

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

<b>Title</b>	<b>Property Services Estate Capital Building Improvement Programme 2024/2027</b>
Decision maker	Cabinet member community services and assets
Date of decision	7 March 2024
Report exemption class	Open
Reason for being a key decision	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.
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 agree the proposed programme of works as set out in appendix A, appendix B and appendix C, incorporating a series of planned project works to enable Council to deliver on its obligations to maintain buildings fit for purpose utilising £4,061k capital budget as approved at council budget meeting of 9 February 2024.
<b>Decision</b>	<b>That:</b> <ol style="list-style-type: none"> <li><b>a) To approve the spend of the capital programme and implementation of the estates building improvement programme 2024/27 and building works from 2022 condition surveys project as set out in appendix A and B within a total budget of £3,511k; and</b></li> <li><b>b) To approve the spend of the capital programme and implementation of the care facility emergency programme of works as set out in Appendix C within a total budget of £550k; and</b></li> <li><b>c) the Director for Resources and Assurance be authorised to take all operational decisions to</b></li> </ol>

	<b>deliver the projects detailed in the appendices and to spend within the approved separate budgets of £4,061k to fund the works received.</b>
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/mgIssueHistoryHome.aspx?IId=50047272">http://councillors.herefordshire.gov.uk/mgIssueHistoryHome.aspx?IId=50047272</a>
Options considered	<ol style="list-style-type: none"> <li>1. A lack of investment in capital work to the council's estate assets would ultimately lead to their deterioration which will eventually make the assets no longer fit for their intended purpose and fail to protect the value of the council's property assets. In turn this will have an impact on any services located in such properties, to the extent that they may have to be closed and service delivery would be severely impacted.</li> <li>2. The absence of capital investment through improvement works to buildings that are leased out by the council would render those properties unlettable because they are either non-compliant or are not fit for occupation which will result in a subsequent loss of revenue to the council and potential breach of statutory and legal obligations.</li> <li>3. Not investing capital on council assets means that the Council will not be able to improve the asset or their components and apply new or updated strategies and policies of the Council such as strategic asset planning and low carbon management.</li> <li>4. Deferring the capital investment will lead to further deterioration of estate assets which in turn is likely to mean that investment costs will increase over time in line with inflation i.e. building and labour costs. The required improvement works have been assessed and prioritised based upon select criteria which covers health &amp; safety, operational need/impact and lifecycle/value. Investment is therefore targeted and spent on the assets requiring work rather than other property assets that are considered less eligible.</li> <li>5. Lack of investment into care facilities owned by Herefordshire Council and operated by Hoople Limited may lead to implications over the required Registrations and ability to operate these facilities.</li> </ol>
Declarations of interest (see below)	
Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply)	13 March 2024

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Councillor: .....

Date 7 March 2024

Cabinet member community services and assets  
(Councillor Harry Bramer)

- 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.