



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Strategic Asset Management Section

Date of Decision / Issue of Licence: 15th April 2019

Officer Making Decision: Denise McGuckin (Director of Regeneration & Neighbourhoods)

Subject / Description & Reason for Decision: Property – The Link – Lealholm Road– Acquisition for Empty Property Purchasing Scheme

It is proposed to transfer the above property to the Housing Revenue Account (HRA) at a value of £60,000 determined by a qualified surveyor. The property is currently owned by the Council and will effectively result in a capital receipt to the General Fund, which will be held to cover any potential grant clawback on the building, supplemented with additional corporate resources if needed.

The refurbishment estimate to bring the property back into use as a residential dwelling is £72,000. The property is being converted into one large 6 bedroom property to accommodate a family in need of this accommodation. The key financials of the business case are detailed in the Table below:

Table 1: Business Case Financials

	£
Capital Expenditure and Funding	
Purchase and Renovation Cost	132,000
Funded by:	
Borrowing Required	60,000
Section 106 Funding Used	35,000
Homes England Grant	37,000
Impact on the HRA	
Annual Net Rental Surplus	1,950

The acquisition of empty homes and associated refurbishment is set out within the Housing Revenue Account - Business Plan and Asset Management Plan report approved by Finance and Policy Committee on the 30th October 2017. The purchase has been agreed in consultation with the Chair of Finance and Policy Committee, the Chair of Regeneration Services Committee and the Chief Executive.

Type of Decision: Non Key

Nature of Delegation Being Exercised: Committee Delegated Authority

In paragraph 4.6 of Council's Constitution the Financial Procedures Rules of Financial Management allow for Self-Funded Business Cases stating that:

"The Council delivers a range of projects which do not require funding from the General Fund budget and are funded from either specific grant funding or specific income streams. It is necessary, to ensure good financial management and the making of timely business case decisions, where in the professional opinion of the Chief Executive, Director of Finance and Policy and Chief Solicitor, to delegate decision making where there is a robust and self-funded business case to do so and which does not add a recurring financial commitment to the General Fund budget. Delegated authority shall be exercised by the Chief Executive, Director of Finance and Policy, and Chief Solicitor in consultation with the Chair of the Finance and Policy Committee. This delegation will also apply where revisions are needed to existing business cases but where such revisions still meet the objectives of the original business case and the tests above are satisfied. Details of business cases approved, or amendments to previously approved business cases, shall be reported to the next scheduled meeting of the Finance and Policy Committee for information."

The Constitution specifically allows for the flexibility to delegate where appropriate assuming that the Chief Executive, Director of Finance and Policy, and Chief Solicitor in consultation with the Chair of the Finance and Policy Committee agree. This delegated decision document seeks that agreement.

Alternative Options Considered & Rejected:

A range of options were considered to rehouse the family in housing need but the use of an existing Council building for this purpose through the empty homes programme was considered the most suitable option. Other options were either a higher cost to the family or resulted in a lower annual rental surplus for the HRA.

Any Declared Register of Interest

No

OFFICERS WITH THE DELEGATION


(1) **NAME: GILL ALEXANDER**
POST: CHIEF EXECUTIVE

SIGNED: 
DATE: 15/04/2019


2) **NAME: CHRIS LITTLE**
POST: DIRECTOR OF FINANCE AND POLICY

SIGNED: 
DATE: 15/04/2019

(2) **NAME: DENISE McGUICKIN**
POST: DIRECTOR OF REGENERATION & NEIGHBOURHOODS


SIGNED: 
DATE: 15/04/2019

(3) **NAME: HAYLEY MARTIN**
POST: CHIEF SOLICITOR

SIGNED: 
DATE: 13/5/19

In consultation with:

(4) **NAME: CHRISTOPHER AKERS-BELCHER**
POST: CHAIR OF THE FINANCE AND POLICY COMMITTEE

SIGNED: 
DATE: 13/5/19.

