

Decision Recording Form

Title	Purchase of 24 Swinburne Road Ipswich	Decision Maker	Operations Manager – Property Services
Date of decision	29/07/2019	Source of authority	Constitution, Part 3, Section 5, 11.4b
Date of Publication			

Background and Reason for decision

The Council took up its right under statutory buyback to purchase 24 Swinburne Road, an ex-local authority property.

A full inspection of the property was carried out and Officers considered comparable evidence to form an opinion of Market Value. A viability assessment was subsequently completed, which was considered satisfactory by Officers.

The purchase price negotiated and agreed of £165,000 is considered to be the Market Value for the property.

The Corporate Plan sets out objectives for the Council to increase its Social Housing stock. Priority 5 – Quality Homes for All sets out that the officers will seek out new Council homes by identifying sites and opportunities, such as this.

IBC Finance team were consulted and funds for the purchase were available in the Property Acquisitions Fund.

Decision
To purchase 24 Swinburne Road for £165,000.

Reason
To acquire property for social housing, in accordance with Priority 5 of the Ipswich Corporate Plan.

Internal Consultees
Portfolio Holder for Property
Portfolio Holder for Housing
Operations Manager Tenancy Services
Operations Manager Housing Advice
IBC Finance

Conflict of interest	N/A	Relevant Portfolio(s)	Councillor David Ellesmere
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ALL WARDS	<i>Use a Y in this box if all wards are affected</i>	<i>Use a Y in the table below to mark the wards affected if not all wards</i>					
NW	NE	CENTRAL		SW		SE	
Castle Hill	Bixley	Alexandra		Bridge		Gainsborough	
Whitton	Rushmere	St Margaret's		Gipping		Holywells	
Whitehouse	St John's	St John's		Sprites		Priory Heath	
				Stoke Park			

<p>Once complete the Decision Maker must send this form and any background documentation for publication to Monitoring.officer@ipswich.gov.uk</p>	<p>Admin use only</p>
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