

NOTIFICATION OF DECISION FOR URGENT IMPLEMENTATION

(Decision either included or not included on the current Forward Plan but needs to be implemented immediately by virtue of the urgency of the actions that need to be undertaken. This decision will **not** be subject to call-in.)

Please note: This process should only be used in exceptional circumstances where there are compelling reasons for urgency.

ORIGINATOR'S DETAILS

Name & Contact details:

Mark.grant@southwark.gov.uk Head of Property

Paul.davies@southwark.gov.uk Principal Property Surveyor

DETAILS OF THE REPORT

Disposal of freehold residential void property at Auction

This request is to dispose of a void residential property at 270 Crystal Palace Road, SE22 9JH by way of auction.

This property is held in the housing revenue account and has been declared as a void, being not fit for purpose and uneconomic to be brought back into use as an affordable home.

The property is to be sold with the net receipts used to support the financing of the council's Housing Investment Programme.

For marketing purposes a guide price has been set at £850,000. As outlined under the recommendations reserves will be set just prior to auction when market intelligence will be used to ensure that the reserves reflects market interest and that the property is not undersold ensuring our statutory duties are met

Why has this decision been delayed until now?

Detailed due diligence into impediments to sale have taken longer than first expected.

Why can't the decision be reasonably deferred?

The property is listed at auction on the 23rd July 2024, along with a number of other council owned buildings. Delaying the auction date entry would incur further holding costs, risk of squatters and potentially deflate the sale price and delay the disposal programme for which funds are required within year end.

How long has the department known the decision was to be taken?

Cabinet approved in Feb 2024 to raise the delegated disposal threshold to £3m. The sale of this property and its approval via delegated is compliant with that new threshold. This property was identified as a potential disposal at that time.

If scheduled on the forward plan for a particular period, what's changed to make it so urgent now?

Entry on the forward plan was by exception and therefore very recent

Why is it important that this decision is taken now?

To avoid delays to the disposal programme and increase in holding costs and risks.

What is the potential cost to the council if the decision is delayed?

The holding costs for the property will continue to fall to the HRA along with any additional costs such as unforeseen repairs. Additionally in taking significant similar properties to auction in a condensed period of time is likely to impact the potential pool of purchasers deflating the price.

Date decision to be taken on: 10th July 2024


Urgent implementation notice cleared by: Corporate Director of Finance
(acting 151 Officer)

Chief Officer / Director	Tim Jones
Date	9 th July 2024

Declaration

I agree/~~disagree~~* with the Chief Officer/Head of Service that the proposed Decision is reasonable and that it can be treated as a matter of urgency.

Reason for refusal

Signed.....  Dated.....10.7.24.....

Chair of Overview & Scrutiny Committee/~~Mayor/Deputy Mayor~~*

* delete as appropriate

Please note reasons for refusal, additional points or further action required (as appropriate)

Please return completed form to Chidilim Agada, Proper Constitutional Officer, 2nd Floor, Hub 2, 160 Tooley Street, London, SE1 2QH – tel: 020 7525 3310.
Email: constitutional.team@southwark.gov.uk