

### Record of officer decision

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| <b>Decision title:</b>   | Landlord's written consent to sub-let unit 9 Maylord Shopping Centre  |
| <b>Date of decision:</b>   | 27 July 2017  |
| <b>Decision maker:</b>   | Director for Economies Communities & Corporate  |
| <b>Authority for delegated decision:</b>                                     | Herefordshire Council's constitution - Scheme of Delegation Part 3 Functions Scheme, Section 7 Officer Functions<br>1. 3.7.6 Delegation to Chief Executive<br><br>2. 3.7.13 Sub delegation from Chief Exec to officers<br><br>Appendix 1 Chief Executive's Scheme of Delegation to Officers – Specific sub-delegation to Director for Economies Communities & Corporate (version 31 <sup>st</sup> March 2017) |
| <b>Ward:</b>   | Hereford Central  |
| <b>Consultation:</b>   | None  |
| <b>Decision made:</b>  | Provide head landlord's written consent for the Tenant managing Maylords Shopping Centre to sub-let unit 9  |
| <b>Reasons for decision:</b>   | Sub-letting generally permitted & encouraged within head lease subject to landlord's consent (not to be unreasonably withheld or delayed).<br>Consent being captured in a formal license to sub-let as proposed terms are not entirely within the permitted sub-letting terms but are still considered to be reasonable given current market conditions.  |
| <b>Highlight any associated risks/finance/legal/equality considerations:</b> | Asset owned as a commercial investment therefore sub-letting of units is generally encouraged.<br>No reasonable justification to refuse consent.<br>Intermediary landlord has undertaken check to ensure that sub-tenant is of sufficient standing & covenant<br>Letting of shop will support commercial viability of City Centre & contribute to higher rent within head lease being achieved                |
| <b>Details of any alternative options considered and rejected:</b>           | No reasonable reason to refuse consent  |
| <b>Details of any declarations of interest made:</b>                         | None  |

Signed.....  ..... Date: 27/7/2017

Geoff Hughes – Director for Economy, Communities & Corporate