

Written statement of a key decision
Cabinet

Title	Housing Development Company
Decision maker	Cabinet Information about cabinet, including the names and contact details of the cabinet members, can be found here: http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251
Date of decision	6 March 2025
Report exemption class	Open
Reason for being a key decision	This is a key decision because it is likely to be significant having regard to: the strategic nature of the decision; and / or whether the outcome will have an impact, for better or worse, on the amenity of the community or quality of service provided by the authority to a significant number of people living or working in the locality (two or more wards) affected.
A notice was served in accordance with Part 3 (Key decisions) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.	
General exception or special urgency (as defined in the constitution)	No
Purpose	To explore the development of a council owned housing development company. There is a critical need for additional housing in the county. Following the outcome of a recent best practice study of how other Local Authorities across England have addressed this issue, the Connected Communities Scrutiny Committee have recommended that the council explore the development of a council owned housing development company, which is supported by the Cross Party Housing Working Group.
Decision	That: a) To explore the development of a Herefordshire Council owned housing development company, to meet some of the county's critical housing need.
Reason for the decision	As set out in the report. Documents relating to this decision are

	available at http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Id=50051136
Options considered	Alternative options 1. Do nothing – The significant gap in provision will continue. 2. Create a Housing Revenue Account where the council directly develops, owns and operates council housing. A previous study identified that to reach a break-even point on operating and maintaining services, the council would need a stock of circa 1,000 houses. There would be significant revenue cost requirements, and related risk, over a number of years before the council could reach this position. This option is not recommended.
Declarations of interest (see below)	
Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply)	12 March 2025

Councillor:	Date 6 March 2025
Leader of the Council (Councillor Jonathan Lester)	

- a record of any conflict of interest declared by any executive member who is consulted by the member which relates to the decision;
- and
- in respect of any declared conflict of interest, a note of dispensation granted.