

Record of operational decision

Decision title:	Decision to contract award via Pagabo’s Developer Led Framework up to for Riba stage 1 & 2 and approve the overall expenditure of up to £253,679.00 for the Student Accommodation Feasibility in Hereford City.
Date of decision:	11 October 2024
Decision maker:	Corporate Director for Economy and Growth
Authority for delegated decision:	<p>The authority for the specified officer to take this decision as set out in the cabinet report, Student Accommodation in Hereford City, approved March 2024.</p> <p>The Cabinet Member for Community Services and Assets delegates all operational decisions to the Director of Resources and Assurance to complete the above recommendations.</p> <p>https://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?Id=9987</p> <p>Sub Delegation to the Corporate Director for Economy and Environment to take all operational decisions relating to the Student Accommodation Feasibility in Hereford City following the departure of Director of Resources and Assurance, Corporate Services.</p>
Ward:	Widemarsh & College
Consultation:	Cabinet Report for Student Accommodation in Hereford City was authorised by Cllr Bramer - The Cabinet Member for Community Services and Assets.
Decision made:	<p>To award a Pre-Development agreement to Cityheart Ltd to complete Riba stage 1 & 2 on the viability of Student Accommodation on the Edgar Street Football Stadium site and the College Road Campus Site.</p> <p>Approve the expenditure of up to £253,679.00.</p> <p>Responsibility for monitoring the Feasibility to be carried out by the Senior Project Manager.</p>
Reasons for decision:	The Feasibility Study will help Herefordshire Council understand whether Student Accommodation is viable in Hereford City. Student Accommodation would help meet the visions set out in the County Plan 2020-2024 to encourage continuous investment in our local workforce and a culture of lifelong learning in our community.
Equality Considerations	<p>Under section 149 of the Equality Act 2010, the ‘general duty’ on public authorities is set out as follows: A public authority must, in the exercise of its functions, have due regard to the need to –</p> <p>(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;</p> <p>(b) advance equality of opportunity between persons who share a</p>

	<p>relevant protected characteristic and persons who do not share it;</p> <p>(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.</p> <p>The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying 'due regard' in our decision making in the design of policies and in the delivery of services. Our providers will be made aware of their contractual requirements in regards to equality legislation.</p> <p>The proposed capital maintenance schemes have given due consideration to equality issues particularly in relation to disability.</p>
<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<p>By not carrying out the Feasibility Study the Council is at risk of not meeting visions set out with the 2020-2024 County Plan.</p> <p>A contingency has been allowed to cover unforeseen elements once the Feasibility Study commences. Should this contingency be insufficient then a further officer decision will be required.</p>
<p>Details of any alternative options considered and rejected:</p>	<p>Do Nothing: The council could decide to do nothing in terms of developing student accommodation on its key strategic sites in the City but this would not meet the visions set out in the County Plan 2020-2024 to encourage continuous investment in our local workforce and a culture of lifelong learning in our community. The council's 2023/24 Delivery plan is committed to working with partners to increase workforce skills in the County to meet the needs of the economy. Additional student accommodation is critical to helping achieve this vision.</p>
<p>Details of any declarations of interest made:</p>	<p>None.</p>

Signed Ross Cook, Corporate Director Date: 03/10/2024