



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 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:	Approval to sell the remaining 35% of Havering's equity share that is available in 266 South End Road, Rainham, RM13 7XT.
Decision Maker:	Paul Walker Interim Director – Housing & Property Place Directorate.
Cabinet Member:	Councillor Paul McGeary – Cabinet Member for Housing and Property.
SLT Lead:	Neil Stubbings Strategic Director of Place
Report Author and contact details:	Ian Nolan – Sales & Marketing Officer 01708 431217 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:	A capital receipt of £141,750 will be received on the sale of the remaining available 35% equity share.
Relevant OSC:	Places Overview and Scrutiny Sub Committee.
Is this decision exempt from being called-in?	Yes, this is a non-key decision by a member of staff.

Non-key Executive Decision

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

People - Things that matter for residents [X]

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

Resources - A well run Council that delivers for People and Place. [X]

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

Background:

This report proposes the sale of the remaining equity share in the property 266 South End Road, Rainham, RM13 7XT, which is a 2-bedroom bungalow for the over 55's.

Under the Shared Ownership scheme the purchaser bought a 40% share of the property and then paid rent on the remaining equity share element.

The individual sales allowed for purchasers to then “stair case” at a later stage i.e. by increasing the percentages of the property until they have purchased the maximum available of a 75% share.

The London Borough of Havering initially sold a 40% share of 266 Southend Road, Rainham, RM13 7XT. The new buyer qualifies to purchase the full 75% available share and therefore requires a back-to-back stair casing of the remaining 35% share retained by the Council. Under the over 55's scheme the maximum share that can be purchased is 75% and no rent is then payable. The maximum 75% restriction is in place to ensure that these properties always remain available under shared ownership.

The property has been revalued by a RICs qualified surveyor and the property was valued at £405,000.

The equity share that the council is selling is £405,000 x 35% - £141,750.

The leaseholder is also responsible for the Council's Surveyor's fees and their Solicitors legal fees for dealing with the sale of the Shared Owners 40% share and our remaining 35% equity share of the property by back-to-back stair casing.

The buyer is purchasing the full 75% remaining share of the property that is available and will continue to pay ground rent.

Non-key Executive Decision

Recommendation

That the sale of a further 35% equity share in the property 266 South End Road, Rainham, RM13 7XT is approved.

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.

8. Property.

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 (freehold and leasehold), and commercial estate management.

STATEMENT OF THE REASONS FOR THE DECISION

The decision will enable the sale of the remaining 35% equity share of the property known as 266 South End Road, Rainham, RM13 7XT to allow the shared owner to sell the remaining available 35% equity share to their buyer.

OTHER OPTIONS CONSIDERED AND REJECTED

None as statutory requirements apply.

PRE-DECISION CONSULTATION

None.

Non-key Executive Decision

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

Name: Ian Nolan

Designation: Sales & Marketing Officer

Signature:



Date: 17/11/25

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

Under the terms of the shared ownership scheme, the Leaseholder can buy a 'share' of the property and pay rent on the remaining shares (which remains in the ownership of the Council). The procedure for effecting further shares is set out in the equity share lease previously granted to the leaseholder. The Council are bound by the terms of the original equity share sale in respect of this property.

The Leaseholder has been approved to sell their 40% share and The London Borough of Havering remaining 35% share by back-to-back stair casing in accordance with the terms of the lease and complied with the procedures therein. The Council has agreed to the further remaining 35% share sale of the property in return for the payment of £141,750.00. The leaseholder will also be responsible for the Council's surveyors and our Solicitors legal fees.

FINANCIAL IMPLICATIONS AND RISKS

A capital receipt of £141,750 will be received for the sale of the Councils remaining available 35% equity share in the property. The leaseholder will pay for any costs and fees associated with this transaction.

**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

It is not considered necessary to enter into an Equalities and Health 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 EqHIA is not considered relevant.

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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, disability, gender reassignment, marriage and civil partnerships, pregnancy and maternity, race, religion or belief, sex/gender, and sexual orientation.

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.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

The leaseholder has a statutory entitlement to purchase further shares of the shared ownership property. The recommendations made in this report do not appear to conflict with the Councils policy on Environmental and Climate implications.

BACKGROUND PAPERS

None.

APPENDICIES

Appendix A Valuation report for 266 South End Road, Rainham, RM13 7XT.
Exempt

Non-key Executive Decision

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



Paul Walker
Interim Director of Housing & Property

Date: 26th November 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 _____