



Notice of Non-key Executive Decision

Subject Heading:	41 Blewitts Cottages New Road, Rainham RM13 8SL Housing Scheme for the buy-back of ex-council properties
Cabinet Member:	Councillor Joshua Chapman – Cabinet Member for Housing
SLT Lead:	Patrick Odling-Smee Director of Housing
Report Author and contact details:	Jane Bhatti Sales and Marketing Admin Officer Property & Land Services London Borough of Havering Mercury House Romford RM1 3DS t 01708 434 182 e Jane.Bhatti@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 property will provide an additional unit for use as rented social housing.
Relevant OSC:	Towns and Communities OSC
Is this decision exempt from being called-in?	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”.

41 Blewitts Cottages New Road, Rainham RM13 8SL has been identified as a property to repurchase under the scheme, exercising our right of first refusal. It is a X 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 £305,000 (excl. all standard additional costs). This price has been negotiated within the valuation recommendation max 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 **41 Blewitts Cottages, New Road, Rainham RM13 8SL** 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

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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

Signature: 

Date: 26 October 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.

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 **41 Blewitts Cottages New Road, Rainham RM13 8SL**

Appendix 2 Land Registry for **41 Blewitts Cottages New Road, Rainham RM13 8SL**

Appendix 3 Financial Exempt Report for **41 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: 27 November 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

Non-Key Executive Decision – Outside Regeneration Area

This notice was lodged with me on _____

Signed _____