

Acquisition of Properties

87 Valley Road, Loughborough

Decision under Delegated Powers

Officer Requesting Decision

Beverly Wagstaffe - Housing Strategy and Support Manager

Officer Making the Decision

Alison Simmons - Head of Strategic and Private Sector Housing

Recommendation

To approve the purchase of 87 Valley Road, Loughborough and 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 20 on page 8-20).

Decision and Date

Signed:



Date: 4th October 2029

Head of Strategic and Private Sector Housing

Background

The following property has now been identified to purchase:

- 87 Valley Road, Loughborough – 2 bed house

There is an identified need for this size of property.

The seller of the property has accepted an offer of £173,000.

A Condition Survey and Valuation have been satisfactorily completed. Legal checks have identified that there is a Suspended Improvement Notice on the property requiring Category 1 and Category 2 Hazards to be rectified before the property is occupied. The Condition Survey and Valuation are based on the current condition of the property. These Works will be carried out before the property is let.

Comments from HR

Not applicable

Financial Implications

The cost of acquiring this property is £173,000 with associated fees estimated at £2,500 and stamp duty of £6,150 (total cost of £181,650).

In August 2018, Cabinet approved a budget of £2,797,000 for 2019-2020 to support delivery of the Housing Acquisition Policy in acquiring additional HRA properties for rent.

To date the Council has purchased 2 other properties during 2019-2020 for the sum of £432,624 including associated fees with a further £1,512,700 committed with 9 other purchases including this property.

The total spent to date and including the funds committed equal £1,945,324, leaving a balance of £851,676 available for 2019-2020.

There is sufficient budget to cover the cost of acquiring 87 Valley Road, Loughborough.

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

Acquisition of Properties**63 Glebe Close, Mountsorrel****Decision under Delegated Powers****Officer Requesting Decision**

Beverly Wagstaffe - Housing Strategy and Support Manager

Officer Making the Decision

Alison Simmons - Head of Strategic and Private Sector Housing

Recommendation

To approve the purchase of 63 Glebe Close, Mountsorrel and for the Council to formerly Exchange Contracts and Complete the purchase.

Reason

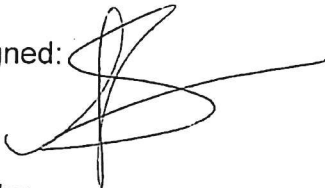
To utilise approved funding for the purchase of additional HRA rental properties.

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 20 on page 8-20).

Decision and Date

Signed:



Date:

4th October 2019

Head of Strategic and Private Sector Housing

Background

The following property has now been identified to purchase:

- 63 Glebe Close, Mountsorrel - 2 bedroom house

There is an identified need for this size of property.

The seller of the property has accepted an offer of £145,000.

A Condition Survey and Valuation have been satisfactorily completed. Legal checks have identified that the property has a potential Chancel Repair Liability.

The Council's appointed Legal team, North West Leicestershire District Council Legal Services, have been instructed to ensure that Chancel Repair Insurance is in place before the Council Completes on this property.

Comments from HR

Not applicable

Financial Implications

The cost of acquiring this property is £145,000 with associated fees estimated at £2,500 and stamp duty of £4,750 (total cost of £152,250).

In August 2018, Cabinet approved a budget of £2,797,000 for 2019-2020 to support delivery of the Housing Acquisition Policy in acquiring additional HRA properties for rent.

To date the Council has purchased 2 other properties during 2019-2020 for the sum of £432,624 including associated fees with a further £1,512,700 committed with 9 other purchases including this property.

The total spent to date and including the funds committed equal £1,945,324, leaving a balance of £851,676 available for 2019-2020.

There is sufficient budget to cover the cost of acquiring 63 Glebe Close, Mountsorrel.

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

Acquisition of Properties**26 Duncan Way, Loughborough****Decision under Delegated Powers****Officer Requesting Decision**

Beverly Wagstaffe - Housing Strategy and Support Manager

Officer Making the Decision

Alison Simmons - Head of Strategic and Private Sector Housing

Recommendation

To approve the purchase of 26 Duncan Way, Loughborough and 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 20 on page 8-20).

Decision and DateSigned: 

Date: 4th October 2019

Head of Strategic and Private Sector Housing

Background

The following property has now been identified to purchase:

- 26 Duncan Way, Loughborough – 2 bedroom bungalow
-

There is an identified need for this size of property.

The seller of the property has accepted an offer of £185,000.

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 £185,000 with associated fees estimated at £2,500 and stamp duty of £6,750 (total cost of £194,250).

In August 2018, Cabinet approved a budget of £2,797,000 for 2019-2020 to support delivery of the Housing Acquisition Policy in acquiring additional HRA properties for rent.

To date the Council has purchased 2 other properties during 2019-2020 for the sum of £432,624 including associated fees with a further £1,512,700 committed with 9 other purchases including this property.

The total spent to date and including the funds committed equal £1,945,324, leaving a balance of £851,676 available for 2019-2020.

There is sufficient budget to cover the cost of acquiring 26 Duncan Way, Loughborough.

Risk Management

No risks identified

Key Decision:	Yes, but exempted from call-in. See agenda item 14; Full Council meeting dated the 6 th November 2017.
Background Papers:	Housing Acquisition Policy approved by Cabinet on the 10 th May 2018; reviewed and updated June 2019, DD084

Acquisition of Properties
12 Winterburn Way, Loughborough
Decision under Delegated Powers

Officer Requesting Decision

Beverly Wagstaffe - Housing Strategy and Support Manager

Officer Making the Decision

Alison Simmons - Head of Strategic and Private Sector Housing

Recommendation

To approve the purchase of 12 Winterburn Way, Loughborough and 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 20 on page 8-20).

Decision and Date

Signed:

Date:

25/9/2019

Head of Strategic and Private Sector Housing

Background

The following property has now been identified to purchase:

- 12 Winterburn Way, Loughborough – 2 bed house

There is an identified need for this size of property.

The seller of the property has accepted an offer of £150,000.

A Condition Survey and Valuation have been satisfactorily completed. Legal checks have identified that the property has a potential Chancel Repair Liability.

The Council's appointed Legal team, North West Leicestershire District Council Legal Services, have been instructed to ensure that Chancel Repair Insurance is in place before the Council Completes on this property.

Comments from HR

Not applicable

Financial Implications

The cost of acquiring this property is £150,000 with associated fees estimated at £2,500 and stamp duty of £5,000 (total cost of £157,500).

In August 2018, Cabinet approved a budget of £2,797,000 for 2019-2020 to support delivery of the Housing Acquisition Policy in acquiring additional HRA properties for rent.

To date the Council has purchased 2 other properties during 2019-2020 for the sum of £432,624 including associated fees with a further £1,512,700 committed with 9 other purchases including this property.

The total spent to date and including the funds committed equal £1,945,324, leaving a balance of £851,676 available for 2019-2020.

There is sufficient budget to cover the cost of acquiring 12 Winterburn Way, Loughborough.

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