



Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendix 1 is 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.

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|---|--|
| Subject Heading: | 48 Thomas England House, Romford, RM7 9BE (located on regeneration site) Housing Scheme for the acquisition of leasehold & freehold properties in Regeneration Estates |
| Cabinet Member: | Councillor Joshua Chapman – Cabinet Member for Housing |
| SLT Lead: | Bernadette Marjoram Interim Director of Housing |
| Report Author and contact details: | Ian Nolan Sales and Marketing Officer Property & Land Services London Borough of Havering Chippenham Road Romford t 01708 431217 ian.nolan@havering.gov.uk |
| Policy context: | 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. |
| Financial summary: | This purchase will help to ensure that the target for vacant possession of the Waterloo Estate is achieved. |

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|--|---|
| 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

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|-------------------------------|-----|
| 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 London Borough of Havering is planning an estate regeneration project which encompasses 12 different estates. As part of the initial stages of the project, the Council will purchase leasehold and freehold properties within those estates as part of its 'site assembly' obligations. The initial outline for the 12 estates project was reported to Cabinet on 12th October 2016.

48 Thomas England House, Romford, RM7 9BE has been identified as a property to purchase as part of this project. It is a two bed flat on the eleventh floor within a high rise block located on the Waterloo Regeneration Estate.

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 agreed purchase price of **£195,000**. This price has been negotiated by and agreed on the recommendation of **Hilbery Chaplin, Surveyors**.

The recommended action is:

1. To note that a purchase price of **£195,000** (excluding all standard additional costs) has been successfully negotiated for the acquisition of the leasehold interest in the property and that the price has been agreed following negotiations by Hilbery Chaplin, 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 that 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):

- Reducing the need for CPO's for Waterloo regeneration which could incur additional costs.
- Help us achieve our target of agreed purchase of properties on the Waterloo Estate.

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 which 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: Ian Nolan

Designation: Sales and Marketing Officer

Signature:



Date: 2nd September 2019

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.

Senior Property Solicitor

FINANCIAL IMPLICATIONS AND RISKS

Please see Financial Exempt 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.

Strategic Business Partner (HR)

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 contract format, undertaken with the expressed consent of the owner; therefore an EIA is not considered relevant.

Corporate Diversity Adviser

BACKGROUND PAPERS

None

APPENDICIES

Exempt Appendix (not for disclosure)

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| Appendix 1 | Valuation report for 48 Thomas England House, Romford, RM7 9BE |
| Appendix 2 | Land Registry for 48 Thomas England House, Romford, RM7 9BE |
| Appendix 3 | Financial Exempt Report 48 Thomas England House, Romford, RM7 9BE |

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: Ian Brady

Head of Service Title: Interim Property Services Manager

Date: 10.9.19

Details of decision maker

Signed



19.09.19

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



