

Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendices A and B are not available for public inspection as they contain or relate to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. They are exempt because they refer to information relating to the financial or business affairs of any particular person (including the authority holding that information), and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

Subject Heading:	Disposal of freehold interests in the Grade II listed property at 2 Meadow Cottages, Noak Hill, RM3 7LU
Decision Maker:	Councillor McGeary – Lead Member for Housing
Cabinet Member:	Councillor McGeary – Lead Member for Housing
SLT Lead:	Patrick Odling-Smee: Director of Housing
Report Author and contact details:	Mark Howard: Planned Works and Direct Delivery Manager, mark.howard@havering.gov.uk, 01708 434704
Policy context:	Realisation of a Capital receipt for an un-lettable HRA property will enable improvements to retained HRA properties as part of the Asset Management Strategy for Housing Services
Financial summary:	The sale of this property will generate a Capital receipt, the estimated value of which is identified in exempt appendix B
Relevant OSC:	Places Overview and Scrutiny Sub Committee

Non-key Executive Decision

Is this decision exempt from being called-in?	The decision will be exempt from call in as it is a Non key Decision
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The subject matter of this report deals with the following Council Objectives

People - Things that matter for residents

Place - A great place to live, work and enjoy

Resources - A well run Council that delivers for People and Place. **X**

Place an X as appropriate

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

1. The Head of Property Services (One Source) in consultation with the Director of Housing is authorised to dispose of the property at 2 Meadow Cottages, Noak Hill, RM3 7LU and the net Capital receipt arising shall be retained by the Housing Revenue Account.
2. The Director of Legal Services is authorised to carry out any work necessary to facilitate the disposal

AUTHORITY UNDER WHICH DECISION IS MADE

Under the Council's Constitution the Cabinet Member has delegated authority under paragraph 2.5

(t) To approve the 'in principle' decision of the Council disposing of or acquiring an interest in property or land where the disposal or acquisition receipt is not considered likely to exceed £1,000,000.

STATEMENT OF THE REASONS FOR THE DECISION

The Council owns the freehold interest in the Grade II listed property at 2 Meadow Cottages, Noak Hill, RM3 7LU which is held in the Housing Revenue Account.

The property was formally occupied by an elderly Council tenant who moved to sheltered accommodation and it has been vacant since 2018.

The property was previously approved for disposal by the then Director of Housing in January 2019 but the disposal did not go ahead and that decision was subsequently overturned by the then Lead Member, pending a further survey.

A survey of the property was carried out in December 2020 (attached as exempt Appendix A) which concluded that:

The estimated cost to refurbish the property to a habitable state was £80,000.

Even if refurbished, the low ceilings, narrow doors, uneven floors and steep stairs mean that it would not meet the Decent Homes standard, and so could not be let for social housing

The Grade II listing means that the property cannot be altered in any meaningful way to address these shortcomings

The property is very isolated, with poor public transport connections

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For the purposes of this decision paper, a property valuation was carried out in February 2023 and is attached as exempt Appendix B

OTHER OPTIONS CONSIDERED AND REJECTED

Refurbish the property and re-let: Rejected on the grounds that the property does not meet current Building Regulations nor the Decent Homes standard and by virtue of its Grade II listing cannot be altered appropriately to be re-let as a social housing property.

Do Nothing: Rejected on the grounds that if the property is not to decay further, maintenance is required which will be a drain on the HRA

PRE-DECISION CONSULTATION

Business partners have been consulted and their comments contained within this report

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

Name: Mark Howard

Designation: Planned Works and Direct Delivery Manager



Signature:

Date: 20-02-23

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Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The property's status as a Grade II listed building is noted. As part of the disposal process Legal Services will carry out standard due diligence on the site to confirm the Council's title and identify any potential issues that may affect a transfer.

This property is held by the Council in the Housing Revenue Account, for the purposes of Part 2 of the Housing Act 1985. This property may only be disposed of with the consent of the Secretary of State (section 32 of the 1985 Act). The Secretary of State has issued the General Housing Consents 2013. The Council may rely on the general consent in paragraph A3.1.1 which permits disposals of vacant Part 2 housing dwellings provided the disposals are at market value.

FINANCIAL IMPLICATIONS AND RISKS

The disposal will generate a Capital receipt, as estimated in exempt Appendix B, less the costs and fees payable as part of the sale

**HUMAN RESOURCES IMPLICATIONS AND RISKS
(AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

There are no Human Resources implications or risks relating to the proposed decision

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

There are no equalities and social implications of, and risks relating to, the proposed decision

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

There are no Environmental or Climate Change implications arising from the proposed decision

BACKGROUND PAPERS

None

APPENDICES

Appendix A	Condition Survey	Exempt
Appendix B	Property Valuation	Exempt

Non-key Executive Decision

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.

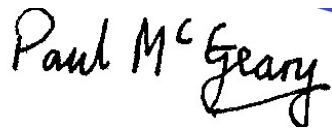
Decision

Proposal agreed

Delete as applicable

~~Proposal NOT agreed because~~

Details of decision maker



Signed

Name: **Councillor Paul McGeary**

Cabinet Portfolio held: **Housing**

CMT Member title:

Head of Service title

Other manager title:

Date: **16/03/2023**

Lodging this notice

The signed decision notice must be delivered to Democratic Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on _____

Signed _____