

Notice of KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendices A, B and C are not available for public inspection as they 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/valuation and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Subject Heading:	79 Newbury Gardens RM14 2PA Purchase of a larger property.
Decision Maker:	Paul Walker, Interim Director – Housing & Property.
Cabinet Member:	Councillor Robert Whitton – Cabinet Member for Regeneration.
ELT Lead:	Neil Stubbings, Strategic Director of Place.
Report Author and contact details:	Amanda Sone, Business Support RTB Sales & Marketing 01708 434343 e:amanda.sone@haverling.gov.uk
Policy context:	Housing Asset Management Plan. HRA Business Plan and Capital Programme.
Financial summary:	The purchase of this property will provide an additional unit of social housing, which will generate rental income.
Reason decision is Key	Expenditure of £500,000 or more Part 3 of Constitution, para 2.5(t).
Date notice given of intended decision:	17 August 2026.
Relevant Overview & Scrutiny Committee:	Place Overview & Scrutiny Sub-Committee.
Is it an urgent decision?	No

Key Executive Decision – Part Exempt Report

Is this decision exempt from being called-in?	No
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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. X

Resources – Enabling a resident-focused and resilient Council.

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

The purchase of 79 Newbury Gardens, RM14 2PA, would support the Council's wider objective of increasing the supply of suitable affordable housing and reducing reliance on more expensive forms of accommodation.

Five-bedroom properties are a particular part of the housing market, with limited availability and potentially high rental costs. Acquiring properties of this size would help to address a shortage of this type of property in the Council's housing stock.

The acquisition would provide a long-term Council-owned asset and would help to address the shortage of suitable accommodation for larger families, help to reduce reliance on temporary accommodation and potentially avoid general fund expenditure.

79 Newbury Gardens RM14 2PA has been identified as a property to purchase. It is a 5-bedroomed house and the property meets the criteria for larger family properties.

After consideration of an independent valuation report and having undertaken other due diligence, it is recommended that the Council purchases this property.

The recommended action is to purchase the property. The price has been negotiated within the Surveyors valuation, please refer to exempt Appendix B.

AUTHORITY UNDER WHICH DECISION IS MADE

Part 3.3 Scheme of Delegations.

3.3.3 Powers common to all Strategic Directors.

1. General

Key Executive Decision – Part Exempt Report

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.

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

The purchase of 79 Newbury Gardens RM14 2PA, will provide an additional social housing unit for use by larger families. This will help address a shortage of this size of property for local people.

OTHER OPTIONS CONSIDERED AND REJECTED

Option: To not purchase the property.

Reason for Rejection: The Council currently has a shortfall in five-bedroom properties. There is currently a waiting list for this type of property and the purchase of this unit will help to address the current shortfall.

PRE-DECISION CONSULTATION

None.

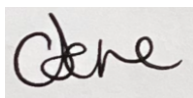
Key Executive Decision – Part Exempt Report

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

Name: Amanda Sone

Designation: Business Support RTB Sales & Marketing

Signature:



Date: 26 August 2026

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The Council has the power to acquire houses and land under section 17 of the Housing Act 1985.

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

The purchase will be funded with 10% Right to Buy receipts and the remaining funding through HRA borrowing in the HRA Capital Programme, of which the specific project code has adequate budget for this purchase.

The purchase price is within the surveyor's valuation recommendation.

Modelling shows the 5-bedroom property would need to be let at a minimum rent of 76% of the market rent estimated by the valuer to ensure the acquisition achieves breakeven and is not a net cost to the HRA over 30 years. At social rent, RTB funding would need to increase from 10% to 66% to achieve a breakeven position.

Please see Financial Exempt Report – Appendix B, for further financial details.

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:

- (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.

HEALTH AND WELLBEING IMPLICATIONS AND RISKS

There are no direct health and wellbeing impacts arising from the decision to purchase the above property. The property benefits from a loft conversion which was approved by the Council's Building Control service on 21st April 2017 (BA/6013/17/4-7110799).

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

A Council surveyor has visited the property and although the property is not currently at the EPC-C standard, there are a range of measures that are available, which will bring the property up to the required standard.

BACKGROUND PAPERS

None.

APPENDICES

Appendix A Exempt Valuation Report 79 Newbury Gardens RM14 2PA

Appendix B Exempt Financial Report 79 Newbury Gardens RM14 2PA

Appendix C Land Registry 79 Newbury Gardens RM14 2PA

Key Executive Decision – Part Exempt Report

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

Date:

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 _____