



**Havering**  
LONDON BOROUGH

## Notice of Non-Key Executive Decision

<b>Subject Heading:</b>	Correction of Land Registry Records regarding Land Sale to Clarion Housing Group
<b>Decision Maker:</b>	Neil Stubbings - Strategic Director of Place
<b>Cabinet Member:</b>	Lead Member for Housing & Property
<b>ELT Lead:</b>	Neil Stubbings - Strategic Director of Place
<b>Report Author and contact details:</b>	Mark Howard: Planned Works and Direct Delivery Manager <a href="mailto:mark.howard@havering.gov.uk">mark.howard@havering.gov.uk</a> , 01708 434704
<b>Policy context:</b>	This recommendation supports the Housing Asset Management Strategy 2021-26
<b>Financial summary:</b>	This report seeks approval to correct land registry records of an historic land sale and as such has no current or future financial implications
<b>Relevant Overview &amp; Scrutiny Sub Committee:</b>	Places Overview and Scrutiny Sub-Committee
<b>Is this decision exempt from being called-in?</b>	The decision will be exempt from call in as it is a Non-Key Decision.

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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

Place - A great place to live, work and enjoy

Resources - Enabling a resident-focused and resilient Council X

## Part A – Report seeking decision

### DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

For the reasons stated in this report, the Strategic Director of Place is recommended to approve an instruction to One Source Legal Services to make necessary agreements and corrections with Clarion Housing Group to allow the correct registration of an historic land transfer.

### AUTHORITY UNDER WHICH DECISION IS MADE

#### **Scheme 3.3.5**

#### **Specific powers of the Strategic Director of Place**

8.6 To dispose of any property or asset of the Council provided that the value of the property or asset is less than £1,000,000. The delegation is subject to the following requirements:

- (a) complying with the Code of Practice on the Disposal of Surplus Property
- (b) in cases where the Cabinet has already approved the principle but not the terms of a property disposal without the invitation of competitive bids, the provisionally agreed terms of any disposal exceeding £1,000,000 shall be reported to Cabinet for approval before the transaction is concluded.
- (c) In cases that have not been the subject of competitive bids but are below £1,000,000 in value, the provisionally agreed terms of disposal shall be reported to the Strategic Director of Resources, before the transaction is concluded.
- (d) complying with relevant Council policy on property transactions
- (e) referring a matter for Member decision where it is proposed to recommend other than the best financial bid.

### STATEMENT OF THE REASONS FOR THE DECISION

1. On 21st March 2007 the Council completed a transfer of land in Collier Row to South Anglia Housing Limited (SAHL), now part of Clarion Housing Association Limited (CHAL).
2. At that time, the land was unregistered with Land Registry.
3. Due to an error on their part, CHAL failed to correctly register the deeds at that time.

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4. The land in question was subsequently registered in 2009 and 2010 in the name of The Mayor and Burgesses of the London Borough of Havering without the CHAL deeds being recognised.
5. In July 2025, Clarion Housing Group approached the Council with a request to amend the TP1 record of transfer to allow CHAL to correctly register their interest and ownership.
6. Approval is now sought to instruct One Source Legal Services to:
  - a. Review the case files for the original transaction in 2007
  - b. Agree such changes to the TP1 record of transfer as are necessary to allow CHAL to register the ownership of their land correctly with the Land Registry.

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

##### **Option 1 - Do nothing.**

This is not considered to be a viable option. Legal Services will review the original case files to confirm the detail and validity of the original transfer but this is not currently in question.

A refusal to assist CHAL in the correct registration of their deeds may result in them taking more forceful action and may impact the Councils reputation and ability to enter into future transactions.

#### **PRE-DECISION CONSULTATION**

Business partners have been consulted where appropriate.

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

Name: Mark Howard

Designation: Planned Works and Direct Delivery Manager

Signature:

Date: 8th April 2026



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

**LEGAL IMPLICATIONS AND RISKS**

The recommendation of this report requires the Council to amend the original TP1 for registration at the Land Registry.

The Council has a general power of competence under Section 1 of the Localism Act 2011, which gives the power to do anything an individual can do, subject to any statutory constraints on the Council's powers.

The recommendation in this report is in keeping with the aforementioned power.

**FINANCIAL IMPLICATIONS AND RISKS**

This report seeks approval to make necessary amendments to legal transfer documentation relating to a land transfer in 2007 between the Council and South Anglia Housing Limited (now trading as Clarion Housing Association Limited) in order for the title in the land to be correctly recorded at Land Registry.

The legal fees associated with this work will be paid for from existing budgets.

**HUMAN RESOURCES IMPLICATIONS AND RISKS  
(AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

There are no HR implications arising from this decision and HR business partners have not been consulted.

**EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS**

There are no Equalities and Social Inclusion implications arising from this decision.

**ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS**

There are no Environmental and Climate Change implications arising from this decision.

**HEALTH AND WELLBEING IMPLICATIONS AND RISKS**

There are no Health and Wellbeing implications arising from this decision and business partners have not been consulted.

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**BACKGROUND PAPERS**

None

**APPENDICES**

None

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**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



Neil Stubbings  
Strategic Director of Place

Date: 14<sup>th</sup> May 2026

**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 \_\_\_\_\_