



## Notice of Non-key Executive Decision

<b>Subject Heading:</b>	<b>2 Blewitts Cottages, New Road, Rainham, RM13 8SL</b>  Housing Scheme for the buy-back of Blewitts Cottages, New Road, Rainham, RM13 8SL.
<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>	Ian Nolan Sales and Marketing Officer  Housing Management London Borough of Havering Town Hall Main Road Romford RM1 3BB  t – 01708 431217 <a href="mailto:ian.nolan@havering.gov.uk">ian.nolan@havering.gov.uk</a>
<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 until future proposed demolition.
<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 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 12<sup>th</sup> October 2016 and the Cabinet Report dated 19<sup>th</sup> February 2019 "12 Estates Business Plan".

**2 Blewitts Cottages, New Road, Rainham, RM13 8SL** has been identified as a property to repurchase under the scheme. It is a 3 bedroom house. The property meets the criteria as set by the report and Buy Back scheme procedure.

The purchase of this property enables the Council to use the property for social housing and currently prevents the need to cover compensation and Incentives and a Compulsory Purchase Order (CPO) later.

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 £310,000.00 (excl. all standard additional costs). This price has been negotiated within the valuation recommendation of **a maximum of £310,000**.

### 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 **2 Blewitts Cottages, New Road, Rainham, RM13 8SL** will have the

## Non-Key Executive Decision – Outside Regeneration Area

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:



Date: 5<sup>th</sup> May 2020

## **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.

### **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 **2 Blewitts Cottages, New Road, Rainham, RM13 8SL**
- Appendix 2 Land Registry for **2 Blewitts Cottages, New Road, Rainham, RM13 8SL**
- Appendix 3 Financial Exempt Report for **2 Blewitts Cottages, New Road, Rainham, RM13 8SL**

**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: 11/05/2020

**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.

**For use by Committee Administration**

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

Signed \_\_\_\_\_