

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	23 January 2019
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Council House Open Market Purchases to Support Regeneration Activity in East Whitlawburn
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise on action taken, in terms of Standing Order No 36(c) in view of the timescales involved, by the Executive Director (Housing and Technical Resources), in consultation with the Chair and an ex officio member, to approve the purchase of two properties on the open market exceeding the authorised £100,000 for each property to support the implementation of the Master Plan proposals for East Whitlawburn

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the action taken, in terms of Standing Order No 36(c) by the Executive Director (Housing and Technical Resources), in consultation with the Chair and an ex officio member, to progress the purchase of two properties on the open market with a value in excess of the authorised £100,000 limit for each property, to meet the urgent housing needs of applicants who require to be rehoused due to regeneration activity within East Whitlawburn; and
- (2) that authority be granted to the Executive Director (Housing and Technical Resources), in conjunction with the Head of Administration and Legal Services to conclude all matters relating to the purchase of the properties and to enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

3.1. A previous report to the Housing and Technical Resources Committee (1 July 2015) approved proposals for a Council House Open Market Purchase Scheme to increase the supply of Council housing stock aligned to four key strategic outcomes identified in our Local Housing Strategy including:-

- ◆ the purchase of high demand property types in areas where stock has been depleted through RTB
- ◆ the purchase of property to support area regeneration activity or address Empty Homes blight
- ◆ the purchase of property to secure majority owner status in shared blocks to facilitate planned maintenance and improvement works

- ◆ the purchase of property to address an urgent and specific applicant housing need promptly and more cost effectively than adapting and/or converting an existing council house

- 3.2. To facilitate implementation of the Scheme, a subsequent report to Executive Committee on 26 August 2015 approved a revision to the Scheme of Delegation increasing the Executive Director's (Housing and Technical Resources) financial limit for acquisitions to £100,000.
- 3.3. In September 2018, Estates Services were asked to identify properties on the open market, which are required to facilitate decants and/or permanent transfers for residents who are affected by the East Whitlawburn Regeneration Master plan. It is necessary to purchase properties due to the shortage of available Council stock within Cambuslang and Rutherglen areas. Two potentially suitable properties have now been identified, however the value of each property exceeds the maximum financial limit of £100,000 in the current Delegated Authority set for acquisition of land and property.
- 3.4. The properties are a one 3 bedroom mid terrace in the Spittal area of Rutherglen and a one 2 bedroom end terrace in the Gallowflat area of Rutherglen. The properties purchased would be added to the Council's operational housing stock. As with every purchase, the Council's surveyors would seek to secure best value through agreement of a discount to the Home Report value.

4. Employee Implications

- 4.1. There are no employee implications.

5. Financial Implications

- 5.1. The approved delegated authority maximum threshold for acquisition of the purchase of a suitable property is up to £100,000 and it is expected that the purchase of the properties outlined in this report will be over this limit. The purchases are required quickly in order to meet timescales for the implementation of the East Whitlawburn Regeneration Master plan.
- 5.2. The purchases can be made within approved HRA Capital budgets and funding.

6. Other Implications

- 6.1. There are no significant risks or sustainability issues associated with this report.
- 6.2. Normal Council protocols to ensure that there are no conflicts of interest apply to this scheme.

7. Equality Impact Assessment and Consultation Arrangements

- 7.1. This report does not introduce a new policy, function or strategy and therefore no separate impact assessment is required.
- 7.2. No formal consultation process was required in terms of the recommendation contained in this report.

Daniel Lowe
Executive Director (Housing and Technical Resources)

14 January 2019

Link(s) to Council Values/Ambitions/Objectives

- ◆ Improve the availability, quality and access of housing
- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities
- ◆ Support our communities by tackling disadvantage and deprivation and supporting aspiration

Previous References

- ◆ Housing and Technical Resources Committee, 1 July 2015
- ◆ Executive Committee, 26 August 2015

List of Background Papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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