

Record of operational decision

Decision title:	Decision to award a contract for the refurbishment of two residential properties [REDACTED]
Date of decision:	11 th April 2025
Decision maker:	Corporate Director, Adult Wellbeing
Authority for delegated decision:	Under the Chief Executives Scheme of Delegation authority is given to the Corporate Director, Adult Wellbeing to make this decision under CW-07 Housing and homelessness support solutions.
Ward:	[REDACTED]
Consultation:	<ul style="list-style-type: none"> • Cllr Gandy – Cabinet member for Adults, Health & Wellbeing [REDACTED] • Property Services • Finance, S151 Officer
Decision made:	Decision to award a contract to J Harper and Sons Ltd for the refurbishment of two residential properties at a total cost of £474,506.00
Reasons for decision:	<p>The refurbishment of these properties will create much needed accommodation for people in need of housing in Herefordshire, including the provision of two ground floor accessible units.</p> <p>J Harper and Sons Ltd were the successful bidder following a successful tender via the Council's procurement portal.</p>
Equality Considerations	<p>Under section 149 of the Equality Act 2010, the 'general duty' on public authorities is set out as follows:</p> <p>A public authority must, in the exercise of its functions, have due regard to the need to –</p> <ul style="list-style-type: none"> (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. <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.</p> <p>Our providers will be made aware of their contractual requirements in regards to equality legislation. Any building works carried out will be compliant with the Equality Act 2010 and support improved accessibility.</p>

	<p>The proposed refurbishment schemes have given due consideration to equality issues particularly in relation to disability. The Council maintains an accessibility strategy.</p>
<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<p>[REDACTED]</p> <p>Funding has been secured for this project through Government Grants and the Strategic Housing Budget.</p> <p>There is a risk that once on site, further works are identified once the works start that was not previously apparent. A contingency has been allowed to cover unforeseen elements once the works commence. 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:</p> <p>The properties are vacant and in need of refurbishment, if the Council does not undertake this refurbishment project the condition of the properties will continue to deteriorate.</p> <p>Use alternative accommodation:</p> <p>Demand for affordable housing continues to outstrip supply. If we do not develop our own offer, then chain hotels/ B&B's will continue to be used at much greater expense.</p>
<p>Details of any declarations of interest made:</p>	<p>None</p>