

**Written statement of a key decision**  
**Cabinet**

<b>Title</b>	<b>Central Hereford: One Public Estate</b>
Decision maker	Cabinet Information about cabinet, including the names and contact details of the cabinet members, can be found here: <a href="http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251">http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251</a>
Date of decision	27 July 2017
Report exemption class	N/A
Reason for being a key decision	This is a key decision because 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. & This is a key decision because it is likely to be significant having regard to: the strategic nature of the decision; and / or whether the outcome will have an impact, for better or worse, on the amenity of the community or quality of service provided by the authority to a significant number of people living or working in the locality (two or more wards) affected.
A notice was served in accordance with Part 3 (Key decisions) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.	
General exception or special urgency (as defined in the constitution)	No
Purpose	To approve, in principle, the allocation of land and resources to enable the development of proposals to maximise the benefits of public sector land assets in Central Hereford.
<b>Decision</b>	<b>Recommendation(s)</b>  <b>THAT:</b>  <b>(a) Detailed consideration is given to the allocation of land under the One Public Estate (OPE) programme for development each of which will require business case assessments.</b>

	<p><b>The identified sites are as follows:</b></p> <ul style="list-style-type: none"> <li>• Land at Merton Meadow car park (identified at A in appendix 1) for use as a joint public service hub</li> <li>• Land adjacent to Hereford rail station (identified at B in appendix 1) for use as a GP facility</li> <li>• Land adjacent to Hereford rail station (identified at C in appendix 1) for use as a transport hub</li> <li>• Land at either Station Approach or the Bus Station (identified at D in appendix 1) for use as key worker/student accommodation or a multi storey car park</li> </ul> <p><b>(b) the director economy, communities and corporate be authorised to take all operational decisions necessary, utilising the £285k One Public Estate grant funding and other approved budgets, negotiating with partners to progress option appraisal and feasibility work necessary to inform the development of detailed business cases on these sites.</b></p>
Reason for the decision	<p>As set out in the report. Documents relating to this decision are available at <a href="http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Ild=50021923">http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Ild=50021923</a></p>
Options considered	<p>1 Alternative options to the recommendations would be to:</p> <ul style="list-style-type: none"> <li>a) Deal with OPE opportunities on a piecemeal basis</li> <li>b) OPE partners release and redevelop sites on an ad hoc basis</li> </ul> <p>2 None of these options provide a viable way forward, and would result in lost potential for the OPE programme.</p>
Declarations of interest (see below)	
Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply)	3 August 2017

Councillor: .....

Date 27 July 2017

Leader of the Council (Councillor AW Johnson)

- 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.