

## Notice of Non-Key Executive Decision

Notice of Non-Key Executive Decision containing exempt information.

This Executive Decision Report is part exempt, and Appendix A is 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.

<b>Subject Heading:</b>	11 Goldendock Court, Greenstone Walk, Rainham, RM13 8YJ.
<b>Decision Maker:</b>	Paul Walker Interim Director – Housing & Property Place Directorate.
<b>Cabinet Member:</b>	Councillor Paul McGeary – Cabinet Member for Housing and Property.
<b>ELT Lead:</b>	Neil Stubbings Strategic Director of Place.
<b>Report Author and contact details:</b>	Amanda Sone Business Support RTB Sales & Marketing Housing Operations and Estate Services London Borough of Havering Town Hall Main Road Romford RM1 3BB  ☎ 01708 434343   01708 433015 ✉ <a href="mailto:amanda.sone@havering.gov.uk">amanda.sone@havering.gov.uk</a>
<b>Policy context:</b>	HRA Business Plan and Capital Programme Update. Housing Asset Management Plan. Havering Corporate Plan 2024-2027

### Non-key Executive Decision

<b>Financial summary:</b>	A capital receipt of £247,500 will be received on the sale of the 75% equity share.
<b>Relevant OSC:</b>	Place Overview & Scrutiny Sub-Committee.
<b>Is this decision exempt from being called-in?</b>	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**

##### **Background:**

This report proposes the sale of a further 75% of the remaining Leasehold equity share in the property, 11 Goldendock Court, Greenstone Walk, Rainham, RM13 8YJ The property is a 2-bedroom flat.

Under the Shared Ownership scheme the purchaser bought a 25% share of the property and then paid rent on the unbought equity share element. The shared owner also is liable for service charges.

The individual sales allowed for purchasers to then “staircase” at a later stage i.e. by increasing the percentages of the property until they have purchased 100%. which then allowed them to purchase up to the full 100% of the Leasehold interest.

The property has been revalued by a RICS qualified surveyor, the report has been received, and the property is valued at £330,000.00

The equity share that the council is selling is £330,000.00 x 75% - £247,500.00  
The Shared Owner will pay service charges on the property.

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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 decision will enable the sale of the remaining equity share of 75% for the property known as 11 Goldendock Court, Greenstone Walk, Rainham, Essex, RM13 8YJ.

### **OTHER OPTIONS CONSIDERED AND REJECTED**

Option: Not to sell additional share, would contravene the Shared Ownership rights under the GLA funding guide relating to Shared Ownership.

Reason for Rejection: This has been rejected as not purchasing will not give the council the opportunity to increase housing stock.

### **PRE-DECISION CONSULTATION**

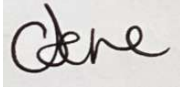
None.

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

Name: Amanda Sone

Designation: Business Support RTB Sales & Marketing



Signature:

Date: 24 February 2026

## **Part B - Assessment of implications and risks**

### **LEGAL IMPLICATIONS AND RISK**

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 triggered the option to purchase a further 75% equity in the property in return for the payment of £247,500 in accordance with the terms of the lease and complied with the procedures therein. This will mean that the Leaseholder will thereafter have a 100% equity. The leaseholder will also be responsible for the Council's surveyors and legal fees.

### **FINANCIAL IMPLICATIONS AND RISKS**

A capital receipt of £247,500.00 will be received for the sale of the remaining 75% equity in the property. The leaseholder will also be responsible for paying the Council's surveyors and legal fees.

### **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 undertake 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

### **Non-key Executive Decision**

consent of the owner; therefore, an EqHIA is not considered relevant. 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 socioeconomics 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**

Exempt Appendix A Valuation Report for 11 Goldendock Court RM13 8YJ.

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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: 23<sup>rd</sup> March 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 \_\_\_\_\_