

Key Decision Required:	Yes	In the Forward Plan:	Yes
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CABINET

26 MAY 2017

REPORT OF PORTFOLIO HOLDER FOR RESOURCES AND CORPORATE SERVICES

A.1 FREEHOLD PURCHASE OF 23 ALEXANDRA STREET, HARWICH

(Report prepared by Tim Clarke and David Black)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek approval from Cabinet for the freehold purchase of 23 Alexandra Street, Harwich.

EXECUTIVE SUMMARY

23 Alexandra Street is a late 70's built ex-Council owned 3 bedroom house in a terrace of four. Two other of these houses still remain in the Council's ownership making this a logical opportunity. Full details can be found in Part B of this Report.

RECOMMENDATIONS

That Cabinet authorises the freehold purchase, in principle, subject to its decision on terms and authorising the Corporate Director (Corporate Services) to enter in to a contract and transfer deed to complete the purchase of the property all as set out in the report in Part B of this agenda.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The freehold purchase of 23 Alexandra Street Harwich has potential to contribute to the Council priority to deliver a quality living environment by:

supporting the supply of affordable housing.

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

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The purchase of the property carries a financial cost but would bring an additional dwelling into the housing stock that would meet a local need and would immediately generate rental income. Details of this are contained in Part B of this report.

The purchase can be funded from existing capital receipts.

Risk

There is a minimal risk that the purchase might not complete if the seller were to pull out but if this does happen then officers would look to find another appropriate property in the area to purchase.

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 including houses or land for housing for housing purposes.

The Portfolio Holder for Resources and Corporate Services' approval was obtained in 12 April 2017 to initiate the property dealing procedure

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of Crime and Disorder, Equality and Diversity, Health Inequalities, Consultation/Public Engagement and Wards; and any significant issues are set out below.

None

Ward

Harwich East

PART 3 – SUPPORTING INFORMATION**BACKGROUND**

Officers have been exploring the local property market to expand the housing offer in the Harwich area having previously sold an unsuitable property in 2015 and have identified this property as becoming available. It is an ex council house which was purchased by the current owner through the right to buy scheme several years ago. The Council still owns two other properties within this terrace and so is familiar with their management and repair requirements.

CURRENT POSITION

The Housing Tenancy Management and Building Services Teams have viewed the property and carried out full assessment. On 12 April 2017 Portfolio approval was obtained to initiate the property Dealing process and an independent valuation has been undertaken.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

- **Appendix A – Location Plan**