

### Record of officer decision

<b>Decision title:</b>	OPE Programme : Hereford City Centre
<b>Date of decision:</b>	11 <sup>th</sup> May 2018.
<b>Decision maker:</b>	Director for Economy Communities and Corporate
<b>Authority for delegated decision:</b>	The Chief Executive's scheme of delegation (paragraph 8)
<b>Ward:</b>	Central and Widemarsh
<b>Consultation:</b>	The Cabinet Member for Economy and Communications and the Cabinet member for Contracts and Assets have been consulted.
<b>Decision made:</b>	<ul style="list-style-type: none"> <li>• Undertake feasibility appraisals of: the development of student accommodation on the Station Approach site; and a multi storey car park on the County Bus Station and car park site. The investigations will develop the outline business cases for the potential projects and show how they contribute to the council's Economic Vision. The overall cost of the two studies is estimated at £25,000;</li> <li>• Undertake a review of city centre parking at a cost of not more than £10,000;</li> <li>• The Programme Director Housing and Growth be authorised to take all operational decisions necessary to implement the above within the approved budget.</li> </ul>
<b>Reasons for decision:</b>	<p>On 27<sup>th</sup> July 2017 Cabinet requested, as part of the One Public Estate (OPE) programme, business case assessments for the development of the land at either station approach or the county bus station for use as key worker/student accommodation or a multi storey car park.</p> <p>The first step in developing the business case was to identify the preferred location for each of the identified uses. An option appraisal was carried out for the OPE programme by our proposed development partner as part of the mobilisation process. This option appraisal identified the preferred option as:</p> <ul style="list-style-type: none"> <li>• Student accommodation on station approach</li> <li>• Multi storey car park on the county bus station and car park</li> </ul> <p>These preferred options will be used to develop individual business case / feasibility studies for each potential development.</p> <p>On 27<sup>th</sup> July 2017, Cabinet agreed to bring forward station approach as a first phase site of the development and regeneration programme. On 14<sup>th</sup> December Cabinet decided to also include the county bus station site as first phase project.</p> <p>Subject to satisfactory completion of contractual arrangements, the station approach and the county bus station sites will, therefore, be added to the development and regeneration programme via the new project approval process. A new project request will be developed for approval by the council's DRP senior responsible owner in consultation</p>

	<p>with the council's DRP programme board.</p> <p>In the short term, feasibility studies will be commissioned from the development partner under the auspices of the OPE programme. These feasibility studies will be commissioned via a letter of intent with the potential development partner.</p> <p>Once the DRP contract is in place, and subject to the SRO's decision, business cases will then be developed in collaboration with the council's development partner as part of the development and regeneration programme. To be clear, this will grant exclusivity to the partner as specified in the overarching agreement.</p>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	<p>This decision has been reviewed by financial colleagues with no concerns raised about the impact on the DRP base budget.</p> <p>The key risk is to overspend on the project due to unforeseen circumstances. A contingency is built into the budget and any additional spend will be subject to a further decision.</p> <p><b>Equality Duty</b></p> <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. As this is a decision relates to an evaluation of the potential for redevelopment of land, this will not have an impact on the Councils statutory equality duty.</p>
<b>Details of any alternative options considered and rejected:</b>	<p>Alternative options would be :</p> <p>Not to approve the allocation of funding to enable the feasibility work to be undertaken. This is not recommended as Cabinet has agreed to award the DRP contract and in doing so Cabinet further confirmed that feasibility work should be undertaken on both Station approach and the County Bus Station sites as they're expressly identified within the DRP programme.</p>
<b>Details of any declarations of interest made:</b>	N/A

Officer Name: Geoff Hughes

Officer Title: Director for Economy Communities and Corporate.

Signed:

Date: 11<sup>th</sup> May 2018