

RECORD OF OFFICER DECISION

Local Government (Executive Arrangements) (Meetings and Access to Information)
(England) Regulations 2012.

Type of decision: Material decision

Decision Date: 28 March 2025

Decision Maker: Executive director of Communities and Housing and the Interim Chief Finance Officer & S151 Officer

Decision status: Is Key Decision?: No

Is subject to call in? No

Decision details:

1. On 12 June 2019 cabinet approved:
 - (a) To recommend to council the establishment of an affordable/social housing opportunities fund budget of £2.5million within the 2019/20 HRA capital programme to purchase council homes or land to develop new council homes, where this is affordable within the HRA business plan.
 - (b) Subject to council approval of the budget, to approve the acquisition of the first opportunity of this type.
 - (c) To delegate decisions over future specific projects for utilising the budget to the director of neighbourhoods and chief finance officer, in consultation with the cabinet members for social housing and resources.
2. The opportunities fund has been used to acquire open market dwellings utilising retained Right to Buy (RTB) receipts to bring them into council stock and let to residents on the waiting list.
3. In 2024/25 and 2025/26 the council has the ability to utilise retained RTB receipts to fully fund acquisitions to provide additional affordable housing in the city and has sufficient receipts available for these acquisitions.
4. The properties to be acquired are new-build properties and are all 2-bedroom terraced houses that meet an identified housing need in the city.

Decision:

Following the above cabinet delegation the executive director of communities & housing and the interim chief finance officer & Section 151 officer have consulted the cabinet members for social housing and resources and taken the following decisions:

1. To approve the acquisition of the individual dwellings below for the council's Housing Revenue Account as set out below:
 - a. 67 Barrack Street, Norwich, NR3 1TY
 - b. 69 Barrack Street, Norwich, NR3 1TY
 - c. 71 Barrack Street, Norwich, NR3 1TY
 - d. 73 Barrack Street, Norwich, NR3 1TY
 - e. 75 Barrack Street, Norwich, NR3 1TY

Reason for decision:

To facilitate the acquisition of five dwellings for Norwich City Council, to be let as council housing utilising retained RTB receipts.

Alternative Options:

Not to purchase – this would result in a payment of retained RTB receipts to central Government along with significant interest payments.

Declarations of Interest:

None

Reports considered by the decision maker:

Cabinet report and exempt appendix 8 February 2023 entitled Department of Levelling Up, Housing and Communities funding opportunities for housing.

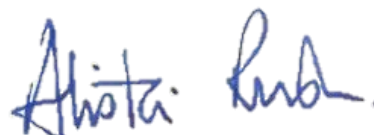
Any background documents considered: N/A

Publication date: 28/03/2025

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Signature(s)

Davina Howes
Executive director of
communities and housing



Alistair Rush
Interim chief finance officer
& Section 151 officer