

Written statement of a non-key decision
Cabinet member community services and assets

Title	Student Accommodation Update and Recommendations
Decision maker	<p>Cabinet member community services and assets</p> <p>Information about cabinet, including the names and contact details of the cabinet members, can be found here:</p> <p>http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251</p>
Date of decision	23 June 2025
Report exemption class	Open
Purpose	To accept the Royal Institute of British Architects (RIBA) 2 appraisal report in respect of the delivery of Student Accommodation at Blackfriars St and Venns Lane and to note we do not intend to take this project further forward at this time.
Decision	<p>That:</p> <p>a) The advice issued in the RIBA2 appraisal report for delivery of Student Accommodation at Blackfriars St and Venns Lane is accepted; and</p> <p>b) The Council does not to proceed with RIBA3 and the project is not progressed further at this time</p>
Reason for the decision	<p>As set out in the report. Documents relating to this decision are available at</p> <p>http://councillors.herefordshire.gov.uk/mgIssueHistoryHome.aspx?Id=I50049384</p> <p>[Please delete the 'I' between =I# above and delete this message]</p>
Options considered	<ol style="list-style-type: none"> 1. The Cabinet could decide to proceed with this project. However the feasibility study has identified a significant financial viability gap, and there is no confirmed demand for further student accommodation at this time. This option is not recommended. 2. The land could be made available to the higher education providers to develop the facility with the council taking the capital from the sale of the land. However, it is not considered that the stakeholders have the resources, the capital or the capability to do this. 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)	27 June 2025

<p>Councillor:</p> <p>Cabinet member community services and assets (Councillor Harry Bramer) / Leader of the Council (Councillor Jonathan Lester)</p> <p>[Please amend / delete as appropriate, including this message]</p>	<p>Date 23 June 2025</p>
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- 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.