



# HARTLEPOOL BOROUGH COUNCIL

## OFFICER DECISION RECORD

Department:	Resources and Development
Division:	Resources and Development (Development and Growth) Estates and Asset Management Section
Date of Decision / Issue of Licence:	18 <sup>th</sup> May 2022
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description and Reason for Decision:	<p>Letting of 8 houses to NACRO (National Association for the Care and Resettlement of Offenders)</p> <p>In 2018 the Council agreed to let 4 void properties, from its own Housing Revenue Account (HRA) stock to NACRO to meet the needs of the organisation.</p> <p>The leases have expired and terms have been agreed to renew the leases.</p> <p>In addition agreement has been reached to lease an additional four void properties to them on similar terms.</p> <p>NACRO have confirmed that the properties are not to be used as 'bail hostels'. They receive referrals from other agencies, such as Housing Options, Probation, Prison, DWP, for individuals who require accommodation. Each individual is assessed by a member of staff to identify whether NACRO are an appropriate service for the individual and can meet their needs. NACRO then work with the people who are low to medium risk.</p> <p>The service provided by NACRO is intensive housing management which includes support with budgeting, benefits, reducing barriers to move on to independent</p>

accommodation, weekly visits and monthly health and safety inspections, signposting and referring to additional support, working in partnership with other third sector organisations and statutory services and move on support.

NACRO have leased properties successfully from the Council for over 4 years and the Council have not had any issues concerning their occupants or the management service NACRO provide.

The lettings will result in a guaranteed income for 3 years for eight difficult to let properties and assist in the delivery of NACRO's programme.

It is therefore recommended that authority is given to let the properties.

Type of Decision: Non Key

Nature of Delegation Being Exercised: In accordance with paragraph 4.2 of the Delegation Scheme set out at Part 3 of the Constitution the Managing Director is authorised to exercise any of those functions delegated to the Directors and hereby exercises the delegation as set out below:

DRD74	Power to approve land and property disposal, leases, lettings, licences, wayleaves, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters within prescribed thresholds as set out in the Finance and Policy committee arrangements
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Alternative Options Considered and Rejected: Not to lease the stock and it remain vacant on a long term basis.  
The respective individual lettings not only provide invaluable assistance to NACRO's programme but secures the letting of low demand long term vacant properties for the Councils stock and provide extra income for the Council's Housing Revenue Account.

Any Declared                      No  
Register of Interest

OFFICER WITH THE DELEGATION

NAME \_\_\_\_\_

Denise McGuckin

POSITION: Managing Director

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DATE:      18<sup>th</sup> May 2022