

Record of officer decision


Decision title:	Sale of freehold interest in approx. 9.64 acres land in Hereford Enterprise Zone (EZ) viz Romney Huts 6 to 11, Plot C22 and undeveloped amenity land at Chapel Road, Rotherwas to Eastside 2000 Ltd
Date of decision:	1 May 2018.
Decision maker:	Chief Finance Officer.
Authority for delegated decision:	<p>Herefordshire Council's constitution - Scheme of Delegation Part 3 Functions Scheme, Section 7 Officer Functions</p> <ol style="list-style-type: none"> 1. 3.7.6 Delegation to Chief Executive 2. 3.7.13 Sub delegation by Chief Executive to officers 3. Appendix 1 Chief Executive's Scheme of Delegation to Officers – specific sub-delegation to Chief Finance Officer <p>And</p> <p>Cabinet Decision 11.02.2016 approving Corporate Property Strategy 2016 – 2020 see link below</p> <p>http://hc-modgov:9070/mgDelegatedDecisions.aspx?XXR=0&&DR=01%2f01%2f2016-02%2f03%2f2033&ACT=Find&RP=0&K=0&V=0&DM=0&HD=0&DS=0&Next=true&T=11231329&NOW=020318151550&META=mgdelegateddecisions&</p> <p>Cabinet Member Decision 07.01.16 approving Enterprise Disposal policy – see link below</p> <p>http://hc-modgov:9070/ieDecisionDetails.aspx?ID=3123</p>
Ward:	Dinedor Hill
Consultation:	Council Leader, EZ Stakeholder Group which includes Local Member, Council Legal and Finance Teams
Decision made:	Approve Sale of freehold interest in land and property in EZ described above to Eastside 2000 Ltd
Reasons for decision:	<ul style="list-style-type: none"> • Compliance with approved council policy. • Establish new businesses in the EZ. • Deliver private sector inward investment and job creation in the EZ which will boost confidence and interest from others and help generate further private sector investment and job creation.

	<ul style="list-style-type: none"> • The property to be sold comprises un-serviced development land, 4 substandard war time corrugated huts with minimal facilities let at low rents on short term occupational agreements and an area of undeveloped woodland including a pond and crossed by a brook and a former railway embankment. Including this undeveloped land in this sale which is to an adjoining owner is considered to be the best opportunity for its disposal and subsequent enhancement through landscaping. • It has been agreed with the purchaser who's business is waste and recycling that spoil from the North Magazine development land will be relocated to this site • The purchaser will construct on part of the site commercial units for rent of a higher quality than the existing within an agreed timetable to ensure that the land does not remain in its current state. • A length of the existing private estate road will be included in the sale subject to existing rights of access and responsibility for maintenance will pass to the purchaser • The sale price of £350,000 is in line with a recently obtained independent valuation
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Highlight any associated risks/finance/legal/equality considerations:	None
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Details of any alternative options considered and rejected:	None – not proceeding with the sale would not comply with the approved disposals policy and would adversely impact the council's ability to achieve the outcomes expected of the EZ
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Details of any declarations of interest made:	None
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Signed..........

Date: 1 May 2018

CHIEF FINANCIAL OFFICER