



OFFICIAL EXECUTIVE DECISION NOTICE PUBLISHED BY DEMOCRATIC SERVICES

Notice is hereby given that the following decision(s) have been made today by Cabinet Members at the London Borough of Hillingdon:

Title of decision	Housing Revenue Account New General Needs Housing Stock (Housing Buy-Back Scheme) - RELEASE NO: 4, 2023/24
Reference No.	1072
Date of decision	Thursday 21 March 2024
Call-in expiry date	Thursday 28 March 2024
Relevant Select Committee	Property, Highways and Transport Select Committee
Relevant Wards	Not applicable

Decision made

Cabinet Members making the decision	Councillor Jonathan Bianco – Cabinet Member for Property, Highways and Transport Councillor Martin Goddard – Cabinet Member for Finance Councillor Eddie Lavery – Cabinet Member for Residents' Services
Decision	Approved That the Cabinet Members: <ol style="list-style-type: none">1. Approve forward phasing from the HRA Unallocated Acquisitions and Development Budget 2024-25 of £3,131k and that this amount if then vired to the Housing Revenue Account (HRA) Acquisitions 2023/24 Normal buyback budget, to fund additional buybacks above the acquisition cap.2. Agree to the purchase and repair of 13 properties outlined in the separate Appendix pack sent with the release3. Agree to the following capital release requests of £3,131k from the Housing Revenue Account (HRA) Acquisitions 2023/24 Normal buyback budget for the funding of the purchase and repair of six properties, as detailed in the report (Appendix A).4. Agree to the following capital release request totalling £3,617k from the HRA Acquisitions - GLA and DLUHC Grant Funded Schemes Budget 2023/24 as follows:

	<ul style="list-style-type: none"> i. £541k for the Refugee Housing (resettlement) Programme” for the funding of the purchase and one property, as detailed in the report (Appendix A). ii. £3,026k for the GLA SHAPS Single Homeless and Young Persons programme for the funding of the purchase and repair of six properties, as detailed in the report (Appendix A). iii. £546k for the LA Housing Fund for Afghan and Ukraine refugee families Programme for the funding of the purchase and repair of one ex-Right-to-Buy property, as detailed in the report (Appendix A).
Reason for decision	<p>The scheme was approved to deliver benefits to local residents in terms of improved housing provision in the Borough.</p> <p>The Council’s Constitution – Rules on Land and Property (Chapter 19) - require the formal capital release approval for Right to Buy Housing Buy Back purchases from the Cabinet Member for Finance and relevant portfolio holder, which is the Cabinet Member for Property, Highways and Transport.</p>
Alternative options considered and rejected	<p>The alternative option is to not buy back the properties, with the vendors selling them privately on the open market. This would not assist the Council in increasing the supply of social housing in the Borough, in meeting the one-for-one replacement commitment, or in utilising time-limited RTB receipts. Alternatively, the Council could offer lower purchase prices to the vendors. However, the Council is in competition with private buyers for these properties, with no leverage to compel the vendors to accept below-market prices, and the prices offered in this report have already been accepted by the vendors.</p>
Classification	Part 2 - Members’ Only and Not for Publication
Link to associated report	<p>That this report be declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and paragraph 3 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and that the public interest in withholding the information outweighs the public interest in disclosing it.</p>
Relevant Officer contact & Directorate	Ben Sargent, Place Directorate
Any interest declared by the Cabinet Member(s) / dispensation granted	N/A

Implementation of decision & scrutiny call-in

[Internal Use only]	
When can this decision be implemented by officers?	<p>Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is:</p> <p>5pm on Thursday 28 March 2024</p> <p>However, this is subject to the decision not being called in by Councillors on the relevant Select Committee. Upon receipt of a valid call-in request, Democratic Services will immediately advise the relevant officer(s) and the decision must then be put on hold.</p>
Councillor scrutiny call-in of this decision	<p>Councillors on the relevant Select Committee shown in this notice may request to call-in this decision. The request must be before the expiry of the scrutiny call-in period above.</p> <p>Councillors should use the Scrutiny Call-in App (link below) on their devices to initiate any call-in request. Further advice can be sought from Democratic Services if required:</p> <p><u>Scrutiny Call-In - Power Apps</u> (secure)</p>
Further information	<p>These decisions, where applicable, have been taken under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.</p> <p>This is the formal notice by the Council of the above executive decision, including links to the reports where applicable.</p> <p>If you would like more information on this decision, please contact Democratic Services on 01895 250636 or email: democratic@hillingdon.gov.uk.</p> <p>Circulation of this decision notice is to a variety of people including Members of the Council, Corporate Directors, Officers, Group Secretariats and the Public. Copies are also placed on the Council's website.</p> <p style="text-align: right;">Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>