

Record of officer decision

Decision title:	Landlords consent for tenant's alterations at The Courtyard, Edgar Street, Hereford
Date of decision:	28.09. 2023
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	Corporate Centre's scheme of delegation dated July 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision.
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 the Courtyard, Edgar Street, Hereford
Reasons for decision:	<ul style="list-style-type: none"> • The Courtyard Trust occupy the property under the terms of a 99 year lease dated 2 September 1998 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 the Courtyard Trust 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 proposal supports the aim of the County Plan aim to create a stronger, safer and fairer society in which everyone is treated with dignity and respect. • 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: 28 September 2023
Strategic Assets Delivery Director