

Councillor D Rodwell, Chair of Cabinet
Councillor G Paddle, Chair of Overview & Scrutiny Committee

Barking Town Hall
1 Town Square
Barking
IG11 7LU

Date: 16 December 2022

Dear Councillors

Urgent Action under Part 2, Chapter 16, paragraph 4 of the Constitution – Approval of Head Lease and Loan for Shared Ownership Properties at Challingsworth House (formerly Crown House), Linton Road, Barking

I am writing to you in your respective capacities to advise that I have taken urgent action under the provisions of Part 2, Chapter 16, paragraph 4 of the Constitution in order to approve proposals relating to the disposal by way of a long lease of 56 Shared Ownership homes (Block B) at Challingsworth House, Linton Road, Barking, to Barking and Dagenham Homes Ltd.

As the attached report explains, the redevelopment of the former Crown House site in Linton Road was approved by Cabinet back in 2015/16 and since that time the project has been overseen by the Council's Investment Panel. The development comprises two separate blocks, Block A which consists of 113 submarket rented homes and Block B of 56 Shared Ownership homes, and all are now ready for occupation. It recently became apparent, however, that while the original Cabinet approvals covered all aspects relating to the development of the project, an issue remained outstanding regarding the disposal of the Shared Ownership properties to Barking and Dagenham Homes Ltd (part of the Reside Structure) that would allow B&D Homes to enter into the necessary Shared Ownership agreements with tenants.

The proposed terms of the disposal of the Head Lease to B&D Homes are entirely consistent with the Council's approved arrangements for Shared Ownership properties and have been endorsed by the Investment Panel. In order for the first set of sales of Shared Ownership properties to be progressed without further delay and for agreements to be signed this calendar year, I have agreed that it is in the Council's best interests to deal with the matter under the Urgent Action provisions.

This letter also acknowledges your agreement to the implementation of the Special Urgency provisions under Part 2, Chapter 17, paragraph 15 of the Constitution as the matter, which

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qualifies as a 'key decision', had not been publicised in advance on the Council's Forward Plan in accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

In line with procedures, details of this urgent action will be reported to the next meeting of the Cabinet on 17 January 2023.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'F. Taylor', written in a cursive style.

Fiona Taylor
Acting Chief Executive

cc: Philip Gregory, Alison Stuart, Michael Westbrook

Enc: