

Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendices A is not available for public inspection as it contain) or relates to exempt information within the meaning of paragraph 1 and 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers to financial and business affairs of the Tenant and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

Subject Heading:	Subject Property: Harold Hill Community Centre, Gooshays Drive, Harold Hill, Romford, Essex RM3 9LB Event: RPI Rent Review
Decision Maker:	Mark Butler – Assistant Director of Regeneration and Place Shaping
Cabinet Member:	Councillor Paul McGeary – Cabinet Member for Housing and Property
ELT Lead:	Neil Stubbings - Strategic Director of Place
Report Author and contact details:	London Borough of Havering (LBH) Dale Wilkins Commercial Property Manager Property Services Town Hall Main Street Romford RM1 3AR Tel: 01708 433 669 E: dale.wilkins@havering.gov.uk
Policy context:	Asset Management Plan
Financial summary:	The financial aspects for the transaction are detailed in the EXEMPT Appendix A to this Report
Relevant Overview & Scrutiny Sub Committee:	Place
Is this decision exempt from being called-in?	The decision will be exempt from call in as it is a Non key Decision

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 (x)
 Resources - A well run Council that delivers for People and Place. ()

Part A – Report Seeking Decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

Background

The decision is to authorise settlement of the outstanding rent review on the above property.

The subject property is let to The Trustees of the Harold Hill and District Community Association for a 20 year term expiring on 3rd July 2034. The rent review provisions provides for the rent to be reviewed on an RPI basis.

This authority seeks to complete the outstanding rent review to facilitate the collection of the increased rent with effect from 4th July 2024 as described in Appendix 1 below.

Recommendations

It is recommended that the Council agrees to complete the outstanding rent review. The Commercial Property Manager, LBH Property Services will complete the matter by way of a completion report.

Decisions

It is recommended that the Council agrees to complete the outstanding rent review. The Commercial Property Manager, LBH Property Services will complete the matter by way of a completion report.

AUTHORITY UNDER WHICH DECISION IS MADE

Havering Council's Constitution Part 3.3, Scheme 3.3.5 (2 April 2024 - current)

8.1 To be the Council's designated corporate property officer, responsible for the strategic management of the Council's property portfolio, including corporate strategy and asset management, procurement of property and property services, planned and preventative maintenance programmes, property allocation, security and use, reviews, acquisitions and disposals, and commercial estate management.

STATEMENT OF THE REASONS FOR THE DECISION

The lease provides for a rent review as per Appendix 1. The rent has been calculated in accordance with the RPI rent review mechanism and formula as detailed in the lease and as illustrated in appendix 2.

OTHER OPTIONS CONSIDERED AND REJECTED

Option: Not to implement the rent review.

Rejected: There is no reason not to review the rent.

PRE-DECISION CONSULTATION

The Commercial Property Manager has been in dialogue with the tenant in relation to this matter.

This lease is subject to the provisions of the councils Equitable Rent Policy and has been calculated according to those provisions as detailed in the appendices.

The lease provides a mechanism and formula to calculate the revised rent as detailed in appendix 2.

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

Name: Dale Wilkins

Designation: Commercial Property Manager



Signature:

Date: Friday 27th September 2024

Part B - Assessment of Implications and Risks

LEGAL IMPLICATIONS AND RISKS

The Council has a general power of competence under Section 1 of the Localism Act 2011, which gives the power to do anything an individual can do, subject to any statutory constraints on the Council's powers ("the General Power"). The recommendations in this report are in keeping with the General Power.

Local Government Act 1972 Section 111 Subsidiary powers of local authorities

Without prejudice to any powers exercisable apart from this section but subject to the provisions of this Act and any other enactment passed before or after this Act, a local authority shall have power to do any thing (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions.

FINANCIAL IMPLICATIONS AND RISKS

The rent review will generate additional rental income for the Council during the licence term.

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

No human resources implications and risks have been identified.

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.

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.

BACKGROUND PAPERS

Employment of RPI all items excluding mortgage interest payments (RPIX): 1976 to 2024.

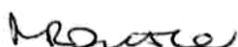
Once approved, the matter will be completed with a Shortened Completion Report prepared by The Commercial Property Manager.

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.

Approved by:

Signed



Name: Mark Butler

Position: Assistant Director of Regeneration and Place Shaping

Date: 22nd October 2024

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 _____