

20/01
DECISION
NOW MADE
+ appendices
1 + 2
EXEMPT
app 3.

Notice of KEY Executive Decision

Subject Heading:	Prince Albert Public House – Waterloo Estate
Cabinet Member:	Cllr White – Leader of the Council & cabinet member for Regeneration
SLT Lead:	Neil Stubbings – Director for Regeneration Programmes
Report Author and contact details:	Veronika Lebedeva – Land Assembly Advisor Tel: 01708 43432336 Email: veronika.lebedeva@havering.gov.uk
Policy context:	Purchase 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:	Purchase price £593,500
Reason decision is Key	Expenditure over £500,000
Date notice given of intended decision:	16 th December 2020
Relevant OSC:	Towns and Communities OSC
Is it an urgent decision?	No
Is this decision exempt from being called-in?	No

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

Communities making Havering
Places making Havering

[x]
[x]

Key Executive Decision

Opportunities making Havering
Connections making Havering

□
□

Part A – Report seeking decision

London Borough of Havering is progressing with the 12 Estates Regeneration Programme. As part of the site assembly obligations the Council will purchase leasehold and freehold properties within those estates. The initial outline for the 12 estates project was reported to Cabinet on 12th October 2016.

Prince Albert Public House (PH), St Andrews Street, Romford, RM7 9BB is a property located on the Waterloo Regeneration Estate and requires purchase to enable the proposed scheme redevelopment.

The purchase of this property means there will be no need for a Compulsory Purchase Order (CPO). Timely acquisition is essential for meeting timescale on the Waterloo Estate start on site. The purchase would be funded through GLA Housing Zone Grant, not HRA resources. There is £3M grant available for Waterloo site assembly. Any delays will put housing grant at risk, which would be detrimental to the HRA.

After consideration of an independent valuation report as well as the expertise of the Councils property and legal services, it has been recommended to proceed with the purchase of the property freehold interest at the purchase price of **£593,500**.

The Council will also need to acquire the Leasehold and sub lease interests relating to this property, valuations and negotiations are currently in progress regarding these interests.

The recommended actions are:

1. Approval for a Freehold acquisition at a purchase price of **£593,500** (inclusive of all Loss Payments and re-investments cost) is a low end of the recommended purchase price in the independent valuation report.

AUTHORITY UNDER WHICH DECISION IS MADE

Cabinet Lead Member
Part 3.2 of the Constitution, para

2.5 Functions which may be delegated to individual Cabinet members by the Leader.

(t)To approve the 'in principle' decision of the Council disposing of or acquiring an interest in property or land where the disposal or acquisition receipt is not considered likely to exceed £1,000,000.

STATEMENT OF THE REASONS FOR THE DECISION

Key Executive Decision

Purchase of this property will have the following benefits for the Housing Revenue Account (HRA):

- Reducing the need for CPO's which could incur delays and additional costs.
- Help to achieve targets for vacant possession.
- Deliver more affordable housing

OTHER OPTIONS CONSIDERED AND REJECTED

Option: Not to purchase the property now and acquire it through CPO.

Reason for Rejection: This option has been rejected as not purchasing on a timely basis may cause delays, additional costs and lose of housing zone grant.

PRE-DECISION CONSULTATION

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

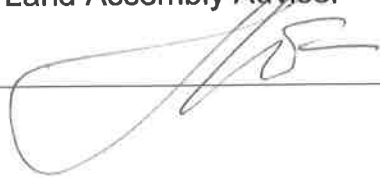
Property and Legal Services

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

Name: Veronika Lebedeva

Designation: Land Assembly Adviser

Signature:



Date:

29/01/20

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 Council also has a general power of competency under the Localism Act 2011 and ancillary powers under section 111 of the Local Government Act 1972 to do anything to facilitate or discharges its functions

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

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.

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.

BACKGROUND PAPERS

None

Further information is available in:

Cabinet report approving initial 12 Estates Project - 12th October 2016.
Cabinet report approving 2018/19 budget – February 2018

HRA Business Plan Cabinet report February 2017, paragraph 3.2.15 of the report confirmed that resources would be made available for “buy backs” which included reference to additional costs associated with the regeneration programme.

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



Name:

Councillor Damian White – Leader of the Council and Cabinet Member for Regeneration

Cabinet Portfolio held: Regeneration

CMT Member title:

Head of Service title:

Other manager title:

Date:

6th February 2020

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

6/2/2020

Signed

