Dear Sir/Madam,

The Cabinet Member for Housing (Councillor A.A. Lloyd) is to consider the following report and make a decision on Tuesday, 27th March, 2012, at 6.00 in Interview Room D, Town Hall, Nuneaton.

Yours faithfully,

PHILIP RICHARDSON
Assistant Director – Governance and Recreation

A G E N D A

PART 1

PUBLIC BUSINESS

1. **EVACUATION PROCEDURE**

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside the Yorkshire Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.
2. **PUBLIC CONSULTATION** - Members of the public will be given the opportunity to speak on specific agenda items if notice has been received.

3. **DECLARATIONS OF INTEREST** - To receive declarations of personal/prejudicial interests in accordance with the Members' Code of Conduct.

   Note: Following the adoption of the new Code of Conduct, members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a prejudicial interest the member must withdraw from the room unless dispensation has been given by the Standards Committee.

4. **PURCHASE OF 32 SUNNYSIDE COURT, NUNEATON** - Report of the Assistant Director – Housing and Communities attached. *(Page 2).*
## INDIVIDUAL CABINET MEMBER DECISION

### Report Summary Sheet

<table>
<thead>
<tr>
<th>Date:</th>
<th>27th March 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject:</td>
<td>Purchase of 32 Sunnyside Court Nuneaton</td>
</tr>
<tr>
<td>Portfolio:</td>
<td>Housing (Councillor Anthony Lloyd)</td>
</tr>
<tr>
<td>From:</td>
<td>Dawn Dawson (AD - Housing &amp; Communities)</td>
</tr>
</tbody>
</table>

### Summary:
To consider the purchase of a former council property within a block of existing council properties, this being the sole leasehold property. The owners are obliged to offer the Council first refusal to purchase where they have purchased under the Right-to-Buy, hence this offer arising.

### Recommendations:
1. That approval be given for the purchase of the property.
2. That Council Officers offer an amount that will ensure value for money, taking into account any works that will be needed to bring the property up to a decent homes standard for Letting.

### Reasons:
To enable the provision of ‘affordable homes’ in the Borough to help meet the housing needs of residents and to return this block of council properties to full council ownership without any leaseholder interest.

### Options:
1) To accept the recommendations
2) To reject the recommendations.
<table>
<thead>
<tr>
<th><strong>Subject to call-in:</strong></th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Forward plan:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Corporate priorities:</strong></td>
<td>Aim 1, Priority 1: To provide a choice of housing to meet the needs of the residents of the Borough.</td>
</tr>
<tr>
<td><strong>Consultation Undertaken:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Relevant statutes or policy:</strong></td>
<td>Part V Housing Act 1985</td>
</tr>
<tr>
<td><strong>Equal Opportunity Implications:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Human Resources Implications:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Financial Implications:</strong></td>
<td>This dwelling will increase the HRA stock and as such will be financed from HRA resources. The purchase can be comfortably accommodated within this years under spend and as such HRA balances would not be adversely affected.</td>
</tr>
<tr>
<td><strong>Health Inequalities Implications:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Risk Management Implications:</strong></td>
<td>None, indeed the acquisition of the sole leasehold property within an otherwise totally council owned block of flats will reduce risk management issues concerning our stock assets.</td>
</tr>
<tr>
<td><strong>Environmental Implications:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Legal Implications:</strong></td>
<td>Compliance with conveyancing legislation</td>
</tr>
</tbody>
</table>
Contact Details:  
Jane Grant  
Strategic Housing & Communities Manager  
024 76376483
AGENDA ITEM NO. 4

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:  Single Member Decision

From:    AD - Housing & Communities Dawn Dawson

Subject: Purchase of 32 Sunnyside Court Nuneaton

Portfolio: Housing (Cllr A Lloyd)

1. **Purpose of Report**

To seek approval to purchase 32 Sunnyside Court Nuneaton, a former council property, so bring it back as a HRA asset for allocation through UCHOOSE.

2. **Recommendations**

That approval be given for the purchase at a cost of £67,000.

3. **Background**

3.1 Under the Right to Buy, tenants who purchase their homes are obliged to give the council first refusal should they wish to sell. A request has been made by the leaseholders of 32 Sunnyside Court Nuneaton for the council to purchase the property back off them.

3.2 As this property is the sole leasehold unit within the block, and is being offered at a reasonable cost, an inspection was conducted to identify what any alterations or repairs would be needed to bring the property back to the decent homes standard. The inspection identified some works and a reduction in the asking price was negotiated to account for these works.

3.3 The council’s choice based lettings scheme, Uchoose, is increasing daily and currently has over 4000 households registered, 30% of which demonstrate significant housing need.

3.4 The location of Sunnyside Court on Croft Road Nuneaton has little other social housing provision within its immediate area.

3.5 The additional working practices that need to be observed where a leasehold property sits among council stock will be removed as this is the only such property in this scheme, thus eliminating staff time and paperwork.