

## Record of officer decision

<b>Decision title:</b>	<b>Award of contract for refurbishment works to 4 &amp; 5 Blackfriars Street into 6 self contained flats to be used as temporary supported accommodation for Homeless people</b>
<b>Date of decision:</b>	29 September 2021
<b>Decision maker:</b>	Interim Director of Economy & Place
<b>Authority for delegated decision:</b>	<p>Cabinet decision on 3 December 2020 approved refurbishment of 4 &amp; 5 Blackfriars Street to meet strategic housing priorities with a budget of up to £500k</p> <p>Link to decision:</p> <p><a href="#">Decision - Refurbishment of 4 &amp; 5 Blackfriars Street, Hereford to meet strategic housing priorities, as a consequence of the restrictions caused by Covid-19 - Herefordshire Council</a></p> <p>Directorate scheme of delegation Economy and Place, Strategic Housing row 7, Approval for the allocation of grant money to developers/RSL's/applicants. Council function.</p> <p>Cabinet Member housing, regulatory services, and community safety approval of the Empty Property and Development Capital Budget</p>
<b>Ward:</b>	Widemarsh
<b>Consultation:</b>	The Cabinet Member Housing, regulatory services and community safety. Commercial Services and Legal Services have been consulted and confirmed that the decision may be taken
<b>Decision made:</b>	Following the formal tender process through the Council's portal, contract award to Dan Wharton Builders to undertake refurbishment works to 4 & 5 Blackfriars Street into 6 self-contained flats to be used as supported accommodation for homeless people. The work will be undertaken up to a value of £430k
<b>Reasons for decision:</b>	<p>To remove the homeless from the street, the council has a statutory duty to house those who are homeless.</p> <p>The council is keen to award the contract to enable the contractor to start on site ASAP to ensure a completion prior to 31 December 21, to house the homeless cohort over the coldest winter months</p> <p>The use of the accommodation is part of the homelessness pathway and falls in line with the winter provision</p> <p>The contractor submitted the lowest price bid</p> <p>The contractor received the highest scoring by a panel of officers through the evaluation process</p> <p>As per the Cabinet's request the contractor is a SME</p>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	<p>The available budget has been agreed, a maximum spend of £500k</p> <p>Not awarding the contract will mean the project will fail and we will not be able to provide much needed temporary supported accommodation</p> <p>The council have a statutory duty to deliver housing solutions to meet the needs of the county, affordable housing is essential to address the housing inequalities in Herefordshire</p>

	MHCLG are likely to recover revenue grants made for the project and therefore this would also have wider implications for colleagues within the Housing Solutions Team.
<b>Details of any alternative options considered and rejected:</b>	<p>The council received 5 bids through tender process, only 2 were compliant. The contractor who placed 2<sup>nd</sup> through the process was higher in price and scored significantly lower in the quality questions. The contractor has therefore been discounted.</p> <p>The contractor placed 2<sup>nd</sup> through the process was unable to demonstrate how it would help the council to work towards sustainability and becoming carbon neutral, in part due to their location some 150 miles from Hereford and no intention to employ local staff or to have a base in Hereford whilst the project is running. The contractor has therefore been discounted.</p>
<b>Details of any declarations of interest made:</b>	None

Signed

Neil Taylor  
Interim Director for Economy & Place

Date: 29 September 2021