

Acquisition of Properties**77 Manor Road, Loughborough****Decision under Delegated Powers****Officer Requesting Decision**

Tariq Bukera – Empty Homes and Projects Officer

Officer Making the Decision

Amir Salarkia - Head of Strategic and Private Sector Housing

Recommendation

To approve the purchase of 77 Manor Road, Loughborough, LE11 2LX for the Council to formerly Exchange Contracts and Complete the purchase.

Reason

To utilise approved funding for the purchase of additional HRA rental properties.

Authority for Decision

Section 8.3, of the Constitution gives delegated authority to the Head of Strategic and Private Sector Housing to acquire additional properties for rent via the HRA where approved funding exists within the Capital Plan for the relevant financial year, and where any property acquired is subject to a Condition Survey, an Independent Valuation, Standard Legal checks, and meets identified housing needs (item 23 on page 8-31).

Decision and Date

Signed:



Amir Salarkia
Interim Head of Strategic and Private Sector Housing

Date: 17th October 2022

Background

The following property has now been identified to purchase:

- 77 Manor Road, Loughborough, LE11 2LX - 3-bedroom house.

There is an identified need for this size of property.

The seller of the property has accepted an offer of £210,000.

A Condition Survey, Valuation and Legal checks have all been satisfactorily completed.

Comments from HR

Not applicable

Financial Implications

The cost of acquiring this property is £210,000 with associated fees estimated at £2,500 and stamp duty of £8,000 (total cost of £220,500).

On 13th February 2020, Cabinet approved a budget of £1,500,000 for 2022-2023 to support delivery of the Housing Acquisition Policy in acquiring additional HRA properties for rent. A further £1,802,700 was carried forward to 2022-2023 resulting in a total budget £3,302,700 for 2022-2023.

For 2022-2023, the Council has commitments of £1,642,025 to acquire properties including associated fees leaving a balance of £1,660,675 available for the remainder of the current financial year.

There is sufficient budget to cover the cost of acquiring 77 Manor Road, Loughborough, LE11 2LX.

Risk Management

No risks identified

Key Decision:

Yes, but exempted from call-in. See agenda item 14; Full Council meeting dated the 6th November 2017.

Background Papers:

Housing Acquisition Policy approved by Cabinet on the 10th May 2018; reviewed and updated June 2019, DD084, reviewed and updated September 2021.

EXECUTIVE DECISION RECORD

CABINET LEAD MEMBER: COUNCILLOR HARPER-DAVIES

ITEM MEMBER GRANTS SCHEME

The Decision

That the Lead Member for Community Support approves the following award under the Member Grants Scheme where the Ward Councillor has declared a registrable or non-registrable interest that might lead to bias:

That £500 be awarded to Altogether Place for its Hug and a Mug project.

The project involves a new group to run for 24 weeks from October 2022 – March 2023. The organisation already has some people knitting and crocheting small lap or shoulder blankets. It will give these away through the group which will be on Wednesday mornings and will also serve soup and a bread roll. Being aware that people are going to struggle more than ever to put the heating on this winter, the organisation would like to try combat that in a small way by offering this service free of charge. The group will be aimed at the local community in Warwick Way and surrounding areas.

Reason

To approve an award under the Member Grants Scheme where the relevant Ward Councillor has declared a registrable or non-registrable interest that might lead to bias in connection to the organisation receiving the funding.

Other Options Considered and Rejected

None

Conflicts of Interest Declared by the Decision-Maker

None

Dispensations

None

Reason(s) for the matter being dealt with if urgent

The Chair of the Scrutiny Commission has been consulted and has agreed that these decisions be exempted from call-in, given their nature and low financial value.

Approved: 

Date: 25.11.22

Cabinet Lead Member for Community Support

REPORT

Purpose of Report

To bring forward a recommendation for an award under the Member Grants Scheme where the Ward Councillor has declared a registrable or non-registrable interest that might lead to bias.

Background

Councillor Tillotson is a Ward Councillor representing Loughborough Storer. She wishes to support the award of a grant to Altogether Place for its Hug and a Mug project. However, Councillor Tillotson has declared an interest as she is on the Management Committee of the organisation concerned. Therefore, the Cabinet Lead Member is being requested to act as the final decision maker in respect of the award of the grant.

Recommendation

That £500 be awarded to Altogether Place for its Hug and a Mug project.

Reason

To approve an award under the Member Grants Scheme where the relevant Ward Councillor has declared a registrable or non-registrable interest that might lead to bias in connection to the organisation receiving the funding.

Policy Justification and Previous Decisions

The Member Grants Scheme was approved by Cabinet at its meeting on 12th April 2018 (minute reference 116).

Under the scheme each Councillor is allocated £1,000 to fund local community projects within their ward (subsequently reduced to £500 in 2020/21).

Situations can arise where Ward Councillors are considering awarding grants under the scheme to organisations they have a connection to, which under the provisions of the Member Code of Conduct may result in them having a 'registrable or non-registrable interest which might lead to bias'.

The Member Conduct Committee considered this matter at its meeting on 17th September 2018 and was of the view that in cases where a Ward Councillor has a conflict of interest that the grant application should be referred to the Cabinet for decision.

The Leader of the Council on 2nd October 2018 allocated this Executive function to the Lead Member for Communities, Safety and Wellbeing. This is reflected in Section 4.5 of Chapter 4 of the Council's Constitution. On 6th July 2020, the Leader re-allocated the function to the Lead Member for Community Support and Equalities (now Lead Member for Community Support).

Section 10.9 of Chapter 10 of the Council's Constitution requires that, where executive decisions are the responsibility of an individual member of the Cabinet, details of the decision (including any report) be published after the decision has been taken, as required by law.

Implementation Timetable including Future Decisions and Scrutiny

The Chair of the Scrutiny Commission has been consulted and has agreed that these decisions be exempted from call-in, given their nature and low financial value.

Report Implications

The following implications have been identified for this report.

Financial Implications

The grants can be funded from within existing identified budgets.

Risk Management

There are no specific risks associated with this decision.

Comments of Monitoring Officer

The Lead Member is being requested to make the final decision on the award of the grant in question because the Ward Councillor has declared a registrable or non-registrable interest that might lead to bias, and therefore the advice of the Monitoring Officer is that he/she should not be the final decision maker.

Key Decision: No

Background Papers: None

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