

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: CHURCH STREET RENEWAL VOIDS

Notice is hereby given that **Councillor Heather Acton**, Cabinet Member for Communities and Regeneration, has made the following executive decision on the above mentioned subject for the reasons set out below.

2 Recommendations

2.1 That the Cabinet Member approved: -

- (a) That voids arising on the Church Street, Site A (namely in the blocks known as Blackwater, Cray, Ingrebourne, Lambourne and Pool House) remain void to enable redevelopment works to commence when required,
- (b) That voids arising on the Church Street, Sites B (namely in the blocks known as Eden, Lea, Medway, *Ravensbourne*, Roding and Wandle House) and C (Colne, Darent, Derry, Isis, Mole and Windrush House) are no longer let as permanent secure tenancies from the date that this report is approved, except at the discretion of the Executive Director of Growth, Planning and Housing,
- (c) That voids arising in Sites B and C are used as temporary accommodation or otherwise at the discretion of the Executive Director of Growth, Planning and Housing to facilitate the achievement of vacant possession of the estate, and
- (d) That voids in Sites B and C, can be used to place homeless households under Part VII of the Housing Act 1996.

2.2 That the Cabinet Member delegates authority to the Executive Director of Growth, Planning and Housing to review the rent levels for lettings and decide how these are split between the Housing Revenue Account and General Fund ("GF").

2.3 That the Cabinet Member delegates authority to officers to explore the option for using the registered provider, Residential Management Group, to manage the voids so the City Council can retain rental income under the GF and that the Cabinet Member delegates authority to the Executive Director of Growth, Planning and Housing to make decisions to facilitate and enter into such arrangements on behalf of the City Council.

2.4 As Appendices 1 and 3 both contain confidential business information it is recommended these are exempt from publication.

3 Reasons for Decision

3.1 The approvals and delegated authorities sought in this report are required to:

- a) protect the City Council's void assets,
- b) enable a flexible and interim use of the properties, and
- c) to provide rental income for such uses.

This will ensure, during the lifespan of the programme that Westminster City Council makes best use of its properties and acts in the best interests of the scheme and its remaining residents.

**Stuart Love, Chief Executive,
Westminster City Hall,
64 Victoria Street
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