

**Acquisition of Properties**

**19 James Street, Anstey**

**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 19 James Street, Anstey and for the Council to formerly Exchange Contracts and Complete the purchase.

**Reason**

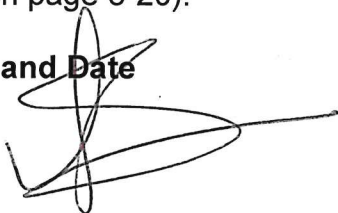
To utilise approved funding for the purchase of additional HRA rental properties.

**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: 13th February 2019

Head of Strategic and Private Sector Housing

**Background**

On the 19<sup>th</sup> October 2017, the Leader gave delegated executive authority to the Head of Strategic and 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 25<sup>th</sup> June 2018

The following property has now been identified to purchase:

- 19 James Street, Anstey – 3 bed house

The seller of the property has accepted an offer of £160,000

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

There is an identified need for 3 bed houses in the Anstey area. In addition, the Council owns the properties either side of this property.

### **Comments from HR**

Not applicable

### **Financial Implications**

The cost of acquiring this property is £160,000 with associated fees estimated at £2,650 and stamp duty of £5,500 (total cost of £168,150).

In February 2018, Cabinet approved a budget of £1,953,000 for 2018-2019 and in August 2018 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 8 other properties for the sum £1,260,279 including associated fees with a further £816,430 committed with 4 other purchases including this property.

This means that the total spent to date and the funds committed equal £2,076,709. The 2018/19 capital budget will overspend by £123,709 which will have a compensating budget reduction in 2019/20 this is allowed for in the overall capital scheme budget

There is sufficient budget to cover the cost of acquiring 19 James Street, Anstey.

### **Risk Management**

No risks identified

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.