

RECORD OF OFFICER EXECUTIVE DECISION

State if decision exempt from publication (EXEMPT)

Certain information may be exempt from publication if it falls under Schedule 12A of the Local Government Act 1972. However, these exemptions only apply so long as, in the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing it.

No.	Date of Decision:	18/11/2024
1.	Name of Decision Maker and Job Title:	Debbie Jackson, Executive Director of Regeneration, Economy and Planning
2.	Status of the decision (e.g. by Executive Director in consultation with Portfolio Holder under the Constitution):	Executive Director of Regeneration, Economy and Planning.
3.	Specific Delegation from Executive (Leader, Cabinet or Cabinet Member) / Committee:	<p>Delegated decision from the Council's Cabinet Member Decision dated 24th May 2019:</p> <p>That the Cabinet Member for Regeneration and Renters delegates authority to the Executive Director of Regeneration, Economy and Planning to approve officers to enter into voluntary negotiations with leaseholders in any or all blocks within Sites A, B & C (with the exception of Kennet House) to apply the acquisition budget to acquire all leasehold interests by agreement at open market value and offer compensation in line with the Council's Policy on Leaseholders in Housing Renewal Areas;</p>
4.	Other Consultees involved. (i.e. Director of Law & Finance):	<p>Decision review and advice by:</p> <p>Internal solicitors in Bi-Borough Shared Legal Services</p>
5.	Material considered as part of the decision making process. Include how best value achieved and equality objectives met (as appropriate):	<p>Cabinet Member Report dated 24th May 2019:: Church Street Sites A, B & C – Preferred Way Forward (PWF)</p> <p>Cabinet Report dated 16 November 2021: The temporary use of the dwellings in sites B and C for temporary accommodation use will help offset the impact of changes in the allocation of housing as a result of the change in decant status.</p> <p>Land Compensation Act 1973 (c. 26)</p> <p>Policy for Leaseholders in Housing Renewal areas August 2018</p>

6.	Decision taken:	<p>The Council requires the continuation of passive acquisition for Site B and C Church Street properties. Given the complexities surrounding rehousing for leaseholders and the purchase of homes, early acquisitions are beneficial for the long-term benefits of the development. This will also increase the success of vacant possession significantly when the need arises, and without the need for CPO. Additionally, other directorates are continuing to benefit significantly financially and in terms of quality homes in the provision of using acquired void homes for temporary accommodation.</p> <p>The landlord offer includes supportive payments in the form of disturbances and compensation elements. Some of which are statutory.</p>
7.	Reasons for the Decision:	<p>Vacant possession is required for Site B and C. There are significant financial, and programme benefits of completing acquisitions ahead of the required VP date.</p> <ol style="list-style-type: none"> 1. Homes are re0sued for TA 2. Savings vs CPO 3. Savings in compensations (RoL, Statutory Payments, Inflation, Increased home values) 4. Harmonious possession environments
8.	Risk Analysis:	<p>If the council does not reach an agreement on the landlord offer presented, then there are reputational and funding application penalties. The Council has already pledged to purchase homes affected by renewal areas. Refusal to uphold may lead to additional legal challenges and subsequent challenges on acquiring homes in all renewal areas if the landlord offer is not adhered to.</p>
9.	Details of alternative options considered and rejected:	<p>Alternative Option: There are no alternative options at present as the Council intends to develop this scheme. At present, there would be no logical reason to deny fulfilling the acquisition and would open up to other legal challenges.</p>
10.	Conflicts of interest declared by any Executive Member/ other Member or officer consulted by the decision maker which relates to the decision:	N/A
11.	Dispensations Granted: (If any)	N/A

I certify that this is a true record of the executive decision in relation to the acquisition of leasehold properties within renewal areas.

Signed by the Decision Maker

A handwritten signature in black ink, appearing to read 'Debbie Jackson', with a long horizontal flourish extending to the right.

Dated 18/11/2024

Name: Debbie Jackson

Job Title: Executive Director