

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: OPEN MARKET PURCHASES OF HOMES IN WESTMINSTER TO PROVIDE AFFORDABLE HOUSING

Notice is hereby given that the Cabinet Member for Housing has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

1. That this report be exempt from disclosure by virtue of the Local Government Act 1972, Schedule 12A, Part 1, paragraph 3, in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).
2. That the Cabinet Member for Housing approved:
 - 2.1 The use of up to the amount as set out in the report to be provided from the Council's Affordable Housing Fund (AHF) to fund the acquisition and works to 50 1 bed, 2 bed and 3 bed properties to be secured on the open market in Westminster for use as Intermediate rented housing and Temporary Accommodation.
 - 2.2 The purchase of suitable 3 bed properties at prices exceeding the amount as set out in the report for use as temporary accommodation, provided that the overall delivery costs of providing 25x 2-bed and 3-bed homes for use as temporary accommodation does not exceed the sum as specified in the report.
 - 2.3 That rents charged on those properties let as intermediate housing be at a percentage of median market rents as set out in the report and the rents charged on properties used for temporary accommodation will be set at the government set TA subsidy regime of 90% of January 2011 Local Housing Allowance, plus a management fee subject to a cap as set out in the report.
 - 2.4 The delegation of authority to effect individual purchases to the Director of Housing.

Reasons for Decision

1. This decision is necessary in order to fulfil the Council's statutory duties to house persons who are defined as homeless under Part VII of the Housing Act 1996 and reduce the costs of fulfilling that duty.
2. Securing intermediate housing will provide greater housing choice to households in housing need who are unable to afford market housing.
3. Securing 50 homes on the open market will add to the Council's available housing stock to accommodate households in need.

4. It is a permitted use of the Affordable Housing Fund to finance the delivery of new affordable housing in Westminster.

**Charlie Parker, Chief Executive,
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64 Victoria Street
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Implementation Date: 20 February 2017, 5.00pm

Reference: CMfH/2016-2017/03