



Record of Officer's Decision

The Openness of Local Government Bodies Regulations 2014 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Date of Decision:	17 February 2026
Decision Maker (Officer):	Damian Williams Corporate Director (Operations and Delivery).
Authority for Delegated Decision (Cabinet/Committee Decision or Scheme of Delegation – provide reference):	Part 3, Schedule 3 – Responsibility for Executive Functions delegated to Officers paragraph 4.3 (1) – the Chief Executive has delegated authority to discharge executive functions within their respective service areas (Part 3.44 paragraphs 4.4.6 and 4.4.8). All delegations are subject to consultation where considered appropriate in the circumstances (paragraph 4.3 (4(ii) – Part 3.39). The Corporate Director has delegated power to authorise the completion of the purchase transaction of a freehold property (former Right to Buy property) of 363 Old Road Clacton-on-Sea Essex CO15 3RJ from Stephen Jamie Stuart Hepburn to Tendring District Council.
Identify which Portfolio Holder(s)/Committee Chairman consulted?	Executive Decision signed and dated 2 February 2025 by Councillor Andy Baker, Portfolio Holder for Housing and Planning.
Ward Member(s) consulted?	No
Is it a Key Decision?	No
Is it subject to call-in?	No
Decision Made:	To complete the purchase transaction of the property.

Reason for Decision (if a report was produced to support the Decision, refer to or attach it):	Highlight any associated risks/finance/legal/equality considerations:	Details of any Alternative Options Considered and rejected (together with reasons):	Details of any declarations of interest (by Portfolio Holder/Committee Chairman who was consulted by the officer, which related to the decision) If relevant, a note of the dispensation granted by the Monitoring Officer:	Reason Decision, or supporting Report, is not published: Tick one or more of the specific exemptions, and Give more information in the final box with regards to why the exemption applies and outweighs the public interest test (which is in favour of disclosure).	- Reveals that the Council proposes to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or - Relates to a claim for legal professional privilege in legal proceedings - Relating to financial or business affairs of a person or organisation - Likely to reveal the identity of an individual - Relates to an individual
The purchase of the freehold interest will provide an additional dwelling for the Council's housing stock to meet local need and generate rental income. The Decision was published on 2 February 2026.	Officers have not identified any significant risk associated with the proposals other than the risk associated with the Right to Buy – a financial risk that is inherent to almost all Council owned housing.	Not to purchase the property.	N/A	Not applicable – Decision to be published If Report is not to be published – tick one of the following boxes: x The report supporting the Decision contains confidential information The Report supporting the Decision falls within an exemption pursuant to Schedule 12A of the Local Government Act 1972 Information: • Relates to an individual • Likely to reveal the identity of an individual • Relating to financial or business affairs of a person or organisation • Relates to a claim for legal professional privilege in legal proceedings • Reveals that the Council proposes to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or	

		to make an order or direction under any enactment
		• Relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime
		<u>And</u> is exempt if and so long, as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information

Officer



Damian Williams

Signed

Title: Corporate Director (Operations and Delivery)

Dated:

17/2/26

February 2026

