

COUNCIL – 3RD SEPTEMBER 2018

Report of the Chief Executive

ITEM 12 URGENT EXECUTIVE DECISION EXEMPTED FROM CALL-IN: ACQUISITION OF PROPERTIES

Purpose of Report

To note a decision taken by the Head of Strategic and Private Sector Housing to acquire a property which was exempted from call-in in accordance with Scrutiny Committee Procedure 11.9.

Action Requested

In accordance with Full Council Procedure 9.11(d) questions may be asked of the Leader in relation to the urgent decision that was taken. The Leader may ask the relevant Lead Member to respond.

Policy Justification and Previous Decisions

The call-in procedure provides for a period of five clear working days during which councillors can ask for decisions taken by the Cabinet and key decisions taken by officers to be reviewed. With the agreement of the Chair of the Scrutiny Management Board (or in his/her absence the Mayor or Deputy Mayor) a decision can be exempted from call-in if the decision to be taken is both urgent and reasonable and the delay caused by the call-in process would not be in the interests of the Council or the public. Scrutiny Committee Procedure 11.9 requires that decisions that are exempted from call-in are reported to Council.

On 19th October 2017 the Leader delegated authority to the Head of Strategic and Private Sector Housing to acquire additional Housing Revenue Account (HRA) properties for rental. It is likely that any properties acquired will exceed £100,000 in value, and therefore each purchase will be a key decision. It would not be practical for the usual call-in arrangements for key decisions to be applied as any delay caused could result in the purchase falling through, and therefore the then Mayor, in the absence of the Chair of the Scrutiny Management Board, gave her approval for decisions taken under this delegated authority to be exempted from call-in under Scrutiny Procedure Rule 11.9. The Chair of the Scrutiny Management Board subsequently confirmed that he was happy with these arrangements. These arrangements were reported to Council on 6th November 2017 (minute 57 2017/18 refers).

The purchase of one property is being reported to this meeting of Council:

-) 9 Middle Avenue, Loughborough (3-bedroom semi-detached house) for £162,000.

The decision of the Head of Strategic and Private Sector Housing to exchange contracts on the purchase can be found in the Annex to this report. Contracts were exchanged on 10th August 2018 and the purchase was subsequently completed on 16th August 2018.

Implementation Timetable including Future Decisions

As detailed within the report of the Head of Strategic and Private Sector Housing, attached as an Annex.

Report Implications

As detailed within the report of the Head of Strategic and Private Sector Housing, attached as an Annex.

Background Papers: [Council 6th November 2017, Item 14, Changes to Membership of the Cabinet and the Delegation of Executive Functions: Acquisition of Additional Housing Revenue Account Properties for Rental](#)

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Annex

Report of the decision of Head of Strategic and Private Sector Housing in respect of the acquisition of a property.

Acquisition of Properties**9 Middle Avenue, Loughborough**

ANNEX

Decision under Delegated Powers**Officer Requesting Decision**

Beverly Wagstaffe – Housing Strategy and Support Manager

Officer Making the Decision

Alison Simmons - Head of Strategic & Private Sector Housing

Recommendation

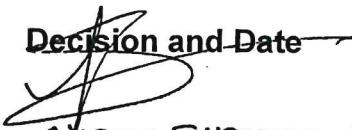
To approve the purchase of 9 Middle Avenue, Loughborough and for the Council to formerly Exchange Contracts.

Reason

To utilize 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


Alison Simmons
Head of Strategic and Private Sector Housing
Background 9th August 2018

On 19th October 2017, the Leader gave delegated executive authority to the Head of Strategic & Private Sector Housing to acquire additional properties for rent via the HRA within available approved funding which has subsequently been formalised in an update of the Constitution approved by Council on the 25th June 2018

The following property has now been identified to purchase:

- 9 Middle Avenue, Loughborough – 3 bedroom semi-detached house

The seller of the property has accepted an offer of £162,000.

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

Comments from HR

Not applicable

Financial Implications

The cost of acquiring the property is £162,000.

There is £1,950,000 currently available within the approved capital programme for 2018/19 of which 30% is funded from retained 141 receipts.

Risk Management

No specific risks have been identified in connection with this decision.

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