

### Record of officer decision

<b>Decision title:</b>	<b>To approve (1) the grant of a lease to and (2) enter into an operational agreement with Caring for Communities and People a charitable housing management provider (Registered Charity Number 1043143)for Single Homeless Accommodation Programme properties</b>
<b>Date of decision:</b>	<b>3rd March 2025</b>
<b>Decision maker:</b>	Hillary Hall, Corporate Director Community Wellbeing
<b>Authority for delegated decision:</b>	<p>The authority for grant acceptance, purchase of accommodation and negotiation of a lease to a housing provider for the Single Homeless Accommodation Programme to address gaps in homelessness for vulnerable young people (age 18-25) at risk or experiencing homelessness or rough sleeping 2<sup>nd</sup> November 2023 (with additional funding 16<sup>th</sup> May 2024) was delegated by the Cabinet member for Adults, Health and Wellbeing to the Corporate Director Community Wellbeing by the decision dated 9 November 2023.</p> <p><a href="https://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=9772">https://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=9772</a></p> <p><a href="https://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?IId=50048389">https://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?IId=50048389</a></p>
<b>Ward:</b>	All Wards
<b>Consultation:</b>	<p>The Cabinet Member - adults, health and wellbeing</p> <p>Legal, finance and the Section 151 Officer</p>
<b>Decision made:</b>	<p>Pursuant to the delegated authority the decision to (a) grant a full repairing lease for a period of six years to, and (b) enter into an operational agreement with, Caring for Communities and People (“CCP”) (Registered Charity No. 1043143), a charitable housing management provider for the Single Homeless Accommodation Programme in respect of the following properties which have been purchased by Herefordshire Council:</p> <ol style="list-style-type: none"> <li>1.</li> <li>2.</li> </ol>
<b>Reasons for decision:</b>	<p>The decision is in accordance with the proposed scheme that an external partner would undertake the housing management responsibilities of the tenants allocated to the fifteen properties.</p> <p>It was also recommended that the external partner would enter into a full repairing lease for the repairs and maintenance to the properties.</p>

<p><b>Highlight any associated risks/finance/legal/equality considerations:</b></p>	<ul style="list-style-type: none"> <li>• The properties will be transitional housing to accommodate vulnerable young people under 25 who have a high risk of homelessness.</li> <li>• Approval has been given for the council to develop or acquire housing stock, the properties above have already been purchased by Herefordshire Council; however, we are not in the position to provide the housing management function therefore this needs to be outsourced.</li> <li>• The housing provider will enter into a 6 year full repairing lease with the council and will then sublet to nominations made from the council under the operational agreement.</li> <li>• The property will be occupied to meet the council strategic duties.</li> <li>• The charity will lease the property on a full repairing lease and therefore for the duration of the lease the maintenance of property will result in nil cost to the council.</li> <li>• The housing provider will be responsible for repairs and maintenance to the whole property.</li> <li>• The lease will allow for break rights for both the council and the housing provider including a right to terminate if the housing provider does not comply with the terms of the lease or the operational agreement.</li> <li>• A condition survey will be undertaken in order to accurately record the condition of the property prior to commencement of the full repairing lease.</li> <li>• There is no cost to the council, as the rental income from the tenants will cover the cost of the lease.</li> <li>• A 99-year rent valuation has been undertaken, which will set the rent.</li> <li>• The rent, if the operation contract is fulfilled is less than the best that can be reasonably obtained on the open market (pursuant to s.123 Local Government Act 1972) but pursuant to The Local Government Act 1972: General Disposal Consent (England) 2003 the decision maker considers the disposal is reasonable and permitted as it will promote or improve the social well-being of persons of Herefordshire and the value is less than two million pounds.</li> </ul>
<p><b>Details of any alternative options considered and rejected:</b></p>	<p>None</p>
<p><b>Details of any declarations of interest made:</b></p>	<p>None</p>

Signed: ..... Date: .....