

Acquisition of Properties

9 Laurel 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 9 Laurel Close, Mountsorrel and for the Council to formerly Exchange Contracts and Complete the purchase.

Reason

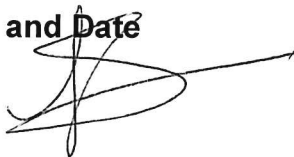
To utilise approved funding for the purchase of additional HRA rental properties.

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:



Alison Simmons
Head of Strategic and
Private Sector Housing

Date: 16th April 2019

Head of Strategic and Private Sector Housing

Background

On the 19th 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 25th June 2018

The following property has now been identified to purchase:

- 9 Laurel Close, Mountsorrel – 3 bed house

There is an identified need for this size of property, in addition the Council owns the adjoining property and a number of others on the same road.

The seller of the property has accepted an offer of £140,000

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

Comments from HR

Not applicable

Financial Implications

The cost of acquiring this property is £140,000 with associated fees estimated at £2,170 and stamp duty of £4,500 (total cost of £146,670).

In February 2018, Cabinet approved a budget of £1,953,000 for 2018-2019 and this has been fully spent. In August 2018 a budget was approved of £2,797,000 (Z760) for 2019-2020 to support delivery of the Housing Acquisition Policy in acquiring additional HRA properties for rent.

The £146,670 costs will be funded from the 2019-20 Capita Budget Z760 Acquisition of Affordable Housing.

There is sufficient budget to cover the cost of acquiring 9 Laurel 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.