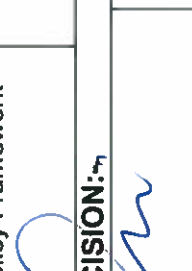


RECORD OF EXECUTIVE DECISION

Ref. (for Democratic Services only)	Date	Decision Maker	Decision	Reason for Decision	Alternative Options Considered	Conflicts of Interest Declared (and Dispositions granted by Standards Committee)	Consultation with Ward Member(s)	Subject to Call-in? Yes/No
	29 th April 2019	Portfolio Holder for Finance and Corporate Resource	To initiate the property dealing procedure in relation to the potential acquisition of an ex-Council owned bungalow in Clacton	To consider the request received in accordance with the Council's Property Dealing Policy.	Not initiating the process.	None	To be confirmed	Yes
URGENT DECISIONS ONLY (If non-urgent go to "Agreement to Decision" below):-								
GENERAL EXCEPTION APPLIES? (Rule 15 Access to Information Procedure Rules)			NO	If yes, has at least 5 clear days notice been given to the Chairman of the relevant overview and scrutiny committee?	N/A	N/A	N/A	N/A
SPECIAL URGENCY APPLIES? (Rule 16 Access to Information Procedure Rules)			NO	If yes, has the Chairman of the relevant overview and scrutiny committee's consent been obtained?	N/A	N/A	N/A	N/A
EXEMPTION FROM CALL-IN APPLIES? Rule 16i Overview and Scrutiny Procedure Rules)			NO	If yes, has the Chairman of the relevant overview and scrutiny committee's consent been obtained?	N/A	N/A	N/A	N/A
URGENT & OUTSIDE BUDGET OR POLICY FRAMEWORK? (Rule 6 Budget and Policy Framework Procedure Rules)			NO	If yes, why is it not practical to convene a quorate meeting of full Council If yes, has the Chairman of the relevant overview and scrutiny committee	N/A	N/A	N/A	N/A
AGREEMENT TO DECISION:-								
Signed: 			Date: 10 th MAY 2019	Delegated Power Reference (in Part 3 of the Constitution):- 3.31, Item 4.2.1				
Decision Maker Clr G Guglielmi – Deputy Leader and Portfolio Holder for Finance and Corporate Resource								

Original signed copy to be retained by Service.

Electronic copy to be sent to Ian Ford and Katie Sullivan (Committee Services) for publication.

Key Decision Required:	No	In the Forward Plan:	No
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PORTFOLIO HOLDER FOR FINANCE AND CORPORATE RESOURCES

25 April 2019

**A.1 INITIATION OF THE PROPERTY DEALING PROCEDURE:
PURCHASE OF A TWO BEDROOM BUNGALOW IN CLACTON ON SEA
(Report prepared by Matthew Wicks)**

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To consider whether to initiate the Council's Property Dealing Process for the potential purchase of a two bedroom bungalow in Clacton on Sea.

EXECUTIVE SUMMARY

The property was purchased from TDC seven years ago under the Right to Buy scheme. The homeowners now wish to sell the property, however they are within the Buyback Right of First Refusal period (10 years). The Council has capital receipts from Right to Buy sales and S106 income. Given our chronic shortage of two bedroom properties in Clacton with level access (for households with disabilities); purchasing such a property would make an ideal use of these funds.

RECOMMENDATION(S)

That the Portfolio Holder initiates the property dealing process, in respect of the potential purchase of a two bedroom bungalow from the current owners, in order that Officers may consider the potential transaction, including valuation, examinations, and negotiations in accordance with the Council's Property Dealing Policy, as set out in the Constitution.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Our priorities include providing decent affordable housing and to ensure all our residents live in high quality housing which meets local needs. To aid and support housing land allocations made which will support sustainable mixed developments and the supply of affordable housing sites apply high design standards to all new proposals.

To manage public money effectively meaning value for money principles are embedded in the delivery of all our services

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The purchase of properties carries a financial cost but would bring an additional dwelling/s into the Housing Revenue Account that could immediately begin generating a return.

The transaction could be financed through funds already held from Right to Buy and/or S106 receipts.

Risk

Officers have not identified any significant risk associated with the proposals.

LEGAL

In coming to decisions in relation to the management or procurement of assets, the Council must act in accordance with its statutory duties and responsibilities. Under case law following Section 120 of Local Government Act 1972, the Council is obliged to ensure that the management of its assets are for the benefit of the District.

Section 17 of the Housing Act 1985 provides the principal power for the acquisition of land for housing purposes, including land as a site for the erection of houses; this includes the power to acquire land for the purposes of disposing of the land to a person who intends to provide housing accommodation on it.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder / Equality and Diversity / Health Inequalities / Area or Ward affected / Consultation/Public Engagement.

Area or Ward Affected

Clacton Wards

PART 3 – SUPPORTING INFORMATION**BACKGROUND**

For a number of years the Council has had a very strong demand for one and two bedroom properties with level access in the Tendring district. However our stock has dwindled and turnover of tenancies is very slow.

The property was purchased from TDC seven years ago under the Right to Buy scheme so now that the property is being resold we are still within the period of having first option. Identifying ex-Council properties that have been sold originally through the Right to Buy scheme, present value for money and are easier to maintain as their construction is known to the Building Services Team.

CURRENT POSITION

The Housing Manager and the Senior Building Services Maintenance Surveyor have identified a potential property to determine suitability.

Authorisation is now required to enter into negotiations.

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

None