

REDDITCH BOROUGH COUNCIL

RECORD OF DECISION TAKEN UNDER URGENCY PROCEDURES

SUBJECT: Housing Growth Programme

BRIEF STATEMENT OF SUBJECT MATTER:

The Housing Growth Programme was presented to the Executive Committee on the 8 July 2025 and was also presented at the Overview & Scrutiny committee on the 7 July which endorsed all of the proposals in the report.

It was agreed by the Executive Committee to recommend to Council the previously agreed £15 million HRA capital budget be applied to the current capital programme to be used flexibly within the limit. (Recommendation 4) There were other recommendations detailed in this report which were endorsed by the Executive Committee and which will be reported to Council in September in line with the standard decision making process.

We have been approached by a developer regarding 12 houses to be provided through a section 106 agreement that they have been unable to secure a Registered Provider purchaser. These properties have been approved as suitable to be purchased by the Council as part of the Housing Growth Programme.

The developer has advised that the properties will be available for handover in the autumn and they need to secure a purchaser urgently to ensure the financial viability of the development and negate the loss of income.

The Council has undertaken an independent RICS valuation to inform a proposed purchase offer to the developer. The current approved budget is insufficient to enable a suitable offer to be made for these properties.

DECISION:

Council is asked to RESOLVE that the budget of no more than £15 million previously approved from the HRA Capital budget for the Housing Growth programme to 2030 be applied to the current capital programme to be used flexibly within the capital expenditure limit.

(Council)

GROUND FOR URGENCY: The properties are currently under construction and expected to be completed and ready for handover Autumn 2025. The developer needs to have secured a sale within the next month, otherwise the properties will not be occupied at completion resulting in a loss of income impacting the financial viability of the development. Unfortunately, there are no Council meetings in the time required for this decision to be taken. In addition, if a decision is taken at this stage, the council will be able to influence the standard of the accommodation with a view to ensuring that an EPC A rating is achieved.

DECISION APPROVED BY:

CHIEF EXECUTIVE

DEPUTY CHIEF EXECUTIVE AND CHIEF FINANCE OFFICER
(if financial implications)

.....
(Signature) (John Leach - (CX)
(Or Deputy CEO in his absence)

.....
(Signature) (Bob Watson)

Date: 10 July 2025

PROPOSED ACTION SUPPORTED *(amend as appropriate)*

..... (Signature) (Signature) (Signature) (Signature) (Signature)
(Block Capitals)	(Block Capitals)	(Block Capitals)	(Block Capitals)	(Block Capitals)
MAYOR *	PF HOLDER	LEADER	LDR of the CONSERVATIVE Group	CHAIR O&S Committee
Date:	Date:	Date:	Date:	Date:

Notes:

* In addition to the Executive decision above regarding the matter under consideration, the Mayor is signing to agree both that the Executive decision proposed is reasonable in all the circumstances and to it being treated as a matter of urgency. This is to ensure that the call-in procedures as set out in Part 8 of the Constitution shall not apply where an Executive decision being taken is urgent.