

Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendix A & 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:	70 Chippenham Road, Romford RM3 8HX (located on Chippenham Road Regeneration site) Housing Scheme for the acquisition of leasehold & freehold properties in Regeneration Estates.
Cabinet Member:	Councillor Paul McGeary – Cabinet Member for Housing & Property.
ELT Lead:	Neil Stubbings Strategic Director of Place
Report Author and contact details:	Ian Nolan Sales & Marketing Officer Housing Operations and Estate Services London Borough of Havering Town Hall Main Road Romford RM1 3BB ☎ 01708 431217 01708 433015 ✉ ian.nolan@havering.gov.uk
Policy context:	HRA Business Plan and Capital Programme Update. Housing Asset Management Plan. Havering Corporate Plan 2024-2027

Financial summary:	This purchase will help to ensure that the target for vacant possession of the Chippenham Road Site is achieved.
Relevant OSC:	Places Overview & Scrutiny.
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
<p>The Council has started an estate regeneration programme which includes 12 different estates. As part of this the Council is purchasing leasehold and freehold properties within those estates as part of its associated site assembly.</p> <p>70 Chippenham Road, Romford RM3 8HX has been identified as a property to purchase as part of this programme. It is a 3 bedroom house located on the Chippenham Road Regeneration site.</p> <p>The property has been valued using an Existing Use Valuation Social Housing (EUV-SH) as it was agreed to purchase with the tenant to remain.</p> <p>After consideration of an independent valuation report it has been recommended to proceed with the purchase of the property at the purchase price of £110,000. We are purchasing the property with L&Q's Tenant remaining and the valuation was arranged as an Existing Use Valuation Social Housing (EUV-SH). Savills Surveyors valued the property at £100,000 and the final price was then negotiated at £110,000 as this valuation allows for a margin of negotiation.</p> <p>The recommended action is:</p> <ol style="list-style-type: none"> 1. To note that a purchase price of £110,000 (excluding all standard additional costs) has been successfully negotiated for the acquisition of the leasehold interest in the property as advised by Savills Surveyors.

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 that 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 this property will have the following benefits for the Housing Revenue Account (HRA):

- Reducing the possible extent of property interests to be included in a potential CPO for the Chippenham Road Estate Regeneration Site.
- Help us achieve our target of agreed purchase of properties on the Chippenham Road Regeneration Site.

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 which 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: In Nolan

Designation: Sales & Marketing Officer

Signature:



Date: 07 April 2025

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

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

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.

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

APPENDICIES

- Appendix A** Exempt Valuation report for 70 Chippenham Road, Romford RM3 8HX
- Appendix B** Land Registry for 70 Chippenham Road, Romford RM3 8HX
- Appendix C** Financial Exempt for 70 Chippenham Road, Romford RM3 8HX

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:



Paul Walker
Interim Director – Housing & Property Place Directorate

Date: 11th April 2025

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 _____