

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 & B 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 Silverfern Court, Greenstone Walk, Rainham, RM13 8YJ
Decision Maker:	Paul Walker Interim Director – Housing & Property Place Directorate.
Cabinet Member:	Councillor Robert Whitton – Cabinet Member for Regeneration.
ELT Lead:	Neil Stubbings Strategic Director of Place.
Report Author and contact details:	Jane Bhatti Senior Sales & Marketing Officer Housing Services London Borough of Havering Town Hall Main Road Romford RM1 3BB t 01708 434343 01708 434182 e: Jane.Bhatti@havering.gov.uk
Policy context:	HRA Business Plan & Capital Programme. Havering Wates Regeneration Joint Venture Business Plan.

Non-key Executive Decision

Financial summary:	There are no financial implications, as the request is to amend previous lease plan.
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

Background:

Decision request relates to shared ownership unit, 33 Silverfern Court, Greenstone Walk, Rainham, RM13 8YJ, which is a 1 bed flat where a 25% share of the property was sold on 25th August 2023.

A Deed of Variation has been requested from Pennington Manches Solicitors, who acted on our behalf in the sale of above property.

They have requested that the plan annexed to the original Lease be replaced with the plan at Annex one, Appendix B, of this Deed (please refer to Deed of Variation and plan).

Following the sale of the unit, it was found that the original plan attached to the Lease was incorrect, as it referred to another property in the same development.

Recommendation:

That approval be given to vary the current lease to amend the lease plan to reflect the correct property address.

Non-key Executive Decision

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.

The above powers are the subject of a sub-delegation from the Strategic Director of Place to the Interim Director of Housing and Property, as notified to the Monitoring Officer on 3 April 2024.

STATEMENT OF THE REASONS FOR THE DECISION

To rectify the incorrect plan previously attached to Lease, in order that information registered at the Land Registry refers to the correct property.

OTHER OPTIONS CONSIDERED AND REJECTED

Option: To reject the request. This has been rejected because it would leave the Land registry with inaccurate records.

PRE-DECISION CONSULTATION

None.

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

Name: Jane Bhatti

Designation: Senior Sales & Marketing Officer

Signature:



Date: 26 June 2026

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISK

There is a requirement for the Council to enter into a Deed of Variation to the original lease that was granted as the original plan was incorrect and the variation will now correct the lease with the correct plan attached to the Deed of Variation. The Council is under a legal obligation to ensure a correct plan is attached to any lease it grants and it is therefore a requirement in this case for the Land Register to be corrected to reflect the correct plan of the property which by entering into the Deed of Variation will be achieved.

FINANCIAL IMPLICATIONS AND RISKS

There are no financial implications.

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 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 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.

Non-key Executive Decision

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

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 Deed of Variation
Exempt Appendix B Lease Plan- Appendix B Annex One

Non-key Executive Decision

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', is written over a light blue horizontal line.

Paul Walker
Interim Director of Housing & Property

Date: 24th July 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 _____