

Record of operational decision

Decision title:	Approval to purchase four one bedroom flats in Hereford City for use as temporary accommodation.
Date of decision:	31 st July 2026
Decision maker:	Corporate Director, Community Wellbeing
Authority for delegated decision:	Delegated authority is provided under the following decision: Issue details - Strategic Housing: Three-year Capital Programme 2026/27 - 2028/29 - Herefordshire Co...
Ward:	██████
Consultation:	The following consultees have been consulted: • Cllr Gandy – Cabinet Member for Adults, Health and Wellbeing • Property Services • Finance, including Capital Accountant
Decision made:	Approval is given to fund the purchase four one-bedroom flats in Hereford City for temporary accommodation including all associated purchase costs e.g. Stamp Duty, Legal fees and refurbishment.
Reasons for decision:	The flats are required to provide temporary accommodation and support the Strategic Housing Three-Year Capital Programme. The flats will be purchased for £500,000 with an additional £40,000 payable for stamp duty and up to £20,000 for refurbishment and legal costs. The limited supply B&B/ Hotel accommodation in Herefordshire, along with increasing demand and seasonal variations mean the cost of securing short term accommodation for people that are homeless continues to rise. The current average cost (January 2026) to the council for an individual placed in the Travelodge is £85.00 for one night. This equates to £595 per week, £2,550 per month and £31,025 per year. The Housing Service offset as much of this cost as possible by claiming housing benefit, but this does not cover the whole cost, or all circumstances.
Equality Considerations	• Due regard has been given to the Public Sector Equality Duty under section 149 of the Equality Act 2010. This decision changes the funding stream only and does not change the purpose, allocation or delivery of temporary accommodation. • No adverse equality impact has been identified. The Housing Service will continue to consider the needs of people with protected characteristics when delivering temporary accommodation services.
Highlight any associated risks/finance/legal/equality	• The property will be owned freehold by Herefordshire Council. • A RICS Homebuyers report will be commissioned for this property to ensure that it is in a good state of repair. • Funding has been secured for this project through the Strategic

considerations:	Housing Capital Programme. • Sufficient budget has been allocated for all of the costs associated with this project including purchase, surveys and legal fees. • The flats remain required to support the council's temporary accommodation duties. • The flats will be held freehold by Herefordshire Council. The purchase will proceed under the existing delegated authority and is subject to usual conveyancing and legal due diligence.
Details of any alternative options considered and rejected:	Do not proceed with the purchase. This is not recommended because there is a significant shortage of temporary accommodation for households in Herefordshire.
Details of any declarations of interest made:	None

Signed:

Date: 31st July 2026