

Notice of Non-key Executive Decision

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 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, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Subject Heading:	51 Waycross Road, Upminster, RM14 1PA Housing Scheme for the buy-back of ex - Local Authority properties Under GLA Refugee Funding Programme
Decision Maker:	Paul Walker Interim Director – Housing & Property Place Directorate
Cabinet Member:	Councillor Paul McGeary – Cabinet Member for Housing
ELT Lead:	Neil Stubbings Strategic Director of Place Barbara Nicholls Strategic Director of People
Report Author and contact details:	Amanda Sone Business Support RTB Sales & Marketing Housing Management London Borough of Havering Town Hall Main Road Romford RM1 3BB t 01708 434343 01708 433015 e: amanda.sone@havering.gov.uk

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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:	The purchase of this property will utilise time-limited GLA grant funding and provide the HRA with an additional unit of social housing, which will generate rental income.
Relevant OSC:	Places Overview & Scrutiny
Is this decision exempt from being called-in?	Yes it is exempt, as it is a Non-Key Decision by a Member of Staff

Non-key Executive Decision

The subject matter of this report deals with the following Council Objectives

People - Things that matter for residents X

Place - A great place to live, work and enjoy X

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

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION
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The London Borough of Havering has secured significant grant funding from the Greater London Authority in order to acquire properties to be used as short-term accommodation for refugee families. After the initial period of three years, the property can be re-let in accordance with the allocations policy, as general needs housing.

51 Waycross Road Upminster, RM14 1PA has been identified as a property to repurchase under the scheme. It is a 2 bed, flat and the property meets the 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 purchases this property.

The recommended action is to purchase the property at a purchase price of **£247,000.00** (excl. all standard additional costs). This price has been negotiated within the Surveyors valuation recommendation.

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 51 Waycross Road Upminster Rm14 1PA 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 utilise GLA grant funding for up to 40% of the cost.

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 time-limited GLA grant funding.

PRE-DECISION CONSULTATION

Non-key Executive Decision

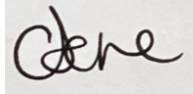
The following have been consulted over the proposed transfers & easements - None

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

Name: Amanda Sone

Designation: Business Support RTB Sales & marketing

Signature:

A handwritten signature in black ink, appearing to read 'A. Sone', is placed over a light gray rectangular background.

Date: 18 September 2023

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISK

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.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

There is a current requirement for properties that are purchased to either have an EPC with a minimum of a 'D' rating or that a 'D' rating can be achieved. The final decision is with Senior Management as it may be beneficial to acquire leasehold properties below the minimum rating to make it easier to arrange the required energy improvement works to leasehold blocks.

BACKGROUND PAPERS

None

APPENDICIES

Appendix A	Exempt Valuation report for 51 Waycross Road, Upminster, RM14 1PA
Appendix B	Land Registry for 51 Waycross Road, Upminster, RM14 1PA
Appendix C	Financial Exempt for 51 Waycross Road, Upminster, RM14 1PA

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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: **Paul Walker**

Cabinet Portfolio held:

CMT Member title:

Head of Service title: Interim Director – Housing & Property Place Directorate

Other manager title:

Date: 22.11.23

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 _____