

Record of operational decision

Decision title:	Decision to purchase a 5-bedroom detached property in Hereford City for use as temporary accommodation for large families.
Date of decision:	6 th November 2025
Decision maker:	Corporate Director, Adult Wellbeing
Authority for delegated decision:	Under the Chief Executives Scheme of Delegation authority is given to the Corporate Director, Adult Wellbeing, to make this decision under CW-07 Housing and homelessness support solutions. Decision - Empty Property and Development Capital Budget
Ward:	
Consultation:	<ul style="list-style-type: none"> • Cllr Gandy – Cabinet member for Adults, Health & Wellbeing • Property Services • Finance, S151 Officer
Decision made:	Decision to purchase a 5-bedroom detached property in Hereford City for use as temporary accommodation for large families for £300,000.
Reasons for decision:	<ul style="list-style-type: none"> • This 5 bedroom property is required to accommodate large families in need of temporary accommodation. • The Housing Ombudsman has asked the Council to develop a plan for the provision of suitable temporary accommodation for large families. • The Council will own and manage this property as part of our temporary accommodation portfolio, enabling it to be used to accommodate a number of large families over time. • The Council will continue to work to negotiate long-term affordable homes for larger families through the planning process, enabling them to move on from temporary accommodation.
Equality Considerations	<p>Under section 149 of the Equality Act 2010, the ‘general duty’ on public authorities is set out as follows:</p> <p>A public authority must, in the exercise of its functions, have due regard to the need to –</p> <p>(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;</p> <p>(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;</p> <p>(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.</p> <p>The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations and demonstrate that we are paying ‘due regard’ in our decision making in the design of policies and in the delivery of services.</p> <p>The Housing Service works to meet the needs of people with a protected characteristic.</p> <p>In the Council Plan 2024 – 2028 includes the ambitions:</p>

	<ul style="list-style-type: none"> • People - to enable residents to realise their potential, to be healthy and benefit from communities that help people to feel safe and supported. • Place - We will protect and enhance our environment and ensure that Herefordshire remains a great place to live. We will support the right housing in the right place and do everything we can to improve the health of our rivers. <p>The purchase and refurbishment of this property contributes to achieving these ambitions.</p>
Highlight any associated risks/finance/legal/equality considerations:	<ul style="list-style-type: none"> • The property will be owned freehold by Herefordshire Council. • A RICS Homebuyers report has been received for this property. • A purchase price of £300,000 has been agreed. A 99 valuation has been completed which values the property at this sum. • Funding has been secured for this project through the Strategic Housing Budget. • Sufficient budget has been allocated for all of the costs associated with this project including purchase, surveys and legal fees.
Details of any alternative options considered and rejected:	<ul style="list-style-type: none"> • Don't proceed with the purchase of this property: This is not recommended as the Housing Ombudsman have asked the Council to develop a plan for the procurement of properties for large families to ensure future supply. • Seek alternative properties to purchase: Whilst we seek to negotiate as many larger affordable properties as possible on new development sites, this is done via negotiation and is not guaranteed. The availability of large properties in Hereford City is limited. This property offers value for money and a central location suitable for families.
Details of any declarations of interest made:	None

Signed: Date: