

Written statement of a non-key officer decision
Director of Adults and Communities

Title	Property purchase and repair
Decision maker	Director of Adults and Communities
Date of decision	31 October 2018
Report exemption class	Open
Purpose	<p>To seek approval to agree a property purchase and repair package with grant funding totalling up to £495,000 with Connexus Housing Group.</p> <p>This will enable Connexus to purchase a maximum of four properties from the open market to accommodate households from specific client groups whose housing needs could not otherwise be met by social housing available within Herefordshire Council's allocation policy. The affordable housing stock that is currently available in the county is either too small and/or does not meet wheelchair accessible standards. Affordable larger family and wheelchair accessible accommodation is being provided by way of negotiation with private developers through the planning system or by partnership working with housing providers.</p>
Decision	<p>That:</p> <p>(a) a grant of £495k be made to Connexus Housing Group to support the purchase and repair of four properties to meet the needs of specific households at risk of homelessness; and</p> <p>(b) the council enters into a grant and nominations agreement to secure rights to allocate tenants to the properties and the director will agree a minimum term.</p>
Reason for the decision	<p>As set out in the report. Documents relating to this decision are available at</p> <p>http://councillors.herefordshire.gov.uk/mgIssueHistoryHome.aspx?IId=50025985</p>
Consultation	
Options considered	<p>1. To try to negotiate through the planning system purpose built properties. However, this is not recommended because it would lead to significant</p>

	delays and there would be no guarantee that a developer will agree to provide the units required. In addition to this if this option was to be utilised it would have an impact on the rest of the affordable housing delivery on site. The developer would expect an overall reduction in affordable housing which would have an impact on strategic priorities.
Declarations of interest	
Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply)	6 November 2018

Officer:	Date 31 October 2018
Director of Adults and Communities (Stephen Vickers)	