

## Decision under Delegated Powers

### Officer Requesting Decision

Empty Homes and Projects Officer

### Officer Making the Decision

Head of Strategic and Private Sector Housing

### Recommendation

To authorise the release of £278,700 of the £388,951.97 received in respect of a s106 agreement attached to planning permission P/12/1538/2.

The money will be used to purchase a 3 bedroom house, 77 Birdhill Road, Woodhouse Eaves.

### Reason

The release of this funding is in accordance with the relevant clauses in the s106 agreement attached to planning permission P/12/1538/2

### Authority for Decision

Planning permission ref: P12/1538/2 included a s106 agreement with the provision for a sum to purchase affordable housing properties within Woodhouse Eaves.

Heads of Service have general delegated authority within the Constitution for the implementation of decisions properly authorised by the Council or a Committee of the Council, the Cabinet, or a Committee of the Cabinet or by an officer acting under delegated powers.

### Decision and Date



1st December 2021

### Background

As part of the s106 agreement for planning application P/12/1538/2, Charnwood Borough Council received £388,951.97 in lieu of the affordable

dwellings, for the purchase of affordable housing properties within Woodhouse Eaves.

The following property has now been identified to purchase:

- 77 Bird Hill Road, Woodhouse Eaves, LE12 8RP, 3-bedroom House.

There is an identified need for this size of property. There are currently 72 applicants on the Housing register who have requested to be re-housed in a 2 or 3 bedroom property in Woodhouse Eaves.

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

The Housing Acquisition Policy sets out that the cost of the works to bring the property to the Charnwood Standard should not exceed 10% of the current property valuation based on the asking price. The total estimated cost of works to bring the property to the Charnwood Standard is £6,000.

The seller of the property has accepted an offer of £265,000. The cost of acquiring this property is £265,000 with associated fees estimated at £2,500 and stamp duty of £11,200 (total cost of £278,700).

### Financial Implications

The s106 agreement money £388,951.97 has been received and there are no financial implications for Charnwood Borough Council for the purchase of the property. Lesley Tansey 01/12/2021

### Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
There are no risks identified with this decision	Unlikely	None	Very Low (1 - 2)	N/A

Key Decision: Yes, but exempted from call-in. See agenda item 14; Full Council meeting dated the 6<sup>th</sup> November 2017.

Background Papers: Housing Acquisition Policy approved by Cabinet on the 10<sup>th</sup> May 2018; reviewed and updated June 2019, DD084, reviewed and updated September 2021.