

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:	37 Dulverton Road RM3 8LP Housing Scheme for the acquisition of property to increase housing stock.
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 utilise funding granted by Ministry for Housing Communities & Local Government (MHCLG) under their Local Authority Housing Fund, Round 4 (LAHF R4).
Reason decision is Key	Expenditure of £500,000 or more Part 3 of Constitution, para 2.5(t).
Date notice given of intended decision:	5 August 2026.
Relevant Overview & Scrutiny Committee:	Place Overview & Scrutiny Sub-Committee.
Is it an urgent decision?	No
Is this decision exempt from being called-in?	No

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 London Borough of Havering has successfully secured funding from the Ministry of Housing, Communities and Local Government (MHCLG) through the Local Authority Housing Fund Round 4 (LAHF R4).

The Local Authority Housing Fund (LAHF R4) provides capital grant funding to local authorities to increase the supply of housing stock. The properties acquired through the programme will initially be used either as temporary accommodation for households owed a homelessness duty or as affordable housing for eligible households under the Afghan Resettlement Programme.

For the 2026/27 delivery period, the London Borough of Havering has been allocated funding to acquire six residential properties comprising:

- Three properties with 2–4 bedrooms;
- Two properties with 2–3 bedrooms; and
- One four-bedroom property.

Whilst no minimum room size requirements have been specified under the funding programme, all properties acquired must:

- Be decent, safe and of good quality;
- Meet the Decent Homes Standard (or an equivalent standard);
- Comply with the Housing Health and Safety Rating System (HHSRS);
- Meet all applicable Building Regulations; and
- Satisfy all relevant fire safety and statutory compliance requirements.

37 Dulverton Road RM3 8LP has been identified as a property to repurchase under the scheme. It is a 4-bedroom house and the property meets the criteria as set by the report and Buy Back scheme procedure.

After consideration of an independent valuation report and 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 recommendation.

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.

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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 purchasing of 37 Dulverton Road RM3 8LP will provide an additional social housing unit, for residents who need resettlement and will also ensure the utilisation of Local Authority Housing Fund (LAHF R4).

OTHER OPTIONS CONSIDERED AND REJECTED

Option: To not purchase the property.

Reason for Rejection: should the property purchase be rejected, it would potentially impact our ability to spend our allocated LAHF. This purchase will provide an additional social housing unit for use by larger families. This will help address a shortage of this size of property within our housing stock.

PRE-DECISION CONSULTATION

None.

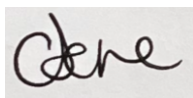
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NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Amanda Sone

Designation: Business Support RTB Sales & Marketing

Signature:



Date: 29 July 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

This report seeks permission to purchase 37 Dulverton Road RM3 8LP as part of the Local Authority Housing Fund (LAHF) scheme, with a significant proportion funded by MHCLG.

MHCLG will be funding a significant proportion through the Local Authority Housing Fund scheme with the remaining funded through the HRA Capital Programme, of which the specific project code has adequate budget for this purchase.

Properties under the LAHF scheme are generally to be used for temporary accommodation or the Afghan Resettlement Programme, which are general fund services. The HRA is funding the borrowing costs element of the property, after the LAHF grant, with the purchase price being within the surveyor's valuation recommendation. Any rental income from the property will be received by the HRA and no subsidy is expected to the general fund, preserving the HRA ringfence.

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 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.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

The Council has a required minimum EPC standard of achieving a 'C' rating. It is confirmed that this property currently meets this standard.

BACKGROUND PAPERS

None.

APPENDICES

Appendix A Exempt Valuation Report 37 Dulverton Road RM3 8LP.
Appendix B Exempt Financial Report 37 Dulverton Road RM3 8LP.
Appendix C Land Registry 37 Dulverton Road RM3 8LP.

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 _____