

Written statement of a key decision
Cabinet member community services and assets

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| Title | Bromyard Employment Land and Leominster Business Hub Development |
| Decision maker | Cabinet member community services and assets Information about cabinet, including the names and contact details of the cabinet members, can be found here: http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251 |
| Date of decision | 7 July 2025 |
| Report exemption class | Open |
| 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. |
| 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 seek approval to allocate and spend the Employment Land capital budget to bring forward detailed designs and accompanying business case for the development of business workspace units on the former Bromyard Depot site, and to support the development of local co-working business hubs in Leominster and the other remaining market towns. To approve expenditure of up to £3.5 million (capital) for the development of business workspace units on the former Council Depot site in Bromyard and up to £500,000 (capital) on the development of local Business Hubs at the Buttercross Building in Leominster and the other remaining market towns. |
| Decision | <ul style="list-style-type: none"> a. To approve the drawdown and expenditure of up to £3.5 million capital to procure and appoint a design team and thereafter a contractor to develop business workspace units on the former Council Depot site in Bromyard; b. To approve expenditure of up to £500,000 capital to procure |

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| | <p>and appoint the detailed design team and thereafter a contractor to complete internal alterations to the Buttercross Building in Leominster, and business hubs in Ross-on Wye, Ledbury, Bromyard and Kington (subject to availability of suitable property, need and budget); and</p> <p>c. To delegate all operational decisions to the Director for Growth in consultation with the Cabinet Member for Community Services and Assets and the Cabinet Member for Economy and Growth, to implement recommendations (a) and (b), including the award of contracts to the preferred bidder following conclusion of the procurements undertaken in accordance with the Contract Procedure Rules.</p> |
| Reason for the decision | <p>As set out in the report. Documents relating to this decision are available at</p> <p>http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?Ild=50051830</p> |
| Options considered | <ol style="list-style-type: none"> 1. Do nothing: To not develop Bromyard Depot would not be utilising this otherwise empty site effectively, and the opportunity to obtain support the development and growth of businesses, and the creation of local jobs would be lost. This is not recommended. 2. Develop the whole site for housing: Rather than develop Bromyard Depot for commercial development, the site could be developed, along with the adjacent paddock, entirely for housing. However, given the growth of population in Bromyard, there is a need to support local employment opportunities and space for local start-up and growing businesses to develop, to support the growth of the town, and avoid it being a 'dormitory' settlement. This matter was also considered by the Strategic Asset Management Board at their meeting in November 2024, who agreed to split the overall site, with housing proposed on the paddock and business workspace units development on the old Depot site. 3. Do nothing: To not develop the ground floor of the Buttercross Building in Leominster, would leave this prominent town centre space unutilised, perhaps resulting in reputational damage, and the opportunity to support local businesses through the provision of a Business Hub would be lost. This is not recommended |
| Declarations of interest (see ▪ below) | N/A |
| Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply) | 11 July 2025 |

Councillor:

Date 7 July 2025

Cabinet member community services and assets
(Councillor Harry Bramer)

- 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.