Decision Recording Form

Title	Decision to purchase 42 Willowcroft Road Ipswich	Decision Maker	Property Services Operation Manager
Date of decision	22/12/2021	Source of authority	Constitution, Part 3, Section 5 11.5b
Date of Publication			

Background and Reason for decision

The council was offered the opportunity to purchase 42 Willowcroft Road Ipswich, an ex-local authority property. This was a Voluntary buy back.

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 £250,000 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 42 Willowcroft Road for £250,000
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 Councillor Neil MacDonald

ALL WARDS	Use a Y in this box if all wards are affected	Use a Y in the table below to mark the wards affected if not all wards						
NW		NE		CENTRAL		SW		SE
Castle Hill	Y	Bixley		Alexandra		Bridge		Gainsborough	
Whitton		Rushmere		St Margaret's		Gipping		Holywells	
Whitehouse		St John's		St John's		Sprites		Priory Heath	
						Stoke Park			

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

IBC Officer Decision Recording Sept 2014.