

Record of operational decision

Decision title:	Approval to purchase a four-bedroom detached property in Hereford City for use as temporary accommodation for households requiring level access accommodation.
Date of decision:	15 th July 2026
Decision maker:	Corporate Director, Community Wellbeing
Authority for delegated decision:	Delegated authority is provided under the following decision: Decision - Strategic Housing: Three-Year Capital Programme 2026/27–2028/29 - Herefordshire Council
Ward:	
Consultation:	The following consultees have been consulted: • Cllr Gandy – Cabinet Member for Adults, Health and Wellbeing • Property Services • Finance, including the Section 151 Officer
Decision made:	Approval is given to purchase a four-bedroom detached property in Hereford City for £430,000, for use as temporary accommodation for families requiring level access accommodation.
Reasons for decision:	The property is required to provide suitable temporary accommodation for households who require level access accommodation. The property will be owned and managed by the Council as part of its temporary accommodation portfolio, enabling it to support multiple households over time. The Council will continue to seek long-term affordable housing solutions for households requiring level access accommodation through the planning process, to support move-on from temporary accommodation.
Equality Considerations	Under section 149 of the Equality Act 2010, the 'general duty' on public authorities is set out as follows: A public authority must, in the exercise of its functions, have due regard to the need to – (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. 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. The Housing Service has regard to the needs of people with protected characteristics in the delivery of its functions.

	The Council Plan 2024–2028 includes the following ambitions: • People – enable residents to realise their potential, be healthy, and benefit from communities where people feel safe and supported. • Place – protect and enhance the environment, ensure Herefordshire remains a great place to live, support the right housing in the right place, and improve the health of our rivers. The acquisition and refurbishment of this property will contribute to the delivery of these ambitions.
Highlight any associated risks/finance/legal/equality considerations:	• The property will be held freehold by Herefordshire Council. • A RICS Homebuyers Report will be commissioned prior to completion. • A purchase price of £430,000 has been agreed. A Section 99 valuation has been completed to confirm value for money. • Funding is available through the Strategic Housing Three-Year Capital Programme. • Sufficient budget provision has been made for associated costs, including the purchase price, stamp duty, surveys and legal fees.
Details of any alternative options considered and rejected:	• Do not proceed with the purchase: this option is not recommended due to the significant shortage of temporary accommodation for households requiring level access accommodation. The Accessible Homes Register currently includes more than 14 families awaiting homes with four or more bedrooms. • Seek alternative properties to purchase: although the Council seeks to secure accessible affordable homes on new development sites through the planning process, delivery is not guaranteed. The availability of level access properties in Hereford City remains limited.
Details of any declarations of interest made:	None

Signed: Date: 15 July 2026