of opportunity for people from across all protected characteristics. By providing affordable housing where peoples' needs are met in a community setting there is also potential to better foster good relations between those who share a protected characteristic and those who do not. It is important that inclusive design principles are adhered to in any development of any property. An equality impact assessment has been carried out on the proposal.

Signed: Surinder Singh, Equalities officer, Ext 37 4148

Dated: 15 September 2026

5.4 Climate Emergency implications

There are potential negative climate emergency implications associated with the acquisition of these properties. Information from the planning application process indicates that the homes are built to lower energy efficiency standards than those currently being delivered through the Council's own new-build social housing programme and are heated by gas boilers rather than low-carbon heating systems.

As new-build homes, opportunities for retrofit improvements are likely to be limited in the foreseeable future, resulting in higher operational carbon emissions than would be

expected from homes built to higher fabric efficiency standards and using technologies such as air source heat pumps.

Future acquisitions could support Climate Ready Leicester objectives by prioritising properties built to higher energy efficiency standards and incorporating low-carbon heating technologies, or by selecting older properties requiring refurbishment, and retrofitting them to be 'climate ready' as the council is doing at Hospital Close.

Signed: Phil Ball, Sustainability Officer, Ext 37 2246

Dated: 7 September 2026

5.5 Other implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

6. Background information and other papers:

7. Summary of appendices:

Not for Publication – Appendix A – Confidential External Valuation.

Not for Publication – Appendix B – Confidential External Valuation

8. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?

Yes. The decision report is a public report but Appendix A and B are marked not for publication because they contain exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended: i.e., “information relating to the financial or business affairs of any particular person (including the Authority holding that information)”

9. Is this a “key decision”? If so, why?

Yes as capital expenditure is proposed in excess of £1m