



## Notice of Non-key Executive Decision

<b>Subject Heading:</b>	<b>4 Norfolk House, White hart Lane RM7 8JR</b> Housing Scheme for the buy-back of ex-council properties
<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>Jane Bhatti</b> Sales and Marketing Officer  Property & Land Services London Borough of Havering Mercury House Romford RM1 3DS  <b>t 01708 434182</b> <b><u><a href="mailto:jane.bhatti@haverling.gov.uk">jane.bhatti@haverling.gov.uk</a></u></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”.

4 Norfolk House, White hart Lane RM7 8JR has been identified as a property to repurchase under the scheme, exercising our right of first refusal. It is a 2 bedroom flat. 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 proceed with the purchase of the property.

The recommended action is to purchase the property at a purchase price of **£255,000.00** (excl. all standard additional costs). This price has been negotiated within the valuation recommendation report 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 **4 Norfolk House, White hart Lane RM7 8JR** 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: **Jane Bhatti**

Designation: Sales and Marketing Officer

A handwritten signature in cursive script, appearing to read 'J Bhatti', is written in the center of the box.

Signature:  
Date: 6/8/20

## **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 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 **4 Norfolk House, White hart Lane RM7 8JR**

Appendix 2 Land Registry for **4 Norfolk House, White hart Lane RM7 8JR**

**Appendix 3 Financial Exempt Report for 4 Norfolk House, White hart Lane RM7 8JR**

## **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**

A handwritten signature in dark ink, reading "Patrick Odling-Smee". The signature is written in a cursive style with a trailing flourish.

Signed

Name: **Patrick Odling-Smee**

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

Date: 26 August 2020

### **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.

<b>For use by Committee Administration</b>
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Non-Key Executive Decision – Outside Regeneration Area

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

Signed \_\_\_\_\_