

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:	4 Warminster House Redcar Road RM3 9PU 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:	Amanda Sone Business Support RTB Sales & Marketing Housing Management London Borough of Havering Town Hall Main Road Romford RM1 3BB t 01708 434343 01708 433015 e: amanda.sone@havering.gov.uk

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Policy context:	HRA Business Plan and Capital Programme Update. Housing Asset Management Plan. Havering Corporate Plan 2024-2027.
Financial summary:	The purchase of this property will provide an additional unit of social housing, which will generate rental income at affordable rent.
Relevant OSC:	Place Overview & Scrutiny Sub-Committee.
Is this decision exempt from being called-in?	Yes, it is exempt, as it is a Non-Key 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

The London Borough of Havering is operating a Buy Back scheme under the approval of the Cabinet following the Cabinet 23 September 2015 report “Housing Scheme for the buyback of ex-council properties”.

4 Warminster House Redcar Road RM3 9PU has been identified as a property to repurchase under the scheme. It is a 1 bedroom flat and the property meets the criteria as set by the report and Buy Back scheme procedure.

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 on terms set out in the Exempt Financial Report at Appendix C. This price has been negotiated within the Surveyors valuation recommendation.

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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 purchasing of 4 Warminster House Redcar Road RM3 9PU will have the following benefits for the Housing Revenue Account (HRA):

- The additional stock will help to sustain HRA rental income.
- 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 replenish housing stock.

PRE-DECISION CONSULTATION

None.

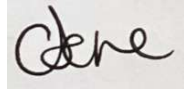
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NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Amanda Sone

Designation: Support RTB Sales & Marketing

Signature:



Date: 19 January 2026

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

This decision seeks to buyback a former Council property into the Housing Revenue Account (HRA) for social housing use. As such, the property will become eligible for Right to Buy (RtB) and should a future tenant wish to purchase it and have the means to do so, then it could be sold again. In terms of current legislation, the maximum discount allowable would be £38,000 of the assessed market value at the time of the potential sale. This is a risk with all social housing properties.

The buyback is expected to be financed by a mixture of HRA borrowing and right to buy receipts. The property once acquired and ready for letting will be set at affordable rent as anything below this would not deliver a payback to the HRA.

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:

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- (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.

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 4 Warminster House Redcar Road RM3 9PU
Appendix B	Land Registry for 4 Warminster House Redcar Road RM3 9PU
Appendix C	Financial Exempt report for 4 Warminster House Redcar Road RM3 9PU

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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

A handwritten signature in black ink, appearing to read 'P Walker'.

Paul Walker
Interim Director of Housing & Property

Date: 29th January 2026

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 _____