

OFFICER DECISION NOTICE



Reading
Borough Council
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This notice is to be used for the following types of officer decisions. (Select one option).

☒ **A.** Decisions taken by officers under a specific express delegation from Council or a Committee.

☐ **B.** Decisions taken by officers under a general delegation from Council or a Committee, which relates to (i) a permission or a licence, or (ii) the rights of an individual, or (iii) a contract or expenditure over £100,000.

1. Title of decision:	Transfer of properties from Homes to Reading Ltd to Reading Borough Council Housing Revenue Account
2. Date of the decision:	8 July 2026
3. The decision maker:	Assistant Director of Legal and Democratic Services

4. Decision details:

Following consultation with Homes for Reading Ltd and its tenants, a decision was made by the Director of Finance on 17 July 2024 to close the company in accordance with the Policy Committee authorisation of January 2024.

This decision is to purchase the following 3 properties from Homes for Reading Ltd to Reading Borough Council (Batch 14) and discharge the fixed charges registered against them:

11 Savernake Close, Tilehurst, Reading, RG30 4LY

43 Fawley Road, Reading, RG30 3EN

37 Eddleston Way, Tilehurst, Reading, RG30 4GY

5. Reasons for the decision:

To implement a decision of Policy Committee from January 2024.

6. Alternative options considered (if any) and rejected:

None.

7. List of open Background Papers:

There are none.

8. List of confidential or exempt Background Papers:

There are none.

9. Any other matters taken into consideration:

☐ Legitimate expectation of consultation	☐ Procedural requirements
☐ Public Health implications	☐ Environmental or Climate Change
☐ Health and Safety	☐ Risk Management implications
☐ Transparency of Information (FOI etc)	☐ Privacy Impact Assessments
☐ Human Rights Act Duties	☐ Equality Impact Assessment
☐ Corporate Parenting	☐ Community Safety
☐ Regulatory duties	☐ EU withdrawal
☐ Armed Forces Covenant	☐ Other

Details of the matters taken into account:
There are none.

10. Legal considerations

The Council's purchase of the properties is governed by section 120 Local Government Act 1972. This empowers local authorities to purchase any land and/or property by agreement. The parties are entering into contract for the purchase of the properties listed above.

A. Financial considerations

The following valuations have been accepted by the Director of Finance after joint valuations prepared by an independent valuer on behalf of both Homes for Reading Ltd and Reading Borough Council have been commissioned.

11 Savernake Close, Tilehurst, Reading, RG30 4LY	£345,000
43 Fawley Road, Reading, RG30 3EN	£385,000
37 Eddleston Way, Tilehurst, Reading, RG30 4GY	£330,000

The necessary transactions required to complete the sale from HfR to RBC will be actioned on the transfer date at the final valuation figure shown above. This will enable HfR to receive the money for the sale and then on the same day repay the debt to RBC to extinguish the debt on these properties and enable the charges held against each property to also be discharged.

B. Internal consultations

Internal consultations via the officer working group with: Project Office, Housing and Communities, Property and Assets, Legal and Finance.

Sections 13- 18: To be completed only for Decision A (express delegation from a Committee)

11. The name of the Committee:	Policy Committee
12. Date of the meeting:	22 January 2024
13. Minute number:	48(3)

14. The delegation given by the Committee:	That the Assistant Director of Legal and Democratic Services be authorised to implement the closure of the Company and a transfer of the properties into the Housing Revenue Account if finalised by the Director of Finance (under resolution 2 above).
15. The name of any member of the committee who declared a conflict of interest in relation to the decision:	None
16. Any councillor or officer required to be consulted prior to the exercise of this delegation and details of their response.	None