

## Record of officer decision

<b>Decision title:</b>	<b>Produce a Masterplan covering the design of internal roads, drainage and services in order to prepare investment ready plots at the North Magazine, Hereford Enterprise Zone</b>
<b>Date of decision:</b>	23 June 2020
<b>Decision maker:</b>	Director for Economy and Place
<b>Authority for delegated decision:</b>	A cabinet member decision taken on 15 <sup>th</sup> August 2019 (Phase 5 budget for the HEZ infrastructure project) gives the Director of Economy and Place the authority to implement interventions relating to this work. The full report and decision notice (Enterprise Zone Capital Interventions Phase 5) can be found here ( <a href="http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?Id=6182">http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?Id=6182</a> )
<b>Ward:</b>	Dinedor Hill
<b>Consultation:</b>	Work falls under the Phase 5 budget for HEZ infrastructure (as above) which gives the Director of Economy and Place the authority to implement, as confirmed by Governance. The commercial team have been consulted throughout the process to ensure that contract procedure rules are correctly followed, before providing a copy of the contract to be issued.
<b>Decision made:</b>	Award of contract to One Creative Environments Ltd to produce a Masterplan covering the design of internal roads, drainage and services in order to prepare investment ready plots at the North Magazine, Hereford Enterprise Zone for a period of up to 12 months. The cost of the lead representative is £624 per day, with a maximum of £65,000 available for this work.
<b>Reasons for decision:</b>	<p>The HEZ needs to establish a Masterplan for the North Magazine site to inform the breakup of the site into smaller, development ready parcels of land.</p> <p>We anticipate the initial creation of a plan with an indicative layout (including an initial set of options deliberates), which will identify the best way of breaking up and making the site ready for development. This will identify constraints and include a robust methodology and plan for servicing the site with all utilities, drainage, SUDs and indicative landscaping included. This will inevitably include the design of internal state roads and identification of any further earthwork movements or infrastructure investments needed.</p> <p>Once the indicative layout has been agreed, this role will include acting as designer for the estate roadworks, pursue the detailed design and oversight of works, together with associated cycle ways and walkways.</p>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	The tender opportunity was advertised by open tender via the Council's procurement portal, and evaluated according to cost and quality.
<b>Details of any alternative options considered and</b>	The only alternative option would be continue to market the North Magazine as a single larger site. However, no single developer has been identified which is able to occupy the whole of the North Magazine. In contrast, there is substantial interest

<b>rejected:</b>	in smaller scale investments in the 2-4 acre category. Taking a more demand led approach in response to the needs of identified businesses would provide greater certainty moving forward, whilst also meeting the needs of businesses with an established interest, and helping to encourage a diversified economy.
<b>Details of any declarations of interest made:</b>	None

Signed

Date: 23 June 2020

Richard Ball  
Director for Economy & Place