

**EXETER CITY COUNCIL  
RECORD OF DECISION TAKEN BY OFFICER IN CONSULTATION WITH PORTFOLIO  
HOLDER**

**Key Decision: None.**

**TITLE:** Purchase of 34a Lancelot Road, Exeter, EX4 8LU

**DECISION MADE BY:** Strategic Director for People and Communities

**IN CONSULTATION WITH** Portfolio Holder for Housing, Homelessness Prevention and Customer Services

**DECISION:**

To agree the purchase of 34a Lancelot Road, Exeter, EX48LU, Exeter from the current leaseholder at a price of £160,000.

**Was an Equality Impact Assessment carried out and what were the findings:**

N/A – Although this is a delegated decision, it does not directly affect people, or have the potential for different treatment, access, outcomes or levels of satisfaction.

**REASON FOR DECISION**

The property is a two bedrooomed (2 x Double) first floor flat within a HRA owned block.

The acquisition of this property is the second of four properties to be purchased under LAHF Round 3.

**ALTERNATIVE OPTIONS CONSIDERED**

An alternative to acquiring additional properties could be to purchase from the open market, but this is likely to be more expensive (given the ceiling price on ex-LA properties) and even less likely to be of our known archetypes, making future repairs potentially more expensive as our contractors work to a schedule of known components.

**PRINCIPAL GROUPS CONSULTED:** Simon Yates – Senior Estates Surveyor;  
Peter Judd – Building Surveyor.

**DOCUMENT CONSIDERED:** None

**DECLARED CONFLICTS OF INTEREST:** No

**DISPENSATIONS GRANTED:** N/A

In the case where a key decision has been taken under delegated powers, the attention of Members is drawn to the Scrutiny Procedure Rules within the Constitution, and in particular section 15 entitled Call in.

<b>Decision Number</b>	<b>Date of Decision Made</b>
1	21 January 2025