

## Acquisition of Properties

8 Penrith Avenue, Shepshed

### 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 8 Penrith Avenue, Shepshed 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



Alison Simmons  
Head of Strategic  
and Private Sector  
Housing

26th November 2018

#### 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 to meet the identified housing needs for the Borough:

- 8 Penrith Avenue, Shepshed – 2 bedroom semi-detached house

The seller of the property has accepted an offer of £143,000

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 £143,000 with associated fees estimated at £2,650 and stamp duty of £4,650 (total cost of £150,300).

In February 2018, Cabinet approved a budget of £1,953,000 for 2018-2019 and £1,856,000 for 2019-2020 to support delivery of the Housing Acquisition Policy in acquiring additional HRA properties for rent.

To date the Council has purchased 5 other properties for the sum £872,000 including associated fees with a further £299,600 committed with 2 other purchases including this property.

This means that the total spent to date and the funds committed equal £1,171,600, leaving a balance of £781,400 available for 2018-2019.

There is sufficient budget to cover the cost of acquiring 8 Penrith Avenue, Shepshed

### **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.