

Officer Decision Record



Decision Maker:	Janet Waggott, Chief Executive
Lead Officer:	Suzan Harrington, Director of Corporate Services & Commissioning
Title of Decision:	Purchase of a former right to buy property in Tadcaster
Ward(s) Affected:	All
Type of Decision:	<input type="checkbox"/> Key Decision <input type="checkbox"/> None key decision discharging (or connected to the discharge of) an Executive function <input checked="" type="checkbox"/> Specific delegation from Council or Committee <input type="checkbox"/> Grant of permission / licence <input type="checkbox"/> Affecting the rights of an individual <input type="checkbox"/> Awarding a contract or incurring expenditure which materially affects the financial position of the Council
Details of decision:	<p>The decision is to purchase a former Council property previously sold through the Right to Buy to bring back into use as affordable housing.</p> <p>The purchase will be funded from agreed budgets. Using Homes England Affordable Housing Grant, and funding from Section 106 commuted sums.</p> <p>RESOLVED: To purchase a former Council property in Tadcaster previously sold through Right to Buy, to bring back into use as affordable housing.</p>
Reason for decision:	The purchase of this former Right to Buy Council property will support the increase in affordable housing provision and will directly contribute to meeting the Council's one for one replacement target for right to buy properties.

	<p>The property is a 1 bed residential flat in an area of high demand and is considered suitable for buy-back. The business case and detailed financial model demonstrates the property purchase meets the financial viability criteria.</p> <p>On 1 April 2021 the Executive approved a new Affordable Housing Policy and a new policy for the use of Section 106 commuted sums for the development and purchase of affordable housing. This provides sums up to 80% of market value from S106 commuted sums.</p> <p>The Council agreed on 22 July 2021 that the authority to approve the Business cases to purchase properties was delegated to the Chief Executive, in consultation with the Lead Member for Housing, Leisure, Health and Culture at Council on 22 July 2021 in order to expedite delivery of the housing delivery programme.</p>
<p>Alternative options considered and rejected:</p>	<p>The size, location and type of property is in high demand and therefore this option was an opportunity to directly increase affordable housing provision in the district.</p> <p>This property would allow SDC to regain control of an area of housing which is primarily under council ownership.</p>
<p>Member Interests: <i>(Name of any Member who has declared a conflict of interest in relation to the decision and details of any dispensation granted by the Head of Paid Service if appropriate)</i></p>	<p>None</p>
<p>Legal, Financial or other implications:</p>	<p><u>Legal</u></p> <ul style="list-style-type: none"> • The Housing Act 1985 empowers local authorities to acquire land, houses or other properties from private individuals, for the provision of housing accommodation.

	<p><u>Financial</u></p> <ul style="list-style-type: none"> • The cost of the acquisition is £91,000. There are some works required to the property to bring it to a lettable standard therefore the total capital cost including fees is £122,300. • The rental income will be credited to the Housing Revenue Account. • The funding for this purchase is within the approved capital programme and it is recommended that the cost of the acquisition and the required refurbishment costs are met from the Empty Homes Programme as detailed in the business case. This includes £39,000 from the Homes England Grant, and the balance (£83,300) from the s106 contributions to affordable housing.
Background papers:	<p>Executive Report: Affordable Housing Delivery through Right to Buy Buybacks (13th June 2019)</p> <p>Executive Report: S106 Affordable Housing Commuted Sum Allocation (1st April 2021)</p> <p>Executive Report: Affordable Housing Delivery Strategy 2021-2025 (1st April 2021)</p> <p>Council Report: Medium Term Financial Strategy (22nd July 2021)</p>
Contact details for further information:	<p>Sarah Murphy, Asset Strategy and Development Manager smurphy@selby.gov.uk</p>
Signed:	<i>Signature redacted</i>
Date of Decision:	20/01/2022