

## Record of officer decision

<b>Decision title:</b>	<b>Grant acceptance and purchase of accommodation to address gaps in homelessness pathway provision</b>
<b>Date of decision:</b>	<b>4 March 2024</b>
<b>Decision maker:</b>	Hillary Hall, Corporate Director Community Wellbeing
<b>Authority for delegated decision:</b>	Grant acceptance and purchase of accommodation for the Single Homeless Accommodation Programme to address gaps in homelessness for vulnerable young people (age 18-25) at risk or experiencing homelessness or rough sleeping 2 <sup>nd</sup> November 2023.  <a href="https://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=9772">https://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=9772</a>
<b>Ward:</b>	All Wards
<b>Consultation:</b>	The Cabinet Member - adults, health and wellbeing  The Cabinet Member - community services and assets  Local ward members  Political Group consultees  Legal, finance and the Section 151 Officer
<b>Decision made:</b>	<p><b>a) The Cabinet accepts the Department for Levelling Up, Housing and Communities capital grant of £910,000 for the purpose of purchasing a minimum of ten properties and a revenue grant of £478,615 for dedicated support workers and associated services;</b></p> <p><b>b) Authority for acquisition of the properties and all associated operational decisions including authority to award contracts for improvement works and the negotiation of the lease to a housing provider be delegated to the Corporate Director Community Wellbeing.</b></p>
<b>Reasons for decision:</b>	<p>To approve the acquisition of a minimum of ten properties from the open market to address the gaps in homelessness for vulnerable young people aged 18-25.</p> <p>This is the first property to be approved. This purchase and refurbishment is within the budget of £181,000 as detailed below.</p> <p>The overall funding of £1,810,000 has been approved to purchase the 10 properties. Strategic Housing will prioritise 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</p>

	<p>purchase of the properties</p> <table border="1" data-bbox="587 244 1254 465"> <thead> <tr> <th colspan="2" data-bbox="587 244 1254 315"><b>Funding streams - Capital</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="587 315 960 353">DLUHC Grant</td> <td data-bbox="960 315 1254 353"><b>£910,000</b></td> </tr> <tr> <td data-bbox="587 353 960 392">BCF Grant</td> <td data-bbox="960 353 1254 392"><b>£402,278</b></td> </tr> <tr> <td data-bbox="587 392 960 430">S106 Income</td> <td data-bbox="960 392 1254 430"><b>£497,722</b></td> </tr> <tr> <td data-bbox="587 430 960 465"><b>TOTAL</b></td> <td data-bbox="960 430 1254 465"><b>£1,810,000</b></td> </tr> </tbody> </table>	<b>Funding streams - Capital</b>		DLUHC Grant	<b>£910,000</b>	BCF Grant	<b>£402,278</b>	S106 Income	<b>£497,722</b>	<b>TOTAL</b>	<b>£1,810,000</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 £181,000 for purchasing each property</li> <li>• Each property has been allocated a budget up to:  Max purchase Property £157,000  Legal Fees/ surveys £5,500  Refurbishment works £15,000  Contingency £3,500</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>• The council has a collective responsibility to promote the life chances of looked after children and care leavers.</li> <li>• These properties will enable transitional housing, which is a stepping-stone towards independent living and reduces the risk of homelessness and rough sleeping reoccurring in young people.</li> <li>• Purchase of these units will discharge the Councils Homelessness Duty.</li> <li>• A RICS Homebuyers Report has been received for this the property.</li> <li>• The report demonstrates that they the property is being purchased at the market value of £160,000.</li> <li>• Therefore, this purchase is considered to be reasonable and in line with other properties on the market. Due to the good condition of the property, minimal refurbishment is required so the purchase price provides better value taking into account all factors.</li> <li>• The maximum purchase price and contingency has been utilised in the purchase of this property</li> <li>• Increases in local house prices, lack of properties and mortgage rates on this occasion has meant that the property was purchased higher than the property budget value</li> <li>• The report determines the works required on each property.</li> <li>• There is very little work associated with this property.</li> <li>• The full-allocated refurbishment budget of £15,000 will not be required.</li> <li>• The property has an EPC rating of C.</li> <li>• The procurement of the building improvements works will be in accordance with the council's contract procedure rules.</li> </ul>										
<p><b>Details of any alternative options considered and rejected:</b></p>	<p>None</p>										

<b>Details of any declarations of interest made:</b>	None
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Signed: ..... Date: .....