



Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendices 1 & 3 are not available for public inspection as they contain or relate to exempt information within the meaning of paragraph no.8 of Schedule 12A to the Local Government Act 1972. They are exempt because they refer to section 3, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Subject Heading:	28A Regarth Ave Romford RM1 1TH 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:	Ian Nolan Sales and Marketing Officer Housing Management London Borough of Havering Town Hall Main Road Romford RM1 3BB t 01708 431 217 e ian.nolan@haverling.gov.uk

Non-Key Executive Decision – Outside Regeneration Area

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 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 12th October 2016.

28a Regarth Avenue, Romford, RM1 1TH has been identified as a property to purchase as part of this project. It is a three bed flat located on Regarth Avenue. The purchase of this property prevents the need for a Compulsory Purchase Order (CPO) later.

After consideration of an independent valuation report and knowledge and expertise of the councils property services and legal services it has been recommended to proceed with the purchase of the property at the purchase price of £292,500. Andrew Chater & Co. Surveyors valued property at a maximum of £295,000.

The recommended action is:

1. To note that a purchase price of £292,500 (excluding all standard additional costs) has been successfully negotiated for the acquisition of the leasehold interest in the property as advised by Andrew Chater & Co. Surveyors.
2. To agree to proceed with the recommendation to purchase the leasehold interests in the property referred to above at the agreed price and on the terms outlined in this report.
3. To note also that external legal adviser will be instructed to prepare and complete the legal documents, which will enable the purchase to be completed.

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 **28A Regarth Avenue, Romford RM1 1TH** 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 purchase the property.

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: 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.

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 **28A Regarth Avenue, Romford RM1 1TH**
- Appendix 2 Land Registry for **28A Regarth Avenue, Romford RM1 1TH**
- Appendix 3 Financial Exempt Report for **28A Regarth Avenue, Romford RM1 1TH**

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

Name: **Patrick Odling-Smee**

Signed:

A handwritten signature in black ink, reading "Patrick Odling-Smee", is written over a light blue horizontal line.

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

Date: 22/12/20

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 _____