



Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendix 1 and 3 are not available for public inspection as it contains or relates to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers to financial information/valuation and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Subject Heading:	<p>99 Waterloo Road, Romford, RM7 0AA</p> <p>(located on Bridge Close regeneration site)</p> <p>Housing Scheme for the acquisition of freehold properties located on the Bridge Close development scheme.</p>
Cabinet Member:	<p>Councillor Joshua Chapman – Cabinet Member for Housing</p>
SLT Lead:	<p>Bernadette Marjoram Interim Director of Housing</p>
Report Author and contact details:	<p>Jane Bhatti Sales and Marketing</p> <p>Property & Land Services London Borough of Havering Mercury House Romford, RM1 3DS t 01708 434182 jane.bhatti@havering.gov.uk</p>
Policy context:	<p>The purchasing of this property will contribute to the London Borough of Havering's Housing Strategy, and will support the Council's vision of Putting Our Residents First.</p>

Non-Key Executive Decision - Bridge Close

Financial summary:	This property will provide an additional unit for use as rented social housing .
Relevant OSC:	Towns and Communities OSC
Is it an urgent decision?	Yes
Is this decision exempt from being called-in?	Yes - exempt from call-in, as it is a Non-key Executive Decision by a Member of Staff

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

The acquisition with vacant possession of a number of residential properties in Waterloo Road, Romford is required to enable site assembly for the proposed Bridge Close development as reported to Cabinet on the 15th June 2016.

To acquire 99 Waterloo Road, Romford, RM7 0AA with vacant possession, being a freehold three bedroom terraced house within Bridge Close redevelopment area.

The purchase of this property enables the Council to use the property for social housing and prevents the need for a Compulsory Purchase Order (CPO) later.

After consideration of an independent valuation report and knowledge and expertise of the councils property services and legal services it has been recommended to proceed with the purchase of the property at the purchase price of **365,000**, please see Appendix 3 for full details. This price has been negotiated within the valuation parameter recommendation of **£340,000-£370,000** as advised by **Ardent Management**,, Surveyors.

The recommended action is:

1. To note that a purchase price of **£365,000** (excluding all standard additional costs) has been successfully negotiated for the acquisition of the freehold interest in the property and that the price is within the price range parameters of **£340,000-£370,000** as advised by **Ardent Management**, Surveyors.
2. To agree to proceed with the recommendation to purchase the leasehold interests in the property referred to above at the agreed price and on the terms outlined in this report.
3. To note also those external legal advisers will be instructed to prepare and complete the legal documents which will enable the purchase to be completed.

AUTHORITY UNDER WHICH DECISION IS MADE

Powers of Members of the Senior Leadership Team under Part 3, Paragraph 3.3 of the Council's Constitution "Financial Responsibilities":

(a) To incur expenditure within the revenue and capital budgets for their allocated portfolio as approved by the Council, or as otherwise approved, subject to any variation permitted by the Council's contract and financial procedure rules.

(b) To oversee the delivery of programmes agreed by Council and cabinet.

STATEMENT OF THE REASONS FOR THE DECISION

The purchasing of will have the following benefits for the Housing Revenue Account (HRA):

- Provide an additional unit of Social Housing.
- Reducing the need for CPO's for **Bridge Close Development**.

OTHER OPTIONS CONSIDERED AND REJECTED

Option: To not purchase the property and move the existing resident on a timely basis.

Reason for Rejection: This has been rejected as not purchasing on a timely basis may result in having to invoke CPO this may cause delays and additional costs.

PRE-DECISION CONSULTATION

The following have been consulted over the proposed transfers & easements -

Legal Services and Property Services.

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: **Jane Bhatti**

Designation: Sales and Marketing Officer

Signature:

Date: 5/9/19



Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The Council has the power to acquire houses and land under section 17 of the Housing Act 1985. The power does not preclude the repurchase of former council properties.

It is understood that external solicitors will be instructed to deal with the conveyancing.

The purchase will be subject to the necessary legal due diligence taking place.

FINANCIAL IMPLICATIONS AND RISKS

See Exempt Financial Report – Appendix 3

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

The recommendations made in this report do not give rise to any identifiable HR risks or implications that would affect either the Council or its workforce.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

It is not considered necessary to enter into an Equalities Impact Assessment in relation to buying this property. The purchase will be completed after the standard property purchase negotiations using standard a contract format, undertaken with the expressed consent of the owner; therefore an EIA is not considered relevant.

BACKGROUND PAPERS

None

APPENDICES

Appendices

Appendix 1	Valuation report for 99 Waterloo Road
Appendix 2	Land Registry for 99 Waterloo Road
Appendix 3	Exempt Financial Report for 99 Waterloo Road

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Checked and approved by:

Signed: 

Name: Gary Mitchell

Head or Service title: Interim Property Services Manager

Date: 23-9-19

Details of decision maker

Signed 23/9/19

Name: Bernadette Marjoram

Cabinet Portfolio held:

CMT Member title:

Head of Service title: Interim Director of Housing

Other manager title:

Date:



Lodging this notice

The signed decision notice must be delivered to the proper officer, Debra Marlow, Principal Democratic Services Officer in Democratic Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on 26/9/2019

Signed 