

**Question: CQ21.01**

**Cabinet – 1 September 2020**

**Re: Agenda item 21 - Imperial Apartments (Parkview development)**

**Question submitted by: Cllr Clive Stevens**

I welcome your attempts to “seize the moment” and put in a solution to manage the potential increase in homelessness. It is a shame this is a permitted development as I think it would have benefitted from going through the planning process. But Boris knows best presumably!

I'm more interested in how much control the Council will have over the behaviour of Caridon as BCC's nominated landlord. According to Caridon this is a fairly new model for managing property. Effectively they will be the Council's tenant and then sublet to the public. Caridon have recently had some bad press (according to the Risk Register and the BBC article on Templefields House in Harlow) but if they learn from that and improve it could be positive for the future sub-tenants of Imperial Apartments and for BCC as the landlord.

Q. My question therefore, is about the procurement and contract terms you will have with Caridon, the nominated landlord; whether there are any specific requirements for problems or complaints from their sub-tenants to be open to scrutiny and any fines or incentives (or even termination) if they don't perform. **I appreciate some of the contract will be exempt and so limit my question to finding out if you have terms that ensure the open scrutiny of sub-tenant complaints, whether there are penalty clauses and an option to terminate the contract for such reasons?**