

# Decision Recording Form

<b>Title</b>	Decision to purchase 401 Humber Doucy Lane Ipswich	<b>Decision Maker</b>	Property Services Operation Manager
<b>Date of decision</b>	28/02/2022	<b>Source of authority</b>	Constitution, Part 3, Section 5 11.5b
<b>Date of Publication</b>			

## Background and Reason for decision

The council was offered the opportunity to purchase 401 Humber Doucy Lane Ipswich, an ex-local authority property. This was a Statutory 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 £190,000 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 401 Humber Doucy Lane for £190,000

### 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

<b>Conflict of interest</b>	N/A	<b>Relevant Portfolio(s)</b>	Councillor David Ellesmere
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<b>ALL WARDS</b>		<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>					
<b>NW</b>		<b>NE</b>		<b>CENTRAL</b>		<b>SW</b>		<b>SE</b>
Castle Hill		Bixley		Alexandra		Bridge		Gainsborough
Whitton		Rushmere	Y	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](mailto:Monitoring.officer@ipswich.gov.uk)**

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