

## ESSENTIAL REFERENCE PAPER 'A'

### IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives:	<p>Priority 1 – Improve the health and wellbeing of our communities</p> <p>Priority 2 – Enhance the quality of people's lives</p> <p>Priority 3 – Enable a flourishing local economy</p> <p>This report seeks approval of the Property Investment Company's Articles of Association which are a necessary requirement of registration of the company at Companies House</p>
Consultation:	The Articles of Association have been considered in draft form by the Executive and have been reviewed by Hertfordshire County Council's Legal team.
Legal:	The model articles for companies limited by shares have been used as the basis for these articles. Hertfordshire County Council's Legal team has reviewed a draft version; amendments suggested have been incorporated into this final version.
Financial:	n/a
Human Resource:	There are no TUPE implications.
Risk Management:	The overall project group has considered the risks of the project and risk log is regularly reviewed.
Health and wellbeing – issues and impacts:	<p>The provision of good quality housing in all tenures, in this case well-managed and maintained private rented accommodation, plays a crucial role in meeting the council's priorities, particularly, enhancing people's lives. Anticipated ancillary community benefits include:</p> <ul style="list-style-type: none"><li>• providing income to protect existing council services and/or fund emerging priorities</li><li>• acting as a good private sector landlord, putting increasing pressure on poorer landlords to improve</li><li>• providing a potential 'last resort' action to tackle poor standards in the private sector and/or remedy empty properties where both informal advice and enforcement have failed</li></ul>

	<ul style="list-style-type: none"><li>• increasing the availability of good quality private rented accommodation for those on short-term placements with local employers</li><li>• providing good quality commercial premises to encourage business growth should the company expand into commercial property holding in the future.</li></ul>
--	--