

Record of operational decision

Decision title:	Decision to issue a grant and agreement to lease to Hereford Lads Club to bring a long term empty 3-bedroom, city centre, property back into use for temporary accommodation.
Date of decision:	02 June 2026
Decision maker:	Corporate Director Community Wellbeing – grant Commercial and Investment Manager – lease
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. Under Corporate Services Directorate scheme of delegation item 34, delegation is given to the Commercial and Investment Manager to negotiate and agree terms regarding the acquisition (including compulsory purchase) and disposal of property assets and legal interests. Sign Notices to Quit / Terminate Lease.
Ward:	Widemarsh Ward
Consultation:	• Cllr Gandy – Cabinet member for Adults, Health & Wellbeing • Property and Legal Services
Decision made:	Decision to award a grant of up to £110,000 to Hereford Lads Club to bring a long-term empty, 3 bedroom, city centre property back into use as temporary accommodation.
Reasons for decision:	There are currently over 1200 properties identified as long term empty (empty for between 6 and 12 months) and over 600 premium long-term properties (empty for more than 12 months) across Herefordshire. Demand for temporary accommodation in Herefordshire continues to grow: 93 households were accommodated in temporary accommodation in January 2023; 148 in January 2024; 156 in January 2025; and 184 in January 2026. A grant of up to £110,000 is being offered via a formal grant agreement for the refurbishment of this property. The grant will cover the cost of the refurbishment and professional fee's. Hereford Lads Club are responsible for the tendering and project management of the refurbishment and will report progress to the Council via regular meetings and financial claims. As the property has been empty for more than 2 years Hereford Lads Club can apply for a reduction in VAT for some elements of the works including building materials. This will help reduce costs and ensure value for money. This investment is being made with the intention that Council will lease the property off the owner for a set period of 10 years on a nil rent basis. The business case for this is enhanced by the potential saving made on expensive B&B / Chain Hotel accommodation. A grant agreement between the two parties will be signed and sealed, setting out

	the terms and conditions of the grant and heads of terms for the lease.
Equality Considerations	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 – (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. 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. The Equality Act 2010 in England prohibits discrimination against homeless applicants in temporary accommodation based on protected characteristics, particularly disability. Local authorities must ensure temporary accommodation is suitable, making reasonable adjustments for disabled residents, and cannot treat disabled people unfavourably in allocation or management. The council maintains an equality strategy.
Highlight any associated risks/finance/legal/equality considerations:	Risk: As work has progressed at the properties unforeseen issues may be identified which require additional work to be completed. Mitigation: A grant of up to £110,000 has been agreed to ensure a modest contingency sum is available if needed. Risk: Once completed the property owners don't want to offer the property for use as temporary accommodation. Mitigation: Heads of terms for the lease will form part of the grant agreement.
Details of any alternative options considered and rejected:	Not to invest grant funding into this property. This would mean that the property remains empty, continues to deteriorate and would not be available for use as temporary accommodation. This option has been considered and rejected.
Details of any declarations of interest made:	None

Signed:

Date: 02/06/2026

15/06/2026