

Record of Officer Decision

TorVista Homes - Transfer of Social Housing Units to Torbay Council

Decision Taker and Date Decision Taken:

Director of Finance, in consultation with the Monitoring Officer and Cabinet Member for Housing and Finance, on 07 October 2024.

Summary of Matter or Issue Requiring Decision:

On 7 December 2023 the Council agreed:

That TorVista Homes be dissolved with effect from 1 April 2024, (or immediately following transfer of all social housing units, if this is beyond this date), with mandatory de-registration to the Regulator of Social Housing by TorVista Homes in advance and:

1. the Director of Pride in Place be instructed to:
 - a. commence tenant consultation (in line with current requirements by the Regulator of Social Housing) in relation to the proposal to transfer the social housing units, income and liabilities into Torbay Council;
 - b. instruct TorVista Homes to maintain a continuous level of service to their tenants (in accordance with all requirements for Registered Providers of social housing, to at least the same standard as they currently receive), including continuing to achieve mandatory compliance standards until transfer of the homes has been completed; and
 - c. develop detailed delivery plans, in consultation with the Cabinet Member for Housing, Finance and Corporate Services and all Group Leaders (or their nominees), setting out how the Council will accelerate:
 - i. the provision of new Affordable Housing, targeted to meet Torbay's local housing need, specifically including;
 1. Social Rented Housing; and
 2. Affordable Rented Housing
 - ii. the provision of accommodation for strategic priority areas, including:
 1. Extra care
 2. Supported housing (for various client groups)
 3. Temporary accommodation, and
 4. Care experienced young people;
2. the Director of Finance, in consultation with the Monitoring Officer and Cabinet Member for Housing, Finance and Corporate Services, be given delegated authority to:
 - a. subject to satisfactory completion of all necessary due diligence, (and tenancy engagement), enter into the Capital funding grant agreements with Homes England and to transfer all social housing units, assets, liabilities and income from TorVista Homes into the ownership and management of Torbay Council; and

- b. upon completion of all satisfactory due diligence, transfer any land or development assets owned by TDA or TorVista Homes into the ownership of Torbay Council, as required; and
3. the Head of Strategic Housing and Delivery, in consultation with Cabinet Member for Housing, Finance and Corporate Services, be given delegated authority to:
 - a. subject to completion of a satisfactory procurement, agree a suitable scope and extend the Council's existing Temporary Accommodation and property maintenance contract for a further 12 months, with additional provision to include the maintenance and compliance of any homes currently owned by TorVista Homes that transfer to the Council, should this be required; and
 - b. apply for Investment Partner status on behalf of the Council, and secure Homes England funding for any eligible future directly provided affordable housing scheme; and

That Council approve an annual revenue budget of £150,000 for 2024/25 for the Council to fund and provide in house, the management and operation of activities previously undertaken by TorVista Homes.

The Director of Finance was given delegated authority to determine 2a. and b. above. As such, the Council has scheduled to take ownership of development assets owned by TorVista Homes from 30 September 2024.

Decision Taken:

That:

- 1) The following Land and General Needs Accommodation held by TorVista Homes be transferred to Torbay Council on, or following, 30 September 2024:
 - Land (4 assets)
 - On South Side of Totnes Road, Collaton St Mary, Paignton;
 - On the North and South Side of Preston Down Road, Paignton;
 - On Torre Marine/Barton Road, Torquay;
 - St Kildas, Brixham;
 - General Needs Accommodation (18 assets)
 - Bishop Place Apartments, Paignton (9);
 - 286-288 Totnes Road Flats, Paignton (9)
- 2) The following Next Steps Accommodation held by TorVista Homes be transferred to Torbay Council upon expiry of existing tenancies on, or following, 30 September 2024:
 - Next Steps Accommodation (11 assets)
 - Bishop Place Apartments, Paignton (4);
 - Ryan Place Flats, Torquay (2);
 - Kieran Court Flat, Torquay (1);
 - Mckay Avenue, Torquay (2);
 - Ebdon Way, Torquay (1);
 - Ashfield Gables, Torquay (1)

Summary of Reason(s) for Decision Taken:

To give effect to the decision of the Council.

Summary of Alternatives or Options considered and rejected and Background Papers:

There were several options considered regarding the existing transfer of the companies and component parts including whether some could be assumed within the Council, however alternative options were discounted due to the need for the Council to be able to act within legislation pertaining to the function of Local Government.

Details of any conflict of interest and dispensation granted to the Officer taking the decision or by any Member of the Council in delegating responsibility for any specific express delegation:

None

Implementation:

This decision will be implemented immediately.

A copy of this decision and any supporting documentation considered by the Officer taking this decision may also be available for inspection by the public at the Council's offices or posted upon payment of any copying and postage charges. Any member of the public wishing to take up either of these options is asked to please ring (01803) 207087 or email governance.support@torbay.gov.uk

Signed: _____ Date: _____
(Director of Finance)