

Record of Officer Decision

Acquisition of four properties to deliver Local Authority Housing Fund Round 3

Decision Taker and Date Decision Taken:

Director of Finance, in consultation with the Cabinet Member for Finance and Housing and the Director for Pride in Place on 31 October 2025.

Summary of Matter or Issue Requiring Decision:

The Cabinet on 14 July 2025, gave Officers delegated authority to acquire four homes to support the delivery of the Government's Local Authority Housing Fund Round 3. A record of Decision was published on 18 July 2025 in respect of the first three properties.

Recommendation 3 of the Cabinet Paper of 14 July also provided delegated authority to the Director of Finance, in consultation with the Cabinet Member for Housing and Finance to identify a further 4-bedroom home and to approve its purchase subject to the satisfactory completion of all necessary due diligence.

Recommendation 4 of the Cabinet Paper of 14 July also provided authority to the Head of Strategic Housing and Delivery, in consultation with the Cabinet Member for Housing and Finance to agree and finalise the terms to acquire all the homes and procure the necessary support services to facilitate the acquisitions, including any necessary legal and financial arrangements.

Officers have identified the remaining property and are seeking to exchange and complete on the purchase, and enable its refurbishment, in line with the requirements of the grant funding. This paper therefore records the delegation exercised by the Director of Finance, in this regard.

Decision Taken:

That, following satisfactory completion of legal due diligence, the final property will be acquired, as identified in Exempt Appendix 1.

Summary of Reason(s) for Decision Taken:

Completion of the legal due diligence process has concluded that the Council's acquisition would represent good and marketable Title and as such, the home represents a good investment opportunity.

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

The project could be put on hold or cancelled.

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 on or after 31 October 2025, at the point satisfactory completion of all relevant due diligence.

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)