

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

AND

PORTFOLIO HOLDER FOR HOUSING

19 JANUARY 2018

A.1 LEASEHOLD PURCHASE OF 91 CLARKES ROAD, DOVERCOURT
(Report prepared by Matthew Wicks)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek approval from the Portfolio Holder for Finance and Corporate Resources and The Portfolio Holder for Housing for the leasehold purchase of 91 Clarkes Road, Dovercourt.

EXECUTIVE SUMMARY

The proposal is to purchase the leasehold of the two bedroom ground floor flat at 91 Clarkes Road, Dovercourt. The property is ex-Council owned and is being sold by executors.

TDC already own the three other flats in the block and numerous others in the road. Buying back this property would make general improvement works and day to day management an easier process. In addition for a number of years the Council has had a strong demand for two bedroom accommodation/flats in Dovercourt (especially ground floor).

In December 2017 Portfolio Holder approval was obtained to initiate the Council's Property Dealing Procedure and to obtain an independent valuation of the property and to negotiate a price with the owner.

The market valuation has now been obtained and negotiations with the neighbours have been completed satisfactorily, to enable the sale to be progressed to its conclusion.

Part B refers to the detail of negotiations.

RECOMMENDATIONS

That the Portfolio Holder for Finance and Corporate Resources and the Portfolio Holder for Housing authorise the leasehold purchase of 91 Clarkes Road, Dovercourt subject to the terms set out in Part B of this report.

- **PART 2 – IMPLICATIONS OF THE DECISION**

DELIVERING PRIORITIES
<p>The leasehold purchase of 91 Clarkes Road, Dovercourt has potential to contribute to the Council priority to deliver a quality living environment by:</p> <ul style="list-style-type: none"> • Supporting the supply of affordable housing. • Managing public money effectively meaning value for money principles are embedded in the delivery of all our services.
FINANCE, OTHER RESOURCES AND RISK
<p>Finance and other resources</p> <p>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.</p> <p>The purchase will be 50% funded from capital receipts that have been generated from previous Right to Buy sales and in order to comply with capital receipt pooling regulations 50% will be funded from the Housing Revenue Account (HRA) New Build and Acquisitions fund.</p> <p>Risk</p> <p>There is no recognised risk with the proposed transactions.</p>
LEGAL
<p>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.</p>
OTHER IMPLICATIONS
<p>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.</p> <p>None</p> <p>Ward</p> <p>Harwich West Central</p>

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The proposal is to purchase the leasehold of the two bedroom ground floor flat at 91 Clarkes Road, Dovercourt. The property is ex-Council owned and is being sold by executors. The executors of the deceased estate have contacted the Housing Service and given us first refusal to buy back the flat.

For a number of years the Council has had a strong demand for two bedroom accommodation/flats in Dovercourt (especially ground floor). However our stock has dwindled and turnover of tenancies is very slow. 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.

TDC already own the three other flats in the block and numerous others in the road. Buying back this sold property would make general improvement works and day to day management an easier process.

CURRENT POSITION

The Housing Tenancy Management and Building Services Teams have viewed the property and carried out full assessment. In December 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

None