

# Report Title - Disposals policy for council owned land on the Hereford enterprise zone (EZ)

## Appendix 1

### Hereford Enterprise Zone (EZ) Land Disposal Policy

#### Introduction

The EZ was established in August 2011 and comprises approx. 50ha (120 acres) of brownfield land within the Rotherwas Industrial Estate. The land within the EZ is either owned by the council or a private third party landowner, Goodwin family. This policy relates only to land owned by the council.

#### EZ Governance

The EZ has a management Board and operational management team. The management team has been tasked with identifying occupiers and investors that meet with the EZ criteria and where appropriate to negotiate land disposal terms. The EZ Board are advised of all interest and make recommendations to the council to progress disposals which are then carried out in accordance with the councils property disposal policy and procedures. The council retains ownership of the land until completion of the sale and the capital receipts from all sales goes straight to the council and contributes to its annual receipts budget.

#### EZ investment criteria

##### Target sectors

Defence and security  
Advanced Manufacturing & engineering  
Food & drink production  
Sustainable technologies  
Professional Services and Creative Industries

##### Output objectives

Capital investment  
Business growth  
Job creation

#### Key Policy Considerations for Land Disposal.

- Recommendation from EZ Board
- Sale terms deliver best value to the council
- Sale terms (freehold or leasehold) to reflect the ability to provide ongoing estate management of the EZ in an efficient and comprehensive manner in terms of maintenance of common areas, recovery of costs from occupiers in relation to services provided, control over the quality and use of land and buildings
- Maximising the land available for development