

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

15 July 2019

**A.1 INITIATION OF THE PROPERTY DEALING PROCEDURE:
PURCHASE OF A THREE BEDROOM HOUSE IN DOVERCOURT**
(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 three bedroom house in in Dovercourt.

EXECUTIVE SUMMARY

The Council is investigating the best way to support a family living with complex disabilities who are threatened with homelessness and have applied to join the Housing Register. The most appropriate option appears to be to purchase their current property that is one purchased from the Council a number of years ago through the Right to Buy scheme.

In order to fully explore this option the property dealing procedure must be initiated.

RECOMMENDATION(S)

That the Portfolio Holder initiates the property dealing process, in respect of the potential purchase of a three bedroom house 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

Harwich Wards

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Council is working with a family who are threatened with homelessness but who also have a need for an adapted property. It is likely that the Council will be in a position where it needs to find suitable accommodation in order to prevent homelessness.

For a number of years the Council has had a very strong demand for three bedroom properties that have had adaptations carried out to assist tenants with disabilities. Turnover of tenancies is very slow and it is very unlikely that a property suitable for this family will become available.

The property currently occupied by the family was purchased from TDC over 20 years ago through the Right to Buy scheme. Taking a broad view of what are very unusual and complex circumstances an effective option is for the Council explore the purchase of their current property that is already undergoing adaptations. This would bring a further adapted property into the housing stock whilst discharging a statutory homelessness duty.

CURRENT POSITION

The Housing Manager and the Development & Building Manager have visited the property and are agreed that it is suitable to bring back into the Council's housing stock.

Authorisation is now required to obtain a valuation and enter into negotiations.

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

None