

CAMBRIDGE CITY COUNCIL
Record of Executive Decision

RECOMMENDATION TO BUY BACK A DWELLING

Decision of: **Councillor Kevin Price,**
Executive Councillor for Housing

Reference: 14/URGENCY/CCS/11

Date of decision:	Recorded on:
12/12/14	12/12/14

Decision Type: Non Key

Matter for Decision:

The acquisition of dwelling in the city, in line with the HRA Acquisition and Disposal Policy. In this instance the property is an ex-Council dwelling that was previously sold under the Right to Buy, but prior to the point at which the Right of First refusal legislation came into force.

Why the decision had to be made (and any alternative options):

If the Council were to purchase the property now, it could save the Council having to meet the additional costs associated with a compulsory purchase (if the property is the main residence of the new owner) at a later date.

The Executive Councillor's decision(s):

- That the Council, following an approach by the owner, buy back the ex-Council flat at 10 Ventress Close, previously sold under the Right to Buy in 1970. Although the Right of First Refusal process is not applicable in this instance, the Council has been offered the opportunity to take back a property that sits within a potential future re-development area. The scheme has been approved for consideration for redevelopment as

part of the 3 Year Rolling Programme.

- The capital cost of the project is £238,365. This comprises £225,000 agreed market valuation plus legal and other fees associated with the purchase totalling £3,365 and works to bring the property up to a lettable standard at an estimated £10,000. The project will be funded from the existing allocation of £663,000 in the Housing Capital Investment Plan in 2014/15 for the repurchase of ex-HRA dwellings and Right to Buy receipts.
- To note the revenue implications arising from bringing this property back into housing stock (management, repairs and property improvements) are anticipated to be fully met from the rental income from the dwelling once let.

Reasons for the decision:

As outlined above

Report:

A report detailing the background is attached

Scrutiny consideration:

The Chair and Opposition Spokes were consulted prior to the action being authorised.

No conflicts of interest were declared by the Executive Councillor.

Conflicts of interest:

This urgent decision will be reported back to the next Housing Scrutiny Committee on 14 January 2015

Comments:

Comments were received from the Opposition Spokes Opposition Spokes – Independent Group. The points raised were addressed by Officers.

No adverse comments were received.

This urgent decision will be reported back to the next Housing Scrutiny Committee on 14 January 2015.