

## **Decision under Delegated Powers**

### **Acquisitions of 2 and 4 Healy Close Sileby LE12 7TU**

#### **Officer Requesting Decision**

Tariq Bukera - Empty Homes and Projects Officer

#### **Officer Making the Decision**

Katie Moore - Head of Strategic Housing

#### **Recommendation**

That the Council acquires two gifted dwellings via S106 Agreement 22<sup>nd</sup> November 2019 (both 2 bedroom bungalows) from Tony Morris Homes Builders at 2 and 4 Healy Close Sileby to be owned for rent within the Housing Revenue Account and for the Council to formerly Exchange Contracts.

#### **Reason**

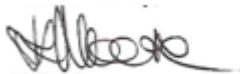
To increase the Council's housing stock within the Borough and to meet identified housing need.

#### **Authority for Decision**

Section 8.3, of the Constitution gives delegated authority to the Head of Strategic 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 27).

The Development Agreement is to be executed as a Deed by affixing the Council's Common Seal.

#### **Decision and Date**



Head of Strategic Housing

14<sup>th</sup> September 2023

## **Background**

Tony Morris Homes approached the Council with an alternative model to deliver the affordable housing, as they were not able to secure a Registered Provider to purchase the affordable housing at their Healy Close site in Sileby.

The S106 Agreement was varied by a Deed of Variation, signed 22<sup>nd</sup> November 2019 to provide for two units to be gifted to the Council for affordable housing for rent and are being transferred as a gift so there is no purchase price payable on completion.

Legal Services appointed the Legal Service team at North West Leicestershire District Council, who have prepared a Development Agreement for the transfer of the units.

Standard legal checks have been satisfactorily completed.

The units are a new build and are complete. Property valuations have been carried out to determine the value of the properties for the purpose of including on the Council's Insurance Policy and for calculating the rents.

An external Clerk of Works was appointed from Pick Everards who has visited the site and drafted up a snagging list with minor outstanding works. The Site Manager at Healy Close has confirmed that all the works listed on the snagging list has now been completed and the Repairs Manger is satisfied with the works. All the relevant documents have been provided prior to handover at Practical Completion. The properties will be subject to a twelve-month Defects Liability Period and covered by a NHBC warranty.

The unit will contribute towards meeting an identified need for affordable homes for rent in Sileby and the surrounding area.

## **Financial Implications**

The total cost of acquiring these properties is £0 and associated fees estimated at £2,500 (total estimated cost of £2,500).

The properties are to be transferred to the Housing Revenue Account for Social/Affordable rent and there is sufficient budget to cover the cost of acquiring no 2 and 4 Healy Close, Sileby.

## **Risk Management**

No risks have been identified with this decision.

**Key Decision**

No – confirmed with Deputy MO KW.

**Background Papers**

Housing Acquisition Policy - approved by Cabinet on the 10th May 2018; reviewed and updated June 2019.

DD084 - reviewed and updated September 2021.