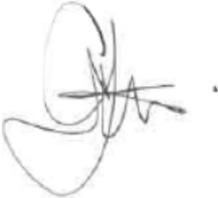


**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO  
REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS)  
(MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 &  
THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<u>SUBJECT OF DECISION</u>	
Acquisition of 7 Marner Road, Nuneaton, CV12 8EZ by the Housing Revenue Account (HRA).	
<u>DECISION REFERENCE</u>	<u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/Constitution/Minute No. etc.)
DO/87/2026 (JW)	3E.4 Assistant Director – Economy & Regeneration - n) Authority to undertake Land/Asset Disposal and Acquisitions on behalf of the Council, in consultation with the relevant Portfolio Holder.  Cabinet meeting dated 19/02/25 – CB92
<u>DATE OF DECISION</u>	<u>DECISION MAKER (Name and Job Title)</u>
18/02/2026	
	Jonathan White – Assistant Director ( Economy & Regeneration)

## RECORD OF THE DECISION

### a) The issue

There is high demand for family social housing across the Borough. Whilst the Council has its own development programme, site availability and size constrains the numbers that can be delivered. Acquisitions from the open market are an important option to add to the HRA stock, to provide additional accommodation and reduce the number of families in temporary accommodation.

The proposal is for the Council to purchase 7 Marner Road , a 2 bedroom flat.

The cost for the property is £112,000.00. Repairs and improvements to the property totalling £5,000.00 will be required, bringing the total investment to £117,000.00.

### b) The Decision

That the purchase of 7 Marner Road, be undertaken.

## REASON FOR THE DECISION

The land held within the HRA and the General Fund (GF), has been assessed to identify options to undertake development of new homes for the HRA. All available land is contained within the development pipeline, however, there is not sufficient availability to meet the social housing needs of Borough residents. The acquisition of this property will go some way to meeting demand and alleviating homelessness.

## ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION

That the Council does not purchase the homes which would not increase the HRA housing stock within the Borough. This has been rejected as land availability on its own is not sufficient to increase the stock and meet social housing needs.

## WARD RELEVANCE

Slough

## FINANCIAL AND BUDGET IMPLICATIONS

The cost for the purchase will be funded by 100% 'one for one' Right to Buy receipts.

The Council's finance team have confirmed that the receipts are available and that these costs meet the required 50 year pay back period.

## CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS

Consultation has been undertaken with the Portfolio Holder for Housing, Finance Business Partner - Capital, Interim AD – Housing and Communities, Strategic Director for Housing and Community Safety.

<u>ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED</u>
N/A
<u>IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE</u> (Note if the decision is a non-executive decision, no dispensation can be given).
N/A
<u>EQUALITIES IMPLICATIONS (including any Equality Impact Assessment)</u>
None identified.
<u>HUMAN RESOURCES IMPLICATIONS</u>
None identified.
<u>FINANCIAL IMPLICATIONS</u>
See financial and budget implications section above.
<u>HEALTH EQUALITIES IMPLICATIONS</u>
None identified.
<u>SECTION 17 CRIME &amp; DISORDER IMPLICATIONS</u>
None identified.
<u>RISK MANAGEMENT IMPLICATIONS</u>
None identified
<u>SME (SMALL/MEDIUM ENTERPRISES) &amp; LOCAL ECONOMY IMPLICATIONS</u>
N/A
<u>ENVIRONMENTAL IMPLICATIONS</u>
N/A
<u>LEGAL IMPLICATIONS</u>
The Council will need to enter into a contract for the purchase of the property.
<u>ANY OTHER COMMENTS</u>
None.

**PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER**