

Decision No: CMM – 19 14/01/09

KEY

Forward Plan No: HSG 2154

This record relates to Agenda Item 83 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

**DECISION-MAKER:** COUNCILLOR MARIA CAULFIELD

**PORTFOLIO AREA:** HOUSING

**SUBJECT:** ST. GABRIEL'S 10-YEAR LEASE

**AUTHOR:** SYLVIA PECKHAM

### **THE DECISION**

- (1) Approves in principle to taking a lease of St. Gabriels, Wellington Road, Brighton.
- (2) Delegates to the Director of Adult Social Care & Housing the power to approve the detailed terms of the lease providing the terms are certified by the Valuer to the Council as the best consideration reasonably obtainable.
- (3) Authorises the Head of Law to prepare and execute any documentation necessary to give effect to the above.

### **REASON FOR THE DECISION**

The report is presented to seek the necessary delegated authority for Director of Adult Social Care and Housing to start in principle negotiations with a view to entering into a 10 year lease.

This approval is being sought to provide the council with nomination rights to the development that will provide much needed accommodation for people with physical and learning disabilities in the city.

#### **DETAILS OF ANY ALTERNATIVE OPTIONS**

Alternative options that have been considered include:

- To not enter into a lease for the development and to seek to spot purchase placements according to need.

If the council does not enter into a lease there is a high risk that the developer will proceed and make their own arrangements which could lead to increased 'ordinary residence' claims (whereby people with Learning Disabilities are placed in the city by other authorities and because they have their own tenancy they become the financial responsibility of the host authority). Under this arrangement the council would not have the same influence over the development or the service to be provided.

- To enter into a lease for the development.

This option would ensure that much needed accessible accommodation with facilities for on site support would be available.

#### **OTHER RELEVANT MATTERS CONCERNING THE DECISION**

None

#### **CONFLICTS OF INTEREST**

None

#### **CONFIRMED AS A TRUE RECORD:**

**We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision**

**Date:**

14 January 2009

**Decision Maker:**

Councillor Maria Caulfield  
Cabinet Member for Housing

**Signed:**



**Proper Officer:**

14 January 2009

Mark Wall, Head of Democratic Services

**Signed:**



**SCRUTINY**

**Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny 'Call-In' provisions.**

**Call-In Period**

**14-21 January 2009**

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*