

Record of officer decision

Decision title:	Grant of a lease of a city centre residential property to a housing provider pursuant to a Service Contract.
Date of decision:	19/02/2025
Decision maker:	Senior Estates Manager
Authority for delegated decision:	Corporate Services' scheme of delegation dated May 2024 (line 35) gives the Senior Estate Manager the authority to take the decision
Ward:	All wards
Consultation:	The Corporate Director for children and young people along with the children and young people's directorate leadership team have been consulted.
Decision made:	To grant a full repairing lease for a period of up to 5 years pursuant with service contract awarded to a registered provider. http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=10352 ; Appendix 1 will be omitted from the published decision as it relates to accommodation for potentially vulnerable young persons.
Reasons for decision:	<ul style="list-style-type: none"> • The council acquired the property to provide supported accommodation for people with multiple vulnerabilities but is not in the position to provide the housing management function themselves. This function therefore needs to be outsourced. • Following a compliant procurement process the Council will enter into a contract with a housing provider (see Appendix 1) to deliver an accommodation-based support for Children in Care and Care Leavers aged 16–25. • This service supports the Council's commitment as a Corporate Parent and will provide homes utilising these council owned properties for 16- and 17-year-old Children in Care and Care Leavers aged 18-25. This will enable the young people to remain close to their local connections whilst improving their individual outcomes. • This service will contribute to the reduction in the need for temporary accommodation under statutory duties placed on local authorities under the Children and Social Work Act 2017, Housing Act 1996 and Homelessness Reduction Act 2017.
Highlight any associated risks/finance/legal/equality considerations:	<ul style="list-style-type: none"> • The housing provider will enter into a 3+2 year full repairing lease with the council and will then sublet to nominations made from the council under the Service Contract. • The property will be occupied to meet the council's strategic duties.

	<ul style="list-style-type: none"> • The housing provider will be responsible for repairs and maintenance for the whole property at nil cost to the council. • The lease will allow for a mutual break and will include a right to terminate if the housing provider does not comply with the terms of the lease or the Service Contract. • A condition survey will be undertaken in order to accurately record the condition of the property prior to commencement of the lease. • This is a short lease (of less than 7 years) so the provisions of s.123 Local Government Act 1972 are not engaged. Although the rent is less than the best that can be reasonably obtained on the open market, the decision maker considers the disposal is reasonable as it will promote or improve the social well-being of persons of Herefordshire. • The Council’s legal team will prepare the lease to ensure the Council’s position is protected. • There is no cost to the council
<p>Details of any alternative options considered and rejected:</p>	<ul style="list-style-type: none"> • Options for delivery for this service have already been considered prior to the tender of the Service Contract. This lease is being entered into pursuant to the award of the Service Contract and therefore must be entered into. • Not to grant the lease means the Service Contract could not proceed.
<p>Details of any declarations of interest made:</p>	<p>None</p>

Signed..... Date: 19th February 2025

Print Name: Helen Beale
Job Title: Senior Estate Manager