

RECORD OF OFFICER EXECUTIVE DECISION

State if decision exempt from publication (Not Exempt)

Certain information may be exempt from publication if it falls under Schedule 12A of the Local Government Act 1972. However, these exemptions only apply so long as, in the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing it.

Date of Decision	14/122023
Name of Decision Maker and Job Title	Sarah Warman, Strategic Director of Housing and Commercial Partnerships
Decision Requested	<p>Requesting the Strategic Director of Housing and Commercial Partnerships to delegate authority to the Executive Director of Regeneration Economy and Planning (REP) to allow officers to enter into the agreement specified below:</p> <p>Authority to sign BT Openreach wayleave for the 300 Harrow Rd. Development site</p>
Status of the decision (e.g. by Executive Director in consultation with Portfolio Holder under the Constitution)	<p>The Executive Director for Environment, Climate and Public Protection has delegated all functions relating to the provision of Housing Services to the Strategic Director for Housing and Commercial Partnerships. This is as per s.26 of the constitution.</p> <p>S.26 OF THE CONSTITUTION – DELEGATED AUTHORITY TO OFFICERS</p> <p>Where a function is delegated to an Executive Director, the Executive Director may (without prejudice to the ability to authorise any member of staff to exercise the function) sub-delegate the function to any other SLT Members who may then exercise the function themselves.</p>
Specific Delegation from Executive (Leader, Cabinet or Cabinet Member) / Committee	<p>Executive Director Delegations</p> <p>26.8 HOUSING REVENUE ACCOUNT</p> <p>4. PROPERTY MANAGEMENT (HRA properties)</p> <p>4.1 To deal with all questions of routine property management and to take action and operate all legislative and administrative procedures in relation to housing where it is the responsibility of the Council, including but limited to:-</p> <p>(a) approve and grant licences, tenancies where the rental value does not exceed £150,000 p.a.;</p> <p>(b) to offer and dispose of Council properties for sale to tenants who qualify for the Right to Buy Scheme.</p>

	<p>(b) serve statutory notices relevant to routine property management including dealing with the release of charges, restrictions or notices against properties which are no longer valid, or have expired or have been redeemed;</p> <p>(c) authorise and pay discretionary contributions towards trade/loss and/or removal expenses in accordance with good estate management practice;</p> <p>(d) repair, maintain and improve property and other works for which appropriate budgetary provision has been made;</p> <p>(e) enter into deeds of variation or release in respect of all interests where any adjustment to the rental value does not exceed £150,000 p.a. or where any premium does not exceed £500,000;</p> <p>(f) settle dilapidation claims where appropriate budgetary provision exists;</p> <p>(g) give consent in the Council’s capacity as Housing Landlord to applications by tenants under the terms of any lease subject to 26.8.1 above;</p> <p>(h) deal with the surrender and/or renewal or re-gearing of leases where any adjustment to the rental does not exceed £150,000 p.a. or where any premium does not exceed £500,000.</p> <p>(i) The management and maintenance of commercial property within the Housing Revenue Account will be undertaken by Executive Director of Finance and Resources as set out in Section 26.4 paragraph 6.4.2 above</p> <p>.....</p> <p>6. GENERAL PROPERTY MATTERS</p> <p>6.4 PROPERTY MANAGEMENT :</p> <p>6.4.1 To deal with all questions of routine property management, including power to:-</p> <p>(a) approve and grant licences and tenancies where the value does not exceed £125,000 pa;</p>
Other Consultees involved. (i.e. Director of Law & Finance)	Decision review and advice by Legal Business Partner: Elizabeth Ellenbogen Solicitor Legal Development and Property Team Bi-borough Legal Services
Material considered as part of the decision-making process. Include how best value achieved and equality objectives met (as appropriate)	N/A

Reasons for the Decision:	<p>To allow the progress of the project in line with the agreed programme and costs, as set out within the FBC Cabinet Member report.</p> <p>This scheme involves the redevelopment of Warwick Community Hall to provide new residential accommodation alongside a new community centre, nursery and enterprise space. During October 2022 the Labour administration approved proposals for the conversion of 300 Harrow rd. to a 100% affordable scheme delivering 77 social rent and 35 intermediate homes. Construction of the scheme is nearing completion with the residential blocks now complete and phased handover underway during November and December 2023.</p>
Risk Analysis:	N/A
Details of alternative options considered and rejected:	N/A
Conflicts of interest declared by any Executive Member/ other Member or officer consulted by the decision maker which relates to the decision:	N/A
Dispensations Granted: (If any)	N/A

I certify that this is a true record of the executive decision in relation to entering into a wayleave agreement with BT Openreach for the 300 Harrow Rd. Development site.

Signed by the Decision Maker

Dated: 14/12/2023



Name: Sarah Warman

Job Title: Strategic Director for Housing and Commercial Partnerships.