

Record of operational decision

Decision title:	Commissioning of professional advice to complete the update (due to delays in sale) to the site valuation before purchase of land at the rear of 72 Whitecross Road, Hereford HR4 0DG ahead of the Council purchase. The cost of the work is £650
Date of decision:	13 January 2022
Decision maker:	Director of Resources and Assurance
Authority for delegated decision:	Cabinet decision on 5 th May 2021 approved the commissioning agreement to proceed with the creation of a Housing Pipeline Investigation Account budget of up to £350k which could be utilised to procure technical services to undertake initial site studies for sites in third party ownership to advance the creation of a pipeline of developable sites. Link to decision: http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Ild=50037287
Ward:	Widemarsh
Consultation:	The Cabinet Member Housing, regulatory services and community safety, Commercial Services and Legal Services have been consulted and confirmed that the decision may be taken.
Decision made:	That the work required on the valuation service is commissioned from Fisher German LLP. Fisher German were selected because they completed out the initial report and have knowledge of the site.
Reasons for decision:	The council is keen to progress the investigation of delivering affordable housing as quickly as possible. Expert advice is required to inform decisions regarding the site value of any purchase of third party owned housing schemes on across Herefordshire. <ul style="list-style-type: none"> • Fisher German have already completed an initial Red Book Valuation and initial assessment of the site. A minor review only will be required due to changes to the property market over the last six months since the initial Red Book Valuation was completed. The property remains the same.
Highlight any associated risks/finance/legal/equality considerations:	Not awarding this work to Fisher German would compromise the council's ability to deliver on time, utilising the services of a procured partner is considered value for money.
Details of any alternative options considered and rejected:	Commission this work in house. This option has been rejected as the council does not have sufficient capacity or expertise in house and this approach would potentially put the council at risk with any site purchase due to the lack of expertise and knowledge.
Details of any declarations of interest made:	None

Signed

Andrew Lovegrove
Director of Resources and Assurance

Date: 14 January 2022