

## 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.

<b>Subject Heading:</b>	<b>168 Highfield Road RM5 3AQ</b> Housing Scheme for the buy-back of ex - Local Authority properties Under GLA Refugee Funding Programme
<b>Decision Maker:</b>	<b>Paul Walker</b> Interim Director – Housing & Property Place Directorate
<b>Cabinet Member:</b>	Councillor Paul McGeary – Cabinet Member for Housing
<b>ELT Lead:</b>	<b>Neil Stubbings</b> Strategic Director of Place <b>Barbara Nicholls</b> Strategic Director of People
<b>Report Author and contact details:</b>	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: <a href="mailto:amanda.sone@havering.gov.uk">amanda.sone@havering.gov.uk</a>

**Non-key Executive Decision**

<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>	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.
<b>Relevant OSC:</b>	Places Overview & Scrutiny
<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

**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**

<b>DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION</b>
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## **Non-key Executive Decision**

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.

**168 Highfield Road RM5 3AQ** 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 **£235,000.00** (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 168 Highfield Road RM5 3AQ 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**

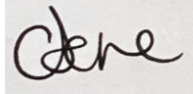
The following have been consulted over the proposed transfers & easements - None

**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 'Amanda Sone', is written over a light grey rectangular background.

Date: 23 November 2023

**Non-key Executive Decision**

**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 C

**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**

<b>Appendix A</b>	<b>Exempt Valuation report for 168 Highfield Road RM5 3AQ</b>
<b>Appendix B</b>	<b>Land Registry for 168 Highfield Road RM5 3AQ</b>
<b>Appendix C</b>	<b>Financial Exempt for 168 Highfield Road RM5 3AQ</b>

**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

**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: 14.12.23

**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 \_\_\_\_\_