



## Notice of Non-key Executive Decision

<b>Subject Heading:</b>	<b>28 Angel Way, Romford, RM1 1JH</b> <b>Housing Scheme for the buy-back of ex-council properties</b>
<b>Cabinet Member:</b>	Councillor Joshua Chapman – Cabinet Member for Housing
<b>SLT Lead:</b>	<b>Patrick Odling-Smee</b> Director of Housing
<b>Report Author and contact details:</b>	<b>Ian Nolan</b> Sales and Marketing Officer  Property & Land Services London Borough of Havering Mercury House Romford RM1 3DS  <b>t 01708 431217</b> <b><a href="mailto:ian.nolan@havering.gov.uk">ian.nolan@havering.gov.uk</a></b>
<b>Policy context:</b>	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.
<b>Financial summary:</b>	This property will provide an additional unit for use as rented social housing.
<b>Relevant OSC:</b>	Towns and Communities OSC
<b>Is this decision exempt from being called-in?</b>	Yes it is exempt, as it is a Non-Key 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 London Borough of Havering is operating a Buy Back scheme under the approval of the Cabinet following the Cabinet 23 September 2015 report “Housing Scheme for the buyback of ex-council properties”.

**28 Angel Way, Romford, RM1 1JH** has been identified as a property to repurchase under the scheme. It is a three bedroom house. The property meets criteria as set by the report and Buy Back scheme procedure.

After consideration of an independent valuation report and knowledge and expertise of the Council’s property services it is recommended that the Council proceeds with the purchase of the property.

The recommended action is to purchase the property at a purchase price of **£217,000** (excl. all standard additional costs). This price has been negotiated within the valuation recommendation of **£220,000** maximum as provided by Andrew Chater RICS.

**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 **28 Angel Way, Romford, RM1 1JH** will have the following benefits for the Housing Revenue Account (HRA):

- The additional stock will help to sustain HRA rental income.
- Provide additional units of accommodation to house those in need.
- The council can apply some of the time-limited retained Right to Buy receipts

**OTHER OPTIONS CONSIDERED AND REJECTED**

Option: To not exercise our right of first refusal as a local authority under the right to buy scheme.

Reason for Rejection: This has been rejected as not purchasing will not give the council the opportunity to increase housing stock and will not enable us to apply a proportion of the retained right to buy receipts.

**PRE-DECISION CONSULTATION**

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

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

Name: **Ian Nolan**

Designation: Sales and Marketing Officer

Signature:

A handwritten signature in black ink, appearing to read 'Ian Nolan', written over a light blue horizontal line.

Date: 02/12/19

## 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.

The council is exercising its right as per the Housing (Right of First Refusal) England Regulations 2005.

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

### BACKGROUND PAPERS

None

## Appendices

- Appendix 1 Valuation report for **28 Angel Way**
- Appendix 2 Land Registry for **28 Angel Way**
- Appendix 3 Financial Exempt Report for **28 Angel Way**

**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: **Patrick Odling-Smee**

Head of Service title: **Director of Housing**

Date: 02/12/19

**Lodging this notice**

The signed decision notice must be delivered to the proper officer, Andrew Beesley, Committee Administration & Interim Member Support Manager in the Town Hall.

**For use by Committee Administration**

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

Signed \_\_\_\_\_

