

## Record of officer decision

<b>Decision title:</b>	<b>Grant of Lease of 10 Single Homelessness Accommodation Programme (SHAP) properties to a housing provider pursuant to a service contract.</b>
<b>Date of decision:</b>	06/02/2025
<b>Decision maker:</b>	Senior Estate Manager
<b>Authority for delegated decision:</b>	Corporate Services' scheme of delegation dated May 2024 (line 35) gives the Senior Estate Manager authority to take the decision
<b>Ward:</b>	All Wards
<b>Consultation:</b>	The Corporate Director for children and young people along with the children and young people's directorate leadership team have been consulted with.
<b>Decision made:</b>	<p>To grant a full repairing lease to CCP for a period of up to 5 years. Pursuant with service contract awarded to a registered provider.</p> <p><a href="#">Decision - Accommodation based support for children in care and care leavers aged 16-25 - Herefordshire Council</a></p> <p>Schedule 1 will be omitted from the published decision as it relates to accommodation of potentially vulnerable young persons.</p>
<b>Reasons for decision:</b>	<p>Herefordshire Council has secured capital funding from Ministry of Housing Communities and Local Government (MHCLG) formerly the Department for Levelling Up, Housing and Communities (DLUHC) for the purpose of purchasing a minimum of fifteen properties. Decision – Grant acceptance and purchase of accommodation to address gaps in homelessness pathway provision – Herefordshire Council and Decision – Grant acceptance and purchase of accommodation to address gaps in homelessness pathway provision: additional funding – Herefordshire Council</p> <p>In addition:</p> <p>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 housing management function therefore, this needs to be outsourced.</p> <p>Following a compliant procurement process the Council will now enter into a contract with Caring for Communities and People (CCP) to deliver an accommodation-based support for Children in Care and Care Leavers aged 16-25.</p> <p>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.</p>

	This service will also 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.
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The property will be occupied to meet the councils 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 Service Contract.</li> <li>• A condition survey will be undertaken in order to accurately record the condition of the properties prior to commencement of the full repairing lease.</li> <li>• There is no cost to the council</li> <li>• As this is a 'Short Lease' (i.e less than 7 years) the provisions of s.123 Local Government Act 1972 are not engaged. However, for clarity the rent is less than the best that can be reasonably obtained on the open market but if s.123 Local Government Act 1972 applied then pursuant to The Local Government Act 1972: General Disposal Consent (England) 2003 the decision maker considers the disposal is still reasonable and permitted as it will promote or improve the social well-being of persons of Herefordshire. The Council's legal team will deal with the leases to ensure the Council's position is protected.</li> </ul>
<b>Details of any alternative options considered and rejected:</b>	Options for delivery for this service have already been considered prior to tender of the Service Contract. This lease is being
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 06/03/2025

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