



PUBLICATION OF DECISION LIST NUMBER 34/21-22

MUNICIPAL YEAR 2021/22

Date Published: 16 November 2021

This document lists the Decisions that have been taken by the Council, which require publication in accordance with the Local Government Act 2000. The list covers Key, Non-Key, Council and Urgent Decisions. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

A valid request for call-in is one which is submitted (on the form provided) to the Governance and Scrutiny Team in writing within 5 working days of the date of publication of the decision by at least 7 Members of the Council.

Additional copies of the call-in request form are available from the Governance and Scrutiny Team.

If you have any queries or wish to obtain further report information or information on a decision, please refer to:
– Claire Johnson (ext.1154)

Phone 020 8132 then extension number indicated

INDEX OF PUBLISHED DECISIONS – 16 November 21

List Ref	Decision Made by	Date Decision came/ comes into effect	Part 1 or 2	Subject/Title of Report	Category of Decision	Affected Wards	Eligible for Call-In & Date Decision must be called in by (If Applicable)	Page No.
1/34/21-22	Sarah Cary (Executive Director – Place)	Wednesday 24 November 2021	Part 1 & 2 (para 3)	Sales of 4 Properties to North London Muslim Housing Association	KD 5333	Chase	Tuesday 23 November 2021	1-2
DECISIONS								
For additional copies or further details please contact Claire Johnson (020 8132 1154), Governance and Scrutiny Team.								

LIST REFERENCE: 1/34/21-22

SUBJECT TITLE OF THE REPORT:							
Sales of 4 Properties to North London Muslim Housing Association							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes into effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1 & Part 2 (para 3)	Chase	Sarah Cary (Executive Director – Place)	Wednesday 24 November 2021	None	KD 5333	Liam Preston Head of Operations – Private Housing Solutions Liam.preston@enfield.gov.uk 020 8132 126	Tuesday 23 November 2021
DECISION							
<p>AGREED subject to not being called in: To approve and authorise the signing of the Heads of Terms, in the form attached to the Confidential Appendix.</p> <ol style="list-style-type: none"> To authorise the Council to enter into legal documents substantially based on the Heads of Terms attached to the Confidential Appendix with such changes as may be agreed in consultation with the Director of Law and Governance, including any associated variations that may be necessary with regards to the change of tenure of the four properties. To authorise the sale of 2, 4 and 8 Hume House and 133 Lavender Hill to L&Q. To note that L&Q are acting as NLMHA’s agent and that L&Q will immediately sell the properties on to NLMHA in a back to back sale. To authorise the Council to enter into a nomination’s agreement with NLMHA covering 2, 4 and 8 Hume House and 133 Lavender Hill. To authorise the Council to enter into such agreements as are necessary (along with other parties with an interest in the land), to change the tenure of the units as stated in the s106 agreement from shared ownership to LAR. Please see Part 2 of this report. 							
OPTIONS CONSIDERED							
<ol style="list-style-type: none"> The Council considered selling the properties on market terms. However, this has been ruled out as it does not meet the Council’s requirements to deliver more affordable housing in the borough and a viable affordable offer is available. The Council attempted to obtain additional grant funding from the GLA to facilitate LBE letting the properties directly at LAR. Unfortunately, the timescales for GLA approval are too long and a positive decision is not guaranteed. The Council considered selling the properties under the modelled shared ownership terms. The Council’s experience at Jasper Close indicates that this is not a viable option. 							
REASONS FOR PROPOSAL							
<ol style="list-style-type: none"> NLMHA have offered an amount in excess of market value based on the proposed tenure for the four units along with nomination rights in perpetuity. NLMHA intend to let the properties at LAR. The Council believes that the offer from NLMHA represents best value and best consideration reasonably obtainable as it secures a significant capital receipt and enables LBE to nominate tenants from their housing list or 							

those in temporary accommodation into the properties in perpetuity.

2. The current tenure of the properties in the s106 is shared ownership. The financial model assumed an upfront equity sale of 80% which is no longer considered to be realistic in the current climate and will likely lead to the properties sitting void for an extended period.
3. Please see Part 2 of this report.

BACKGROUND

Please note that a copy of the Part 1 report is available on the Council's democracy pages. As the part 2 appendix contains exempt information it will not be available to press and public.