

WRITTEN STATEMENT OF A KEY DECISION CABINET MEMBER CONTRACTS AND ASSETS

ITEM:	DISPOSAL OF LAND AND BUILDINGS KNOWN AS THE BATH STREET OFFICES, HEREFORD
Date of Decision:	14 April 2014
Exempt:	No
A notice was served in accordance with Part 2, Section 5(2) (Procedures prior to private meetings) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. A further notice was served in accordance with Part 2, Section 5(4) of the same Regulations.	
Confidential	No
<p>This is a key decision because</p> <p>It is likely to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function concerned. A threshold of £500,000 is regarded as significant.</p> <p>And/or</p> <p>It is likely to be significant in terms of its effect on-</p> <p>Two or more Wards or electoral divisions;</p> <p>One Ward (unless the number of those affected is very small or it is impractical to treat this as a key decision).</p>	
A notice was served in accordance with Part 3, Section 9 (Publicity in connection with key decisions) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.	
Urgency/Special Urgency: (As defined in Constitution)	No
Purpose:	To seek Cabinet Member approval to dispose of the land and buildings known as the Bath Street Offices, Hereford to the Hereford & Worcester Fire and Rescue Service to enable the delivery of a new fire station for Hereford City.
Decision:	THAT: (a) The disposal be approved on the basis of a land swap and other financial considerations based upon market valuations.
Reasons for the Decision:	<ol style="list-style-type: none"> 1. HC needs to dispose of the Bath Street offices as soon as possible following decant. It does not want to be left with a major cost vacant property. 2. F&RS urgently needs to relocate and has funds immediately available to do so. The current fire station is 10 years beyond its useful life. 3. The land swap deal ensures that HC get the equivalent of market value for its site, a quick disposal and the facility to

	<p>generate a capital receipt from the disposal of the fire station site.</p> <p>4. The high costs of demolition of the buildings on the site will be avoided as these will be picked up at risk by the F&RS.</p>
Options Considered:	<p>1. The Council will dispose of the site by an open market sale. This will potentially provide the Council with a greater net capital receipt, but will sacrifice the opportunity to secure a new fire station.</p> <p>2. The Council sells the site to F&RS at a market rate. This again will potentially prevent the delivery of a new fire station as the costs of delivery will be prohibitively high and beyond the resources of the Government grant.</p> <p>3. Do nothing and refurbish the site as offices and let commercially. This is likely to be very costly and there is already an over-supply of good office space in the City.</p> <p>4. Dispose of the site at nil consideration to a Registered Social Landlord to enable its redevelopment for affordable housing. This will lead to no capital receipt, but a major contribution to reducing waiting lists for social housing.</p>
Conflict of Interest ■ (See below):	
Date the key decision is due to take effect:	22 April 2014

<p>COUNCILLOR H BRAMER.....Date: 14 April 2014</p> <p>Cabinet Member Contracts and Assets</p>

■ a record of any conflict of interest declared by any executive member who is consulted by the member which relates to the decision;

And

■ in respect of any declared conflict of interest, a note of dispensation granted by the relevant local authority's head of paid service.