

# **Report**

<b>Report to:</b>	<b>Housing and Technical Resources Committee</b>
<b>Date of Meeting:</b>	<b>5 May 2021</b>
<b>Report by:</b>	<b>Executive Director (Housing and Technical Resources)</b>

<b>Subject:</b>	<b>Council House Open Market Purchase for Specific and Urgent Housing Need at 58 Eider Grove, East Kilbride</b>
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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 seek approval to purchase a property on the open market

## **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 authorise the purchase of 58 Eider Grove, East Kilbride on the open market to meet an urgent specific housing need, be noted, and
- (2) that the action taken by Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, to conclude all matters in respect of the purchase of 58 Eider Grove, East Kilbride, and to enter into the necessary legal agreements on terms which are in the best interests of the Council, be noted.

## **3. Background**

- 3.1. The Council House Open Market Purchase Scheme allows for the purchase of property to increase the supply of Council housing stock aligned to four key strategic outcomes identified in our Local Housing Strategy. One of the key outcomes is the purchase of property to meet the urgent housing needs of a specific applicant. Grant subsidy towards the purchase of any property on the open market is available from the Scottish Government through the Affordable Housing Supply Funding Grant.
- 3.2. The Scheme of Delegation places a financial limit for acquisitions, under this scheme, of £100,000.
- 3.3. Estates Services have been asked to identify properties on the open market suitable to meet a specific housing need that cannot be met within the Council's existing housing stock. A 5 apartment property has now been identified which would be suitable, however, the value of this property exceeds the maximum financial limit of £100,000 set out in the current Delegated Authority for acquisition of land and property.

#### **4. Proposal**

- 4.1 Based on an assessment of market valuations for the type of property required to meet the needs of the applicant, in the location required, Estate Services advise that a reasonable threshold for the purchase of suitable property would be in the region of £138,000. As with every purchase, the Council's surveyors would seek to secure best value in any acquisition.
- 4.2 This purchase will be made on the basis as a strictly one-off purchase to meet a specific housing need and engagement has taken place with other Council services to confirm that the property at 58 Eider Grove, East Kilbride is suitable.
- 4.3 Authority for the purchase was required in order to meet timescales for the offer process and to enable the Council to negotiate the acquisition more effectively on the open market.
- 4.4 Once an acquisition is concluded, an application will be made to the Scottish Government to recover grant subsidy towards the purchase of this property.

#### **5. Employee Implications**

- 5.1 There are no employee implications.

#### **6. Financial Implications**

- 6.1 The purchase can be made within approved HRA Capital budgets and additional funding from the Scottish Government will contribute to the purchase.

#### **7. Climate Change, Sustainability and Environmental Implications**

- 7.1. There are no climate change, sustainability or environmental implications arising from this proposal.

#### **8. Other Implications**

- 8.1 The purchase of a suitable property enabled by this report will ensure the Council meets its statutory duty.
- 8.2 There are no significant risks issues associated with this report.
- 8.3. Normal council protocols to ensure that there are no conflicts of interest apply to this scheme.

#### **9. Equality Impact Assessment and Consultation Arrangements**

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

**Daniel Lowe**

**Executive Director (Housing and Technical Resources)**

7 April 2021

**Link(s) to Council Values/Ambitions/Objectives**

- ◆ Improving the quality, access and availability of housing
- ◆ Improve the quality of the physical environment
- ◆ Sustainable development

**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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