

Record of officer decision

Decision title:	Grant acceptance and purchase of accommodation to address gaps in homelessness pathway provision
Date of decision:	4 March 2024
Decision maker:	Hillary Hall, Corporate Director Community Wellbeing
Authority for delegated decision:	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 nd November 2023. https://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=9772
Ward:	All Wards
Consultation:	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
Decision made:	<p>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;</p> <p>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.</p>
Reasons for decision:	<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">Funding streams - Capital</th> </tr> </thead> <tbody> <tr> <td data-bbox="587 315 962 353">DLUHC Grant</td> <td data-bbox="962 315 1254 353">£910,000</td> </tr> <tr> <td data-bbox="587 353 962 392">BCF Grant</td> <td data-bbox="962 353 1254 392">£402,278</td> </tr> <tr> <td data-bbox="587 392 962 430">S106 Income</td> <td data-bbox="962 392 1254 430">£497,722</td> </tr> <tr> <td data-bbox="587 430 962 465">TOTAL</td> <td data-bbox="962 430 1254 465">£1,810,000</td> </tr> </tbody> </table>	Funding streams - Capital		DLUHC Grant	£910,000	BCF Grant	£402,278	S106 Income	£497,722	TOTAL	£1,810,000
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<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<ul style="list-style-type: none"> • There is a budget of £181,000 for purchasing each property • 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 • Failure to spend the funding awarded by DLUHC will result in the grant offer being retracted. • The council has a statutory duty to house those who are unintentionally homeless • The council has a collective responsibility to promote the life chances of looked after children and care leavers. • 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. • Purchase of these units will discharge the Councils Homelessness Duty. • A RICS Homebuyers Report has been received for this the property. • The report indicates that the property is being purchased above the market value of £145,000, in this case at £147,500. However, a further valuation report considered the value to be £147,500. • The property is being acquired below the maximum allocated purchase price of £157,000. • The report determines the works required on this property, which can be accommodated within the £15,000 budget. • The procurement of the building improvements works will be in accordance with the council's contract procedure rules. 										
<p>Details of any alternative options considered and rejected:</p>	<p>None</p>										
<p>Details of any declarations of interest made:</p>	<p>None</p>										

Signed: Date: