

Record of operational decision

Decision title:	Lease back agreement of car park land at the Hereford Enterprise Zone, Rotherwas,
Date of decision:	13 October 2026
Decision maker:	Commercial & Investment Manager
Authority for delegated decision:	Corporate Services Scheme of Delegation, last updated 01.09.2026, line 34, gives the Commercial & Investment Manager authority to make the decision.
Ward:	Dinedor Hill
Consultation:	The council's sustainability team have been fully consulted and have approved the proposal. The council's legal team have been involved throughout the process.
Decision made:	That the council commits to enter into a lease agreement for car park land at the Hereford Enterprise Zone, Rotherwas.
Reasons for decision:	In June 2025 the council committed to the freehold sale of the car park land. The lease back of part of that land to the council is in the terms of that sale. Additional information is detailed in the Appendix.
Equality Considerations:	No impact - the site will continue to be used as a park & cycle location.
Highlight any associated risks/finance/legal/equality considerations:	The lease is a peppercorn lease. Works required to facilitate the split of the site and get the land ready for the Council's use will be carried out by the purchaser. The council's legal team have led the lease negotiations. Respective partners will be responsible for their own legal costs. The council's costs will be taken from the capital receipt generated by the sale of the site. The approved freehold sale of the land will generate a £225,000 capital receipt for the council.
Details of any alternative options considered and rejected:	None – to not agree to the lease would mean that the sale would not proceed, resulting in the loss of a capital receipt for the council, would not comply with the approved disposals policy and would adversely impact the council's ability to achieve the business growth outcomes expected of the enterprise zone.
Details of any declarations of interest made:	None

Signed..... Date: 13 October 2026

David Micah
Commercial & Investment Manager