

Call-in by Cllr Lee Chamberlain of DECISION LIST NUMBER 42 (22-23) - Key Decision 3432, Disposal of Surplus or Underperforming assets

Reasons for call-in:

The reasons for disposal and the method of disposal are not sufficiently substantiated, as well appearing to offer poor value for money.

In particular the decision fails:

1. To substantiate how these properties are surplus to requirements or underperforming differently from other void properties which the authority routinely brings back into use?
2. Explain why as a housing authority with a shortage of homes and slow delivery of new homes LBE are not putting these homes back into use for rental?
3. Set out why these properties are not being included in the housing stock for renovation. How are they surplus or underperforming? This is surprising given it is the basis upon which disposal is being justified.
4. Why this type of income stream is preferred, given that revenue income is generally of more use to the Council than capital income?
5. Why this sale process was selected for disposal, as sale through auctions generally realises lower returns than private sale?
6. Why a quick method for generating funds, rather than delivering best value for money, was chosen for disposal? If the intention is to use disposals to plug a financial shortfall it should be made clear.
7. No background business case as to the actual property values is provided. There is no indication as to how and when these properties came into LBE ownership, and at what price.

I ask that it is referred back to the decision maker.