

Acquisition of Properties**38 Wordsworth Road, Loughborough****Decision under Delegated Powers****Officer Requesting Decision**

Tariq Bukera – Empty Homes Officer

Officer Making the Decision

Alison Simmons - Head of Strategic and Private Sector Housing

Recommendation

To approve the purchase of 38 Wordsworth Road, Loughborough and for the Council to formerly exchange contracts and complete the purchase.

Reason

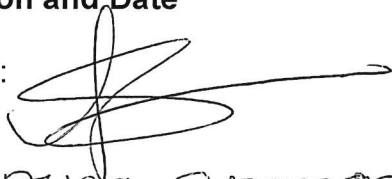
To utilise approved funding for the purchase of additional HRA rental properties.

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 22 on page 8-29).

Decision and Date

Signed:



Alison Simmons

Date: 14th December 2020

Head of Strategic and Private Sector Housing

Background

The following property has now been identified to purchase:

- 38 Wordsworth Road, Loughborough – 3 bedroom house

There is an identified need for this size of property.

The seller of the property has accepted an offer of £150,000.

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

Comments from HR

Not applicable

Financial Implications

The cost of acquiring this property is £150,000 with associated fees estimated at £2,000 and stamp duty of £4,500 (total cost of £156,500).

On 13th February 2020, Cabinet approved a budget of £1,946,000 for 2020-2021 to support delivery of the Housing Acquisition Policy in acquiring additional HRA properties for rent. A further £501,200 was carried forward to 2020-2021 resulting in a total budget £2,447,200 for 2020-2021.

For 2020-2021, the Council has commitments £742,000 to acquire 4 properties including associated fees leaving a balance of £1,705,200 available for the remainder of the current financial year.

There is sufficient budget to cover the cost of acquiring 38 Wordsworth Road, Loughborough

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; reviewed and updated June 2019, DD084