

## Record of officer decision

<b>Decision title:</b>	<b>To approve the acquisition of up to six properties from the open market and spend the grant award</b>
<b>Date of decision:</b>	<b>10<sup>th</sup> May 2022</b>
<b>Decision maker:</b>	Ross Cook, Corporate Director Economy and Environment
<b>Authority for delegated decision:</b>	Grant acceptance and purchase of accommodation to meet strategic housing priorities, as consequence of the restrictions caused by covid-19. Leader of the council (Section 9E). 17 <sup>th</sup> December 2021.
<b>Ward:</b>	All Wards
<b>Consultation:</b>	<p>The Cabinet Member for housing, regulatory services and community safety</p> <p>The Cabinet Member for commissioning, procurement and assets</p> <p>DMT</p> <p>Political Group consultees</p> <p>Project Brave</p> <p>Legal, finance and the Section 151 Officer</p>
<b>Decision made:</b>	<p><b>a) Cabinet accepts the Department for Levelling Up, Housing and Communities capital grant of £423,360 for the purposes of purchasing up to six properties and a revenue grant of £65,194 for a dedicated support worker for 23 months; and</b></p> <p><b>b) Authority to purchase the properties be delegated to the Director for Economy and Place, following consultation with relevant cabinet members and Chief Finance Officer.</b></p> <p><a href="https://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Id=50039818">https://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Id=50039818</a></p> <p><a href="http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Id=50034941">http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Id=50034941</a></p> <p><a href="https://hc-modgov.herefordshire.gov.uk/ieIssueDetails.aspx?Id=50039807&amp;PlanId=0&amp;Opt=3#A159804">https://hc-modgov.herefordshire.gov.uk/ieIssueDetails.aspx?Id=50039807&amp;PlanId=0&amp;Opt=3#A159804</a></p>
<b>Reasons for decision:</b>	To approve the acquisition of up to six properties from the open market in response to the Covid-19 emergency, to accommodate six people who have long and/or repeated history of rough sleeping

	<p>This is the second decision to be approved following the recent purchase of two of the permitted properties and relates to property number three. This purchase is approved within the budget of £176,400 as detailed below.</p> <p>The overall funding of £1,058,400 has been approved to purchase the six properties. We are prioritising using the external grant received from the Department of Levelling Up, Housing and Communities first.</p> <p>Below is a breakdown of the funding allocated for the purchase of the properties</p> <table border="1" data-bbox="587 613 1254 907"> <tr> <th colspan="2">Funding streams - Capital</th></tr> <tr> <td>DLUHC Grant</td><td><b>£423,360</b></td></tr> <tr> <td>BCF Grant available through the IBCF Programme</td><td><b>£250,000</b></td></tr> <tr> <td>Strategic Housing funded from borrowing</td><td><b>£385,040</b></td></tr> <tr> <td><b>TOTAL</b></td><td><b>£1058,400</b></td></tr> </table> <p>The council has already purchased two properties at a cost of £302,098.57.</p> <ul style="list-style-type: none"> <li>• Purchase price £279,950</li> <li>• Legal/conveyancing/survey fees £2,928.57</li> <li>• Refurbishment costs £22,220</li> </ul> <p>The council is currently on budget.</p>	Funding streams - Capital		DLUHC Grant	<b>£423,360</b>	BCF Grant available through the IBCF Programme	<b>£250,000</b>	Strategic Housing funded from borrowing	<b>£385,040</b>	<b>TOTAL</b>	<b>£1058,400</b>
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<p><b>Highlight any associated risks/finance/legal/equality considerations:</b></p>	<ul style="list-style-type: none"> <li>• There is a budget of £176,400 for purchasing each property</li> <li>• Each property has been allocated a budget up to: Max purchase Property £150,000 Legal Fees/ surveys £8,400 Stamp duty £5,000 Refurbishment works £10,000 Furnishings £3,000</li> <li>• Failure to spend the funding awarded by DLUHC will result in the grant offer being retracted.</li> <li>• The council has a statutory duty to house those who are unintentionally homeless</li> <li>• Purchase of these units will discharge the Councils Homelessness Duty</li> <li>• A RICS Homebuyers Report will be received for all properties purchased which demonstrates that the property purchase and refurbishment can be managed within the agreed budget</li> <li>• The report demonstrates that they are being purchased at market value and the report determines the works required on each property, which can be accommodated within the £10,000 budget</li> <li>• The properties will be refurbished in line with the decent homes standards</li> <li>• The procurement of the building improvements works will be in accordance with the council's contract procedure rules.</li> </ul>										

<b>Details of any alternative options considered and rejected:</b>	None
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: