

**Written statement of a key decision**  
**Cabinet**

<b>Title</b>	<b>Purchase of accommodation and refurbishment of 4 &amp; 5 Blackfriars Street to meet strategic housing priorities, as a consequence of the restrictions caused by Covid-19</b>
Decision maker	Cabinet Information about cabinet, including the names and contact details of the cabinet members, can be found here: <a href="http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251">http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251</a>
Date of decision	3 December 2020
Report exemption class	Open
Reason for being a key decision	<p>This is a key decision because it is likely to result in the council incurring expenditure which is, or the making of savings which are, significant having regard to the council's budget for the service or function concerned. A threshold of £500,000 is regarded as significant.</p> <p>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.</p>
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)	Special Urgency
Purpose	<p>To approve the acquisition of eight properties and to undertake the refurbishment of numbers 4 &amp; 5 Blackfriars Street, Hereford. This will enable the council as part of the Covid-19 emergency response to accommodate those who have a long and/or repeated history of rough sleeping.</p> <p>The eight properties would be self-contained accommodation suitable for homeless clients with disabilities and /or accessibility issues.</p>

	4 & 5 Blackfriars Street would be used as accommodation for homeless applicants prior to resettlement into sustainable accommodation.
<b>Decision</b>	<p><b>That:</b></p> <p><b>(a) Cabinet accepts the Ministry for Housing, Communities and Local Government (MHCLG) capital grant of £420k for the purposes of purchasing up to eight properties</b></p> <p><b>(b) Approval is given to purchase up to eight properties within a budget of £1,120k and to refurbish 4 &amp; 5 Blackfriars Street within a budget of £500k, to enable the council to protect and accommodate those currently in Covid-19 emergency accommodation from future homelessness.</b></p> <p><b>(c) Authority to purchase the properties be delegated to the Director for economy and place, following consultation with relevant cabinet members and the Chief Finance Officer.</b></p>
Reason for the decision	As set out in the report. Documents relating to this decision are available at <a href="http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?IId=50036065">http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?IId=50036065</a>
Options considered	<ol style="list-style-type: none"> <li>1. Do nothing. This is not recommended as the council has a statutory duty to house those who are homeless and capital grant funding has been awarded from the Ministry of Housing, Communities and Local Government (MHCLG) to purchase eight properties which, if not spent before 31 March 2021, will have to be returned</li> <li>2. We could purchase less than eight properties, however, this is not recommended as funding has been secured from the MHCLG to assist in the purchasing of these properties.</li> <li>3. Not approve the refurbishment of 4 &amp; 5 Blackfriars Street and leave the properties empty. This would be in conflict with the council's County Plan 2020-2024 and the council's Delivery Pan 2020-2024 to bring empty properties back into use. In addition to this without investment, these properties could fall into disrepair.</li> </ol>
Declarations of interest (see below)	
Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply)	This decision is to be taken under the <b>special urgency</b> provisions as set out in paragraphs 4.2.52-54 of the constitution of Herefordshire Council. It will not be subject to call in.

Councillor: .....

Date 3 December 2020

Leader of the Council (Councillor David Hitchiner)

- 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.