


**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO
REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS)
(MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 &
THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<u>SUBJECT OF DECISION</u>	
21 Bede Road, Nuneaton – Vacating Mortgage Deed	
<u>DECISION REFERENCE</u>	<u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/ Constitution/Minute No. etc. 3E.12 d)
DO/04/2024 (WS)	
<u>DATE OF DECISION</u>	<u>DECISION MAKER (Name and Job Title)</u>
30/05/2024	 Waheeda Sheikh – Solicitor to the Council & Monitoring Officer
<u>RECORD OF THE DECISION</u>	
<p>a) The issue</p> <p>Alsters Kelly Solicitors contacted the council to advise that they were in possession of the original copy of a mortgage deed dated 29th June 1927 and made between Leonard Samuel Simons and The Mayor Aldermen and Burgesses of the Borough of Nuneaton in respect of 21 Bede Road Nuneaton which had not been vacated (receipted to confirm payment). The property is now being sold and the Land Registry require a receipt to confirm it has been paid before they will proceed with the first registration. Enquires were made with Lesley King, Finance Business Partner, who confirmed that there are no mortgage balances held on the balance sheet and so we can assume it was repaid in full.</p>	
<p>b) The Decision</p> <p>To draft, seal and issue a receipt confirming that the mortgage deed dated 29th June 1927 has been vacated.</p>	
<u>REASON FOR THE DECISION</u>	
To comply with the requirements of the land registry in respect of the first registration of the property.	
<u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION</u>	
To not provide a vacation certificate – however this would prevent first registration and cause delay to the owners in their registration and sale of the property.	

<u>WARD RELEVANCE</u>
Bede
<u>FINANCIAL AND BUDGET IMPLICATIONS</u>
None
<u>CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS</u>
Lesley King – Finance and Business Partner
<u>ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED</u>
n/a
<u>IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE</u> (Note if the decision is a non-executive decision, no dispensation can be given).
n/a
<u>EQUALITIES IMPLICATIONS (including any Equality Impact Assessment)</u>
None
<u>HUMAN RESOURCES IMPLICATIONS</u>
None
<u>FINANCIAL IMPLICATIONS</u>
None
<u>HEALTH EQUALITIES IMPLICATIONS</u>
None
<u>SECTION 17 CRIME & DISORDER IMPLICATIONS</u>
None
<u>RISK MANAGEMENT IMPLICATIONS</u>
None
<u>SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS</u>
None

ENVIRONMENTAL IMPLICATIONS

None

LEGAL IMPLICATIONS

Delays in first registration and sale of property

ANY OTHER COMMENTS

None

**PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS
MADE OR AS REASONABLY PRACTICABLE THEREAFTER**