

## Notice of NON KEY Executive Decision

<b>Subject Heading:</b>	<i>Sale of 4 Cobill Close RM11 2DU</i>
<b>Decision Maker:</b>	<b>Paul Walker</b> Interim Director – Housing & Property <b>Place Directorate</b>
<b>Cabinet Member:</b>	Councillor Paul McGeary – Cabinet Member for Housing
<b>ELT Lead:</b>	<b>Neil Stubbings</b> Strategic Director of Place <b>Barbara Nicholls</b> <b>Strategic Director of People</b>
<b>Report Author and contact details:</b>	Amanda Sone Business Support RTB Sales & Marketing Housing Management London Borough of Havering Town Hall Main Road Romford RM1 3BB t 01708 434343  01708 433015 e: <a href="mailto:amanda.sone@havering.gov.uk">amanda.sone@havering.gov.uk</a>
<b>Policy context:</b>	The sale 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.
<b>Financial summary:</b>	The sale of this property will generate additional funds for the HRA
<b>Relevant Overview &amp; Scrutiny Sub Committee:</b>	People OSSC

**Non-key Executive Decision**

<b>Is this decision exempt from being called-in?</b>	<b>The decision will be exempt from call in as it is a Non key Decision</b>

**Non-key Executive Decision**

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

People - Things that matter for residents X

Place - A great place to live, work and enjoy X

Resources - A well run Council that delivers for People and Place. X

## Part A – Report seeking decision

### DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

4 Cobill Close, Hornchurch RM11 2DU has been identified as a property to sell. This was the last property owned by the Council in this road. To resolve the issues of numerous complaints from neighbours from previous occupants.

The design of this property makes it unsuitable for use as social housing. The sound insulation between this property and the neighbouring properties is not enough to prevent normal daily household sounds from being transmitted to the neighbouring properties. The last two tenants have had to be transferred following problems with the sound insulation and the neighbours.

Options have been considered such as installing sound insulation however the cost of doing so is significant. The balance of costs indicates that it is more cost effective to dispose of the property and use the capital receipt to purchase another property more suitable for social housing.

The recommended action is to sell the property at a price of £395,000, which was negotiated by William H Brown Estate Agents.

### 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 :

#### **General powers**

(a) To take any steps necessary for proper management and administration of allocated portfolios

### STATEMENT OF THE REASONS FOR THE DECISION

**The sale of 4 Cobill Close, Hornchurch RM11 2DU will have the following benefits for the Housing Revenue Account (HRA):**

This will provide additional income to the HRA that will be used to fund the purchase of other social housing.

### OTHER OPTIONS CONSIDERED AND REJECTED

Option: To not sell the property.

Reason for Rejection: This has been rejected as not selling the property will be likely to upset the neighbours further and will receive further complaints.

**Non-key Executive Decision**

**PRE-DECISION CONSULTATION**

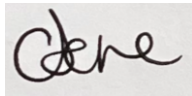
***None.***

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

Name: Amanda Sone

Designation: Business Support RTB Sales & Marketing

Signature:

A handwritten signature in black ink, appearing to read 'Amanda Sone', is written over a light gray rectangular background.

Date: 15 February 2024

## Part B - Assessment of implications and risks

### LEGAL IMPLICATIONS AND RISKS

The property is held by the Council for the purposes of part 2 of the Housing Act 1985. The property may only be disposed of with the consent of the Secretary of State (section 32 of the 1985 Act). The Secretary of State has issued the General Housing Consents 2013. The Council may rely on the general consent in paragraph A3.1.1 which permits disposals of vacant part 2 housing dwellings provided the disposals are at market value.

A market value valuation has been obtained from an independent property valuer and the property is being sold in accordance with that valuation.

It is understood that external solicitors will be instructed to deal with the conveyancing. The sale will be subject to the necessary legal due diligence taking place.

### FINANCIAL IMPLICATIONS AND RISKS

*The following fees will be deducted from the selling price*

*Estate Agent Fees £5,200.00*

*Legal Fees £650.00*

This property is being sold for £395,000, with Estate Agency fees of £5,200.00, Legal costs of £650.00 and surveyors fee £535.00

### 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.

### ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

*There are no direct environmental implications*

### BACKGROUND PAPERS

*None.*

### APPENDICES

Appendix A Exempt Valuation report for 4 Cobill Close RM11 2DU

**Non-key Executive Decision**

**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

**Details of decision maker**

Signed

A handwritten signature in black ink that reads "P Walker". The letter "P" is large and stylized, with a vertical line extending downwards from its base. The name "Walker" is written in a cursive script to the right of the "P".

Name: **Paul Walker**

Cabinet Portfolio held:

CMT Member title:

Head of Service title: Interim Director – Housing & Property Place Directorate

Other manager title:

Date: **04.04.24**

**Lodging this notice**

The signed decision notice must be delivered to Democratic Services, in the Town Hall.

**For use by Committee Administration**

This notice was lodged with me on \_\_\_\_\_

Signed \_\_\_\_\_