

Record of officer decision

Decision title:	Granting leases of two residential properties to tendered service provider to support vulnerable care leavers
Date of decision:	30 April 2020
Decision maker:	Acting Assistant Director for Technical Services
Authority for delegated decision:	The Economy and Place Scheme of Delegation dated 23/12/2019 (line 60) gives the Acting Assistant Director for Technical Services the authority to take the decision
Ward:	All wards
Consultation:	No external consultation in relation to this decision.
Decision made:	Granting leases of two residential properties to tendered service provider to support vulnerable care leavers
Reasons for decision:	<ul style="list-style-type: none"> • The council faces challenges in finding accommodation for vulnerable people with complex needs as social housing providers prioritise commercial considerations and are often unwilling to take the risk of letting homes to this user group. Consequently the council needs to find alternative accommodation solutions which are economic and sustainable. • One of the buildings to be let was purchased by the Council last year to provide supported accommodation for vulnerable people with complex needs. The other property is residential stock that was already owned by the Council. Decision to purchase was a partially exempt decision as the property will house vulnerable people. Consequently property details are included in Appendix 1. • The Properties (both in Hereford City Centre) will accommodate in total eight very vulnerable care leavers to improve outcomes and help prevent specialist high cost placements. • The tenant was selected by competitive tender to provide support services. They will manage the buildings and placements. See Appendix 1
Highlight any associated risks/finance/legal/equality considerations:	<ul style="list-style-type: none"> • The Council must let the buildings to a Service Provider who will then manage the buildings and lettings to the young people. • The rent charged to the young people will be capped at the appropriate Local Housing Allowance

	rate to ensure affordability of rent and alignment with benefit entitlements.
Details of any alternative options considered and rejected:	No suitable alternatives were proposed
Details of any declarations of interest made:	None

Signed..... Date:

CHRIS JENNER

APPENDIX 1

Property addresses:

88 – 90 Widemarsh Street, Hereford HR4 9HG. Let on full repairing terms at a peppercorn rent. Landlord insures building and recharges premium.

22 Widemarsh Street, Hereford HR4 9EP. Let on internal repairing terms* at a peppercorn rent. Landlord insures and recharges proportion of premium. * Ground floor is leased on commercial tenancy to a retailer on these terms. This is a listed building and the Council remains responsible for external and structural repairs.

Tenant is to be **Caring For Communities & People (CCP)**

340 High Street

Cheltenham

GL50 3JF