

Notice of KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendices A, B and C are not available for public inspection as they 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/valuation and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Subject Heading:	13, King Edward Avenue, RM13 9RH.
Decision Maker:	Paul Walker Interim Director – Housing & Property Place Directorate.
Cabinet Member:	Councillor Paul McGeary – Cabinet Member for Housing and Property.
ELT Lead:	Neil Stubbings Strategic Director of Place.
Report Author and contact details:	Shouaibul Islam Sales and Marketing Officer. Housing Operations & Estate services London Borough of Havering Town Hall, Main Road, Romford, RM1 3BB T: 01708 432 191 E: shouaibul.islam@havering.gov.uk
Policy context:	The purchase of this property will contribute to the London Borough of Havering's Housing Strategy and HRA Business Plan. This will support the Council's vision of Putting Our Residents First.
Financial summary:	The purchase of this property will provide an additional larger unit of

Key Executive Decision – Part Exempt Report

	social housing, which will generate rental income. The overall cost of the purchase and associated costs is shown in Exempt Appendix B.
Reason decision is Key	Expenditure of £500,000 or more, Part 3 of Constitution, para 2.5 (t). The appointed RICS Surveyor has valued the subject property at the price shown in Exempt Appendix A.
Date notice given of intended decision:	7 November 2024.
Relevant Overview & Scrutiny Committee:	Place OSSC.
Is it an urgent decision?	No.
Is this decision exempt from being called-in?	No.

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 council has been successful in obtaining funding under the Council Homes Acquisition Programme (CHAP) a Greater London Authority initiative aimed at increasing the supply of affordable housing for low-income families, with the focus on acquiring larger properties.

Further information can be found using the link below:

[Council Homes Acquisition Programme | London City Hall](#)

This proposed acquisition contributes towards our target of 45 properties to purchase in this financial year, utilising the allocated funding under CHAP. Under this funding, we are seeking to acquire larger properties, to assist with the borough's housing need to accommodate larger families, who potentially would be housed in temporary accommodation at significant cost to the Council. The property comprises four bedrooms, two of which located on ground floor together with a ground floor shower room, giving the flexibility of utilising the property for residents who may need level floor access.

13 King Edward Avenue, Rainham RM13 9RH has been identified as a property to purchase under the scheme. It is a 4-bedroom chalet style detached bungalow and the property meets the criteria for the Council Home Acquisition Programme (CHAP).

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 as set out in Exempt Appendix B. This price has been negotiated within the Surveyors valuation recommendation, provided at Exempt Appendix A.

AUTHORITY UNDER WHICH DECISION IS MADE

Part 3.3, Scheme 3.3.5, Para 8.12 of the Constitution: To purchase assets, land and property on behalf of the Council provided that the value of the land, property or asset is less than £1,000,000. Any land, property or asset of £1,000,000 or above shall require the authorisation of Cabinet.

STATEMENT OF THE REASONS FOR THE DECISION

The purchase of 13 King Edward Avenue, Rainham RM13 9RH will have the following benefits for the Housing Revenue Account (HRA):

- The additional home will utilise allocated funding under the CHAP funding programme, thereby reducing the cost of the property to the HRA.
- Provide an additional unit of four-bedroom accommodation, which is in short supply, to help those who need larger homes.

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OTHER OPTIONS CONSIDERED AND REJECTED

Option: To not purchase the property.

Reason for Rejection: Not purchasing would lose an opportunity to acquire a larger unit of accommodation, which are in short supply, or assist with agreed target spend under CHAP funding.

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: Shouaibul Islam

Designation: Sales and Marketing Officer

Signature: *S Islam*

Date: 23rd October 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.

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

The CHAP provides additional funding for the purchase of properties, at a contribution of £150,000 per unit, with the aim of increasing stock levels. The remainder of the funding will come from the HRA Capital Programme.

Please see Exempt Financial Appendix B, for more details.

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

None.

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 and on this occasion this is not required.

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

There are not equalities and social inclusion implications and risks associated with this decision.

HEALTH AND WELLBEING IMPLICATIONS AND RISKS

There are no direct health and wellbeing impacts arising from the decision to purchase the above named property.

Purchasing this property supports the Council's efforts to increase available social housing stock, offering the opportunity for residents to have access to more affordable accommodation that meets their needs. Improving social housing stock supports delivery of the wider health and wellbeing benefits associated with good quality, stable accommodation.

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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 'C' rating or that a 'C' 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.

APPENDICES

Exempt Appendix A Andrew Chater & Co, Valuation Report.

Exempt Appendix B Financial Exempt Report.

Exempt Appendix C Land Registry.

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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, Interim Director – Housing & Property

Cabinet Portfolio held: Cabinet Member for Housing and Property

CMT Member title:

Head of Service title

Other manager title:

Date:

Lodging this notice

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

For use by Committee Administration

This notice was lodged with me on _____

Signed _____