

Record of officer decision

Decision title:	Landlords consent for tenant's alterations at Canal Road Day Care Centre, Hereford
Date of decision:	10 May 2023
Decision maker:	Strategic Assets Delivery Director (formerly Acting Head of Property)
Authority for delegated decision:	The Economy and Place Directorate's scheme of delegation dated 03 August 2022 (line 54) gives the Strategic Assets Delivery Director (previously Acting Head of Property) the authority to take the decision & https://councillors.herefordshire.gov.uk/mgDelegatedDecisions.aspx?XXR=0&&DR=22%2f02%2f2023-08%2f03%2f2023&ACT=Find&RP=0&K=0&V=1&DM=0&DEPT=0&HD=0&DS=0&Next=true&NOW=18042023113602&META=mgdelegateddecisions&#:~:text=24/02/2023%20%2D%20Decision,%C2%A0%C2%A0%C2%A0%C2%A0Recommendations%20Approved
Ward:	Widemarsh
Consultation:	None – this is an operational decision arising out of the Council's management of its tenanted properties
Decision made:	Approve grant of landlords consent for alterations at Canal Road Day Care Centre, Hereford
Reasons for decision:	<ul style="list-style-type: none"> • Aspire Living Ltd occupy the property under the terms of an expired lease which is in the process of renewal and are seeking landlord's approval for internal alterations to the property • The works comprise adaptations to the internal space to provide a Changing Places toilet for which Aspire Living Ltd have been awarded funding from the government's Changing Places Fund to work in partnership with the council to increase the number of accessible changing place facilities for people with severe disabilities in the county. • The lease provides that consent must not be unreasonably withheld and there is no good reason in this case to do so as the proposals are intended to enhance the facilities available to disabled people in the community • The consent will be subject to obtaining any necessary planning, building regulation and any other necessary statutory consents plus provision of as built plans and evidence of health and safety compliance and the tenant will be required to carry out the works to ensure the highest standards of safety and care are met.
Highlight any associated risks/finance/legal/equality considerations:	The council's legal team will draft the licence for alterations ensuring compliance with all relevant statute and the works are carried out to a high standard
Details of any alternative options considered and rejected:	None – the site is one of the 3 selected by the council to be awarded funding for the provision of these new facilities

Details of any declarations of interest made:	None

Signed..... Date: 10 May 2023
Strategic Assets Delivery Director