



Service Delivery Committee	Tuesday, 14 March 2023	Matter for Information
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Report Title: **Retained Right to Buy Receipts**

Report Author(s): **Chris Eyre (Housing Manager)**

Purpose of Report:	To inform the Committee of the current position of the Council in relation to the Government's Right to Buy and One for One Replacement policy and the Council's plans to utilise Right to Buy receipts to replace sold housing stock.
Report Summary:	The report sets out how the Council intends to allocate Right to Buy receipts through property acquisitions and development opportunities.
Recommendation(s):	That the content of the report be noted.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Tracy Bingham (Director / Section 151 Officer) (0116) 257 2845 tracy.bingham@oadby-wigston.gov.uk</p> <p>Bev Bull (Head of Finance / Deputy Section 151 Officer) (0116) 257 2845 bev.bull@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of the Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Chris Eyre (Housing Manager) (0116) 257 2726 chris.eyre@oadby-wigston.gov.uk</p>
Strategic Objectives:	Our Communities (SO2)
Vision and Values:	Innovation (V4) Customer Focus (V5)
Report Implications:-	
Legal:	There are no implications directly arising from this report.
Financial:	There are no implications directly arising from this report.
Corporate Risk Management:	No corporate risk(s) identified Reputation Damage (CR4) Decreasing Financial Resources / Increasing Financial Pressures (CR1)
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. Click to select EA screening.
Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.

Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	None.
Background Papers:	None.
Appendices:	Appendix 1 - National Policy Right to Buy Receipts

1. Introduction

- 1.1 The Government has committed to ensuring that additional retained Right to Buy (RTB) receipts (income from the sale of the Council's housing properties under the RTB or Shared Ownership programmes) are used to replace, on a one-for-one basis, those additional homes sold under the RTB.
- 1.2 A summary of the Government's National Policy on RTB receipts is attached as appendix 1.
- 1.3 This report summarises how the Council intends to utilise its retained RTB receipts.

2 Oadby and Wigston Borough Council's Position

- 2.1 Since the scheme began in 2012, the Council has purchased six properties using RTB receipts.
- 2.2 Most recently in 2021-2022 the Council purchased two properties on Bennett Way.
- 2.3 Over the next four years the Council will need to commit and spend the following amounts of RTB receipts, which it must limit to 40% of the cost of new homes:

	RTB Receipt	Council funding	Total expenditure on New Homes	Deadline for expenditure
	£61k	£92k	£153k	2024
	£289k	£434k	£723k	2025
	£54k	£81k	£135k	2026
	£274k	£411k	£685k	2027
Total	£678k	£1,018k	£1696k	-

- 2.4 The Council has identified a development opportunity on Horsewell Lane which will create approximately six residential properties to be incorporated into the Council's housing stock.
- 2.5 Currently, a New Housing Supply capital programme provision of £2.45m exists that will be utilised to develop the Horsewell Lane site and identify further sites to form part of a pipeline programme of housing new build projects. The 2023/24 – 2027/28 HRA Capital Programme currently sets out that £677k of RTB receipts will be utilised by the New Housing Supply project (and therefore Horsewell Lane

development).

- 2.6 The New Housing Supply project is mobilising internally now that additional project management capacity and expertise has been engaged.
- 2.7 A detailed programme for the project will be developed based on key milestones, such as Purdah, Committee Meetings and governance approvals. Further updates will be provided to the Capital Sub-Committee, to who monitoring of the project has been delegated.
- 2.8 Of the £1.493m of right to buy financial commitments, £677k is committed as part of the New Housing Supply project and the remaining £816k is currently unallocated. The commitments of currently unallocated right to buy receipts will be a focus of the New Housing Supply project and development of supply pipeline.