

Record of officer decision

Decision title:	Landlords consent for tenant’s alterations at Hinton Community 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 3 August 2022 (line 54) gives the Strategic Assets Delivery Director (previously Acting Head of Property) the authority to take the decision
Ward:	Hinton & Hunderton
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 Hinton Community Centre, Hereford
Reasons for decision:	<ul style="list-style-type: none"> • Hinton Community Association occupy the property under the terms of a lease dated 18th March 2016 and are seeking landlord’s approval for alterations to the property • The works comprise the construction of a single storey extension to the side of the property to increase and enhance meeting room facilities which will extend the options for local community use including youth work and space for multi-agency use in areas such as mental health and anti-social behavior. • 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 the local 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
Details of any declarations of interest made:	None

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