

## RECORD OF CABINET PORTFOLIO HOLDER DECISION

Local Government Act 2000 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

<b>Decision Ref. No.</b>	PH033
<b>Decision made by</b>	Portfolio Holder for Housing and Communities
<b>Decision Title</b>	Purchase of property in Melton Mowbray – RTB receipts (UR006)
<b>Key decision?</b> <ul style="list-style-type: none"> <li>• Expenditure/savings/income over £50K and/or</li> <li>• significant impact 2 or more wards</li> </ul>	Yes
<b>Date of decision (same as date form signed)</b>	28 July 2021
<b>Name and job title of Officer requesting the decision</b>	Craig Spence, Assistant Director for Housing Management
<b>Officer contact details</b>	<a href="mailto:cspence@melton.gov.uk">cspence@melton.gov.uk</a>
<b>Decision</b>	1. To approve the purchase
<b>Background</b>	<p>Under the agreement the Council entered into regarding the use of retained Right to Buy receipts, the Council is required to return any unspent Right to Buy receipts to central Government if they are not spent within 3 years of receipt with an interest charge. At Place committee in September 2018, members agreed to give delegated authority to the director for Growth and Regeneration (in consultation with the chair of the Place committee and relevant ward members) to use of the Right to Buy receipts to purchase housing and retain the benefits of the Right to Buy receipts within the Council and local community.</p> <p>Parameters for suitable housing were set out; this focussed the use of receipts on good quality homes, ideally new or modern build; with modern building regulation standards, higher levels of energy efficiency and not in need of significant repair works or long-term maintenance. The property search was also targeted on bungalows and 2–4-bedroom family houses in line with local affordable housing needs. The Council also needed to be confident that that any purchase could complete within the spending deadlines for the use of the Right to Buy receipts, so did not make offers on suitable properties with potentially protracted or long housing chains.</p>

	The property identified meets the criteria set out above.			
<b>Reason for Decision/Main Considerations</b>	<p>The Housing team have been exploring numerous property purchase options in relation to the use of RTB receipts to enhance the Council's stock portfolio combined with matching existing need of complex cases.</p> <p>This property shall enable us to meet the complex needs of a number of current and future register applicants.</p>			
<b>Alternative options rejected</b>	<p>1. Use RTB receipts to buy alternative housing. This option has been rejected because the property subject to this decision record is considered to meet all the required criteria for use of the RTB receipts spending. It performed well in comparison to the alternative properties that were assessed as being suitable and available for sale within the spending timeframes in terms of housing need, value for money and property condition.</p>			
<b>Legal implications</b>  Officer/Date provided:	S.120 Local Government Act 1972 provides a power for a local authority to acquire land.			
<b>Financial implications</b>  Officer/Date provided:	<p>The funding for the property subject to this decision will require a total spend of £215,000. In accordance with rules regarding the use of the Right to Buy receipts, a maximum of 40% of purchase costs can be made from the Right to Buy (RTB) receipts, totalling £86,000. The remaining 60% of the funding will come from the HRA (£129,000).</p>			
<b>Other implications</b>	Under the Cabinet Scheme of Delegation (Chapter 2, Part 5 of the MBC Constitution) the Portfolio holder for housing may take decisions in relation to housing assets within the budget and policy framework.			
<b>Background papers considered</b>				
<b>List consultees (Where applicable)</b>		<b>Name</b>	<b>Outcome</b>	<b>Date</b>
	Ward Councillors	Cllr Margaret Glancy Cllr Simon Lumley Cllr Pam Posnett MBE	No objections received	30 <sup>th</sup> March 2021
	Human Resources	N/A	N/A	N/A
	Equalities	N/A	N/A	N/A
	Communications	N/A	N/A	N/A
<b>Confidential Decision?</b> (The decision will be published in its entirety unless it contains exempt information as				

described in Section 1.4 of the <a href="#">Council's Access to Information Rules</a> )	
<b>Call In Waived by Scrutiny Committee Chair? (Under urgency Procedures)</b> Where urgency procedures used please provide approved urgency notice	
<b>Has this been discussed by Cabinet Members?</b>	
<b>Cabinet Portfolio Holder Signature</b>	Councillor Ronan Browne Portfolio Holder for Council Homes & Landlord Services  28 July 2021
<b>Declarations/conflict of interest?</b>	

**ONCE SIGNED, THIS FORM MUST BE HANDED TO DEMOCRATIC SERVICES IMMEDIATELY.**

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Form Received	29 July 2021	
Date published to all Councillors	29 July 2021	
Call In Deadline	3 August 2021	