

Notice of Non-key Executive Decision

Notice of Non-key Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendices A & C 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.

Subject Heading:	33 Kipling Towers, Heaton Avenue RM3 7HT Housing Scheme for the buy-back of ex - Local Authority properties.
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:	HRA Business Plan and Capital Programme Update. Housing Asset Management Plan. Havering Corporate Plan 2024-2027

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Financial summary:	The purchase of this property will provide an additional unit of social housing, which will generate rental income.
Relevant OSC:	Place OSSC
Is this decision exempt from being called-in?	Yes, it is exempt, as it is a Non-Key Decision by a Member of Staff.

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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.

33 Kipling Towers, Heaton Avenue RM3 7HT has been identified as a property to purchase under the scheme. It is a 2-bedroom flat, 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 the Financial Exempt Report at Appendix C. This price has been negotiated within the Surveyors valuation recommendation.

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.

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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 33 Kipling Towers, Heaton Avenue RM3 7HT will have the following benefits for the Housing Revenue Account (HRA):

- The additional stock will utilise allocated funding under the CHAP funding programme.
- Provide additional units of accommodation to house those in need.

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 assist with agreed target spend under CHAP funding.

PRE-DECISION CONSULTATION

None.

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

Name: Shouaibul Islam

Designation: Sales and Marketing Officer

Signature: *S Islam*

Date: 9th April 2025

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

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 Financial Exempt Report, for full details - 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 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.

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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

APPENDICIES

Appendix A	Exempt Valuation report for 33 Kipling Towers, Heaton Avenue RM3 7HT
Appendix B	Land Registry for 33 Kipling Towers, Heaton Avenue RM3 7HT
Appendix C	Financial Exempt report for 33 Kipling Towers, Heaton Avenue RM3 7HT

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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 of Housing & Property

Date: 29th May 2025

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 _____