

Record of Officer Decision

Decision title:	To approve the expenditure of up to £40k from the Development Partnership Capital Budget to decommission the temporary carpark at Station Approach, Hereford
Date of decision:	29th April 2019
Decision maker:	Director of Economy and Place
Authority for delegated decision:	The Chief Executive's scheme of delegation
Ward:	Widemarsh
Consultation:	Cabinet Member Contracts and Assets
Decision made:	<p>Approve expenditure of up to £40k from the Development Partnership Capital Budget to decommission the temporary carpark on Station Approach to allow it to be redeveloped through the Council's Development and Regeneration Programme</p> <p>The decommissioning works amongst others activities will include the resiting of CCTV equipment, and deenergising the site</p>
Reasons for decision:	<p>On 27 July 2017 Cabinet resolved to bring forward an options appraisal and business case for development of the station approach site as a first phase site of the development and regeneration programme, subject to the council reaching a successful conclusion on the contract negotiations to enter into the overarching agreement, which was achieved in June 2018.</p> <p>On 27 July 2018 the Cabinet Member contracts and assets authorised the issue of a new project request to Engie, under the terms of the overarching agreement, which specified the council's requirements and its criteria for the development of up to 220 units of student accommodation on the site; these are capable of being refined as the project moves forward.</p> <p>On the 13 December 2018 Cabinet resolved to enter into a development agreement to provide student accommodation on the station approach site. http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?Id=5540</p> <p>On the 27th February 2019 the Planning and Regulatory Committee resolved to grant planning permission for a student accommodation scheme on Station Approach.</p> <p>That full details of the application and the decision notice can be found at http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=5763</p>
Highlight any associated risks/finance/legal/equality considerations:	The decommissioning of the car park needs to be undertaken to allow timely vacant possession of the site in order to meet the agreed deadlines for the project. If there is a delay in decommissioned then there is a risk that the student accommodation will not be available for use in Sep 2020. This will impact both the growth plans of the Hereford College of Arts (HCA) and the early cohorts of the proposed new university, (NMiTE).
Details of any alternative options considered and rejected:	Alternative options would be not decommission the car park, and just close it to allow redevelopment. This not recommended as it would mean that there would be a loss of CCTV coverage within the city centre

	as the unit could not be relocated to an alternative site, it would also mean that fixtures and parking apparatus could not be removed for reuse
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Details of any declarations of interest made:	
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Signed R Ball
Director for Economy & Place

Date: 29/04/2019