

## 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>9<sup>th</sup> December 24</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 tenth 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 MHCLG 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 indicates that the property is being purchased at market value at £130,000.</li> <li>• The property is being acquired below the maximum allocated purchase price of £157,000.</li> <li>• The report determines the works required on this property, which can be accommodated within the £15,000 budget.</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>										
<p><b>Details of any declarations of interest made:</b></p>	<p>None</p>										

Signed: ..... Date: .....