



Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendix A and C are not available for public inspection as it contains or relates to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers to financial information/valuation and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Subject Heading:	135 Waterloo Road, Romford, RM7 0AA (Located on Bridge Close regeneration site) Housing Scheme for the acquisition of freehold properties located on the Bridge Close development scheme.
Cabinet Member:	Councillor Paul McGeary – Cabinet Member for Housing and Property
ELT Lead:	Neil Stubbings Strategic Director of Place
Report Author and contact details:	Amanda Sone Business Support Sales & Marketing Housing Operations and Estate Services London Borough of Havering Town Hall Main Road Romford RM1 3BB t 01708 434343/ 01708 433015 e:amanda.sone@havering.gov.uk
Policy context:	The purchasing of this property will support the HRA business plan and it will also contribute to the eventual regeneration of Bridge Close.

Non-Key Executive Decision - Bridge Close

Financial summary:	This property will provide an additional unit for use as rented social housing.
Relevant OSC:	Place OSSC
Decision Maker	Paul Walker Interim Director – Housing & Property Place Directorate
Is this decision exempt from being called-in?	Yes - exempt from call-in, as it is a Non-key Executive Decision by a Member of Staff

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

People - Supporting our residents to stay safe and well. X

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

Resources – Enabling a resident-focused and resilient Council. X

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

The acquisition with vacant possession of a number of residential properties in Waterloo Road, Romford is required to enable site assembly for the proposed Bridge Close development as reported to Cabinet on the 15th June 2016.

To acquire 135 Waterloo Road, Romford, RM7 0AA with vacant possession, being a freehold three bedroom terraced house within Bridge Close redevelopment area.

When purchased this property can be used for social housing. It would also prevent its inclusion in a compulsory purchase order (CPO) if that were needed at a later date.

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 **£370,000**. This price has been negotiated and agreed by Ardent Management.

The recommended action is:

1. To note that a purchase price of **£370,000** (excluding all standard additional costs) has been successfully negotiated for the acquisition of the freehold interest in the property.
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 those external legal advisers will be instructed to prepare and complete the legal documents which will enable the purchase to be completed.

AUTHORITY UNDER WHICH DECISION IS MADE

Part 3.3 Scheme of Delegations

3.3.3 Powers common to all Strategic Directors

1. General

1.1 To take any steps, and take any decisions, necessary for the proper management and administration of their allocated directorate, in accordance with applicable Council policies and procedures.

2. Expenditure

2.1 To incur expenditure for their allocated directorate within the revenue and capital budgets as approved by the Council, or as otherwise approved, subject to any variation permitted by the Council's contract and financial procedure rules.

STATEMENT OF THE REASONS FOR THE DECISION

The purchasing of 135 Waterloo Road, Romford, RM7 0AA will have the following benefits for the Housing Revenue Account (HRA):

- Provide an additional unit of Social Housing.
- Reducing the need for CPO's for **Bridge Close Development**.
- 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 and move the existing resident on a timely basis.

Reason for Rejection: This has been rejected as not purchasing on a timely basis may result in having to invoke CPO this may cause delays and additional costs.

PRE-DECISION CONSULTATION

The following have been consulted over the proposed transfers & easements -

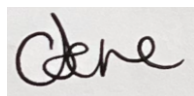
Legal Services and Property Services.

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

Name: Amanda Sone

Designation: Business Support RTB Sales & Marketing

Signature:



Date: 5 June 2024

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

See Exempt Financial 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

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have 'due regard' to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

An EqHIA (Equality and Health Impact Assessment) is usually carried out when a proposed or planned activity is likely to affect staff, service users, or other residents. In this case it is not considered relevant. 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.

The Council seeks to ensure equality, inclusion, and dignity for all in all situations.

There are no equalities and social inclusion implications and risks associated with this decision.

Non-Key Executive Decision - Bridge Close

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BACKGROUND PAPERS

None

APPENDICES

Appendices

Appendix A	Valuation report for 135 Waterloo Road RM7 0AA
Appendix B	Land Registry for 135 Waterloo Road RM7 0AA
Appendix C	Exempt Financial Report for 135 Waterloo Road RM7 0AA

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to the Strategic Director of Place by the Leader of the Council and sub-delegated to me by the Director of Place 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: **17.06.24**

Lodging this notice

The signed decision notice must be delivered to the proper officer, Debra Marlow, Principal Democratic Services Officer in Democratic Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on _____

Signed _____