

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:

2130

Author:

Graham de Max

Department:

Development

Contact:

Graham de Max

(Job Title: Partnership and Policy Manager, Email: [graham.demax@nottinghamcity.gov.uk](mailto:graham.demax@nottinghamcity.gov.uk), Phone: 01158763538)

Subject:

Scheme to assist NCC tenants purchase homes on the private market

Total Value:

£200,000 (Type: Capital)

Decision Being Taken:

To accept a grant of £200,000 from the Department of Communities and Local Government, as part of the Government's Right to Buy Mobility fund, to implement a Right to Buy Social Mobility Scheme.

To delegate authority to the Deputy Chief Executive/Corporate Director for Development and Growth, in consultation with the Portfolio Holder for Planning and Housing, to agree the criteria which will govern the scheme locally.

To delegate authority to the Deputy Chief Executive/Corporate Director for Development and Growth, to bid for, and accept, further funding for the scheme, if it becomes available.

**Reasons for the Decision(s)** The Right to Buy Social Mobility fund has been established by the Government in order to assist council tenants who would like to exercise the right to buy their home, but for a number of reasons have not been able to do so because, for example, they cannot get a mortgage in respect of their current home, or their present home is not in the right location. Instead of offering a discount on the purchase of their current home, a grant of £20,000 is available towards the purchase of an alternative property on the private market. The Council and Nottingham City Homes submitted a bid to the fund and were successful in securing £200,000 to fund 10 tenants to take up the offer. The bid prioritised the following groups:

- (a) tenants of defective properties which are unmortgagable;
- (b) tenants of the Victoria Centre Flats who, because of the short length of the remaining lease the Council has for the building will shortly no longer be eligible for the right to buy;
- (c) tenants of other high rise flats.

The scheme will be administered by Nottingham City Homes on behalf of the Council. Should take up by eligible tenants exceed the number of grants available it will be necessary to use some specific criteria in order to decide which tenants will be awarded the grant. It is proposed that applicants are ordered by date of tenancy commencement in the first instance. However, the scheme needs to take account of the speed with which a tenant is able to move and it might be necessary to place a time limit on this so that grants are taken up within a reasonable period of time.

The Government has indicated that further funding may be made available, and it is intended that this decision gives permission for a further scheme if funding is bid for and secured.

**Other Options Considered:** Not accepting the funding was rejected as it would mean no tenants benefitting from the fund in Nottingham. Furthermore the advantages that accrue to the Council would be missed, ie that homes are not lost through the right to buy.

**Background Papers:** None

**Published Works:** None

**Affected Wards:** Citywide

**Colleague / Councillor Interests:** None

**Consultations:**

Date: 05/03/2015
Other: Previous Portfolio Holder Councillor Liversidge
Agreement to proceed with a bid

Date: 16/03/2015
Chief Finance Officer: Geoff Walker

**Agreement to proceed with a bid**

**Those not consulted are not directly affected by the decision.**

**Crime and Disorder Implications:**

**None**

**Equality:**

**EIA not required. Reasons: This scheme will assist a maximum of 10 cases and it would be disproportionate to carry out an EIA.**

**Decision Type:**

**Portfolio Holder**

**Subject to Call In:**

**Yes**

**Call In Expiry date:**

**20/08/2015**

**Advice Sought:**

**Legal, Finance, Equality and Diversity**

**Legal Advice:**

**The proposal to accept the grant of itself raises no significant legal issues. However, the Council will need to be clear on the basis of the grant award and the required outcomes/outputs and satisfy itself that these can be delivered. Regard should also be had to any clawback provisions.**

**Advice provided by Malcolm Townroe (Legal Services Manager) on 03/07/2015.**

**Finance Advice:**

**The decision is to accept £200,000 of funding from DCLG to support council tenants in purchasing their own home (where their existing home is not suitable for the Right to Buy Scheme). The council would pay a grant of £20,000 per eligible tenant, so the financial benefit of the grant will be to citizens and not the council.**

**Advice provided by Julie Dorrington (Finance Analyst (Housing)) on 14/07/2015.**

**Equality and Diversity Advice:**

**The proposal offers citizens equality of opportunity to get themselves on the property ladder in situations where they would not be able and as such supports our Public Sector Equality Duty.**

**Advice provided by Adisa Djan (Equalities and Diversity Consultant) on 03/07/2015.**

**Signatures**

**Jane Urquhart (Portfolio Holder for Planning and Housing)**

**SIGNED and Dated: 13/08/2015**

**David Bishop (Deputy CE, CD for Development and Growth)**

**SIGNED and Dated: 31/07/2015**