Ref:	Called in	Yes/No

THE THANET DISTRICT COUNCIL

RECORD OF DECISION OF CABINET

Name of Cabinet Member:	Councillor Lin Fairbrass, Deputy Leader of the Council and Cabinet Member for Community Services
Relevant Portfolio:	Community Services
Date of Decision:	30 July 2015
Subject:	Empty Property Refurbishment

Key Decision   Yes   In Forward Plan   Yes

Brief summary of matter:

93 Westcliff Road, Ramsgate was a long term empty property and was purchased initially as part of the Empty Property Project. Due to the extent of the refurbishment costs it was decided to withdraw the property from the project and fund the refurbishment costs through 1-4-1 receipts.

Decision made:

Cabinet agreed the use of HRA balances and one-for-one receipts to undertake the development and refurbishment works at 93 Westcliff Road, Ramsgate.

Reasons for decision:

1. The proposal will return an empty council owned property to residential use.
2. It utilises the right-to-buy 1 for 1 receipt funding, which would otherwise have to be returned to central government if not used by December 2015.

Alternatives considered and why rejected:

The alternative considered was to disposal of the property by open market sale. This was rejected as:
1. It would not ensure the building was effectively returned to use.
2. The Council would lose some of the investment it had made when purchasing the property.
3. The risk that some of the right-to-buy 1 for 1 receipt funding would have to be returned to government would increase.

Details of any conflict of interest declared by any executive Member who has been consulted and of any dispensation granted by the Standards Committee:

None

Author of Officer report:

Bob Porter, Interim Head of Housing Services

Background papers

Empty Property Refurbishment Annex 1 - Internal photographs Annex 2 - Pre tender Estimate for 93 Westcliff Road

Statement if decision is an urgent one and therefore not subject to call-in:

None

Last date for call in: 7 August 2015