

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/12

Date of decision: 29 December 2014
Recorded on: 29 December 2014

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 buy back the ex-council bungalow at 1 Teversham Drift, previously sold under right to buy legislation in March 1983. 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 an area predominantly occupied by older people and which would meet existing housing need.
- The capital cost of the project, anticipated to be up to £279,885 (acceptable market valuation to the vendor + decent homes work + costs), with the

final purchase price / market valuation to be agreed between the Council and the vendor. The project will be funded from the allocation of £663,000 in 2014/15, ear-marked in the Housing Capital Programme, for the repurchase of ex-HRA dwellings. 30% of the cost of the purchase can be funded from retained right to buy receipts, with the balance to be met from HRA resources.

- 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.

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

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

Comments:

No adverse comments were received.