




**Melton
Borough
Council**

Record of Cabinet Portfolio Holder Decision

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

Decision made by	Portfolio Holder for Housing and Communities
Key decision?	Yes. Has a significant impact on two or more wards. Purchase property (UR002) over £50k
Date of decision (same as date form signed)	09.03.2020
Name and job title of Officer requesting the decision	Genevieve Houldsworth, Economic Regeneration Officer
Officer contact details	ghouldsworth@melton.gov.uk
Decision	To purchase a three bedroom house in Saltby (UR002).
Reason for Decision	<p>Under the agreement the Council entered into regarding the use of retained of 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 were informed of the need to spend some of our Right to Buy receipts within the next financial year and 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</p>

	<p>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> <p>This property is considered to fulfil the criteria as set out above; it meets a local housing need, it is available to complete within the spending timeframe (no chain). It is in a good lettable condition and benefits from recent renovation works throughout. A conditional offer (of £175,000) has been accepted by the agent below the asking price of £189,950. Following the approval of this decision notice, the legal team will complete the contracts and transaction.</p> <p>It is anticipated that this property will need to be purchased to ensure that RTB receipt spending is fulfilled to June 2020. Following the June deadline, shortlists of other properties are currently being assessed and a further decision notice will be prepared for consultation with the relevant officers and members in due course.</p>
Alternative options rejected	<p>A number of properties were considered, however these were limited to those available. A series of offers were made, however some were unsuccessful due to interest from other buyers.</p>
Legal implications	<p>S.120 Local Government Act 1972 provides a power for a local authority to acquire land.</p>
Financial implications	<p>The funding for the property subject to this decision will require a spend of £175,000 plus SDLT and other relevant costs. In accordance with rules regarding the use of the Right to Buy receipts, a maximum of 30% of purchase costs can be made from the retained Right to Buy (RTB) receipts, totalling £52,500. The remaining 70% of the funding will come from the HRA (£122,500).</p> <p>Taking into consideration decisions notices in regard to the purchase of other properties, this will result in the Council spending all of its required receipts on affordable housing by the end of June 2020. Further spending on new affordable housing will be required by 30 September 2020 and quarterly thereafter.</p>

Other implications	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.			
Background papers considered	None			
Declarations/conflict of interest?	None			
List consultees		Name	Outcome	Date
	Ward Councillors	Cllr Hewson		
	Legal	Adele Wylie		
	Finance	Carol King Dawn Garton	Inputted in to "financial implications"	27/02/2019
	Human Resources	N/A	N/A	N/A
	Equalities	N/A	N/A	N/A
	Communications			
Confidential Decision?	Decision will remain confidential for commercial reasons until completion has taken place.			
Call In Waived by Scrutiny Committee Chair?	No			
Has this been discussed by Cabinet Members?	N/A			
Cabinet Portfolio Holder Signature	<div style="text-align: right;">  Signature </div> <div style="text-align: right;"> 09.03.2020 Date </div>			

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

FOR DEMOCRATIC SERVICES USE ONLY		
Form Received	9/3/20	
Date published to all Councillors	9/3/20	
Call In Deadline	12/3/20	

