



**London Borough of Hammersmith & Fulham**

**CABINET MEMBER'S DECISION**

**DECEMBER 2014**

**REVERSAL OF PREVIOUS DECISION TO DISPOSE UNDER THE ASSET BASED LIMITED VOIDS DISPOSAL POLICY OF 5 HOUSING PROPERTIES**

**Report of the Cabinet Member for Housing - Councillor Lisa Homan**

**Open Report**

**Classification** - For Decision

**Key Decision:** No

**Wards Affected:** Avonmore and Brook Green; Ravenscourt Park; Shepherds Bush Green; Town;

**Accountable Executive Director:** Melbourne Barrett, Executive Director of Housing and Regeneration

**Report Author:** Kathleen Corbett, Director of Finance and Resources (Housing and Regeneration)

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AUTHORISED BY: .....

The Cabinet Member has signed this report.

DATE: 2 December 2014

**1. EXECUTIVE SUMMARY**

- 1.1. These five properties had previously been identified for disposal under the Limited Asset Based Voids Disposal Policy. The new Administration wants to ensure that it stops the sale of Council homes to outside property investors. This report therefore reverses the previous decision to sell these Council Homes which will enable the required work to be undertaken on the properties and enable them to be re-let.

## 2. RECOMMENDATIONS

2.1. That the following housing properties should be retained and relet, reversing the previous decisions to dispose of these under the Asset Based Limited Voids Disposal Policy:

- a) Maisonette A First and Second Floors, 46 Frithville Gardens, London, W12, 7JN
- b) 3 The Grange, Lisgar Terrace, London, W14 8SL
- c) Flat A Second Floor, 18 Hazlitt Road, London, W14 0JY
- d) 29 Flora Gardens, London, W6 0HP
- e) Flat E, 14 - 18 Dancer Road, London, SW6 4DX

2.2 That members note that there are structural issues in relation to the property known as Maisonette A First and Second Floors, 46 Frithville Gardens, London, W12, 7JN, which will require significant capital expenditure.

## 3. REASONS FOR DECISION

3.1 The new Administration wants to ensure that it stops the sale of Council homes to outside property investors.

## 4. INTRODUCTION AND BACKGROUND

4.1. The Disposal Policy adopted by Cabinet on the 18 April 2011 delegated the necessary authority to sell a property under this Policy to the Cabinet Member for Housing in consultation with the Executive Director of Housing and Regeneration, the Executive Director of Finance and Corporate Governance, and the Director (Legal and Democratic Services).

4.2. The following 5 properties were approved for disposal under this policy:

Address
Maisonette A First And Second Floors, 46 Frithville Gardens, London, W12 7JN
3 The Grange, Lisgar Terrace, London, W14 8SL
Flat A Second Floor, 18 Hazlitt Road, London, W14 0JY
29 Flora Gardens, London, W6 0HP
Flat E, 14 - 18 Dancer Road, London, SW6 4DX

4.3. The Asset Based Limited Void Disposal Policy is currently under review.

## 5. PROPOSAL AND ISSUES

5.1 The new Administration wants to ensure that it stops the sale of Council homes to outside property investors and is working on a Financial Plan for Council Homes which will not be reliant on the income from such sales.

Therefore in order to enable the properties to be re-let the previous decision to dispose of these properties needs to be reversed.

## **6. OPTIONS AND ANALYSIS OF OPTIONS**

- 6.1. Not disposing of these properties will mean that other funds will have to be identified to replace the contribution the sale of these properties would have made to repairs to existing Council Homes. This will be dealt with as part of the Financial Plan for Council Homes.

## **7. EQUALITY IMPLICATIONS**

- 7.1 The Disposal Policy was proposed to Cabinet on 18 April 2011 for adoption and an EIA was carried out at that time. Since then, the policy has not changed and is being implemented. Therefore, no new EIA is attached to this report.
- 7.1. I have read through this report and the Equalities Impact Assessment that was submitted with the original Disposal Policy proposal. This report is recommending that five of the named properties from the earlier disposal plan should not now be disposed of. As this effectively results overall in no change of ownership status for the named properties there unlikely to be negative impacts on any protected group in this regard.
- 7.2. *Implications verified/completed by: (David Bennett, Head of Change Delivery. Innovation and Change Management. 0208 753 1628*

## **8. LEGAL IMPLICATIONS**

- 8.1. There are no specific legal implications
- 8.2. *Implications verified/completed by: (David Walker Principal Solicitor (Property) 020 7361 2211)*

## **9. FINANCIAL AND RESOURCES IMPLICATIONS**

- 9.1. Not disposing of these properties will mean that other funds will have to be identified to replace the contribution the sale of these properties would have made to repairs to existing Council Homes and the Housing Development Programme. There are sufficient funds already in the Decent Neighbourhoods Fund to finance the 2014/15 Programmes. A review of the Financial Plan for Council Homes is underway which will consider the funding of future years programmes.
- 9.2. *Implications verified/completed by: Kathleen Corbett, Director of Finance and Resources (Housing and Regeneration), 020 8753 3031*

**10. RISK MANAGEMENT**

- 10.1. The report proposals contribute positively to the management of Customer / Citizen risk (public needs and expectations) as noted on the Strategic Risk Register. There are yet unquantified expenditure implications to manage the structural issues mentioned in 2.2 of the report. Management of this risk will be the responsibility of the Housing and Regeneration Department.
- 10.2. Implications completed by: Michael Sloniowski Bi-borough Risk Manager ext 2587.

**LOCAL GOVERNMENT ACT 2000**  
**LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT**

<b>No.</b>	<b>Description of Background Papers</b>	<b>Name/Ext of holder of file/copy</b>	<b>Department/ Location</b>
1.	None		