

Record of officer decision

Decision title:	Land at Broadmeadows, Ashburton, Ross-on-Wye granting 5 year business tenancy and interim Tenancy at Will
Date of decision:	23 November 2017
Decision maker:	Chief Finance Officer
Authority for delegated decision:	Herefordshire Council's constitution - Scheme of Delegation Part 3 Functions Scheme, Section 7 Officer Functions 1. 3.7.6 Delegation to Chief Executive 2. 3.7.13 Sub delegation from Chief Exec to officers Appendix 1 Chief Executive's Scheme of Delegation to Officers – Specific sub-delegation to Director for Economies Communities & Corporate (version 31 st March 2017)
Ward:	Ross North
Consultation:	None
Decision made:	To grant a new 5 year lease to existing Tenant at Will Malcolm Harris & Roger Smith trading as H & H Coaches. Rent £3,000 pa exclusive. FRI terms.
Reasons for decision:	<ul style="list-style-type: none"> • Formalise current Tenancy at Will by entering into 5 year lease (excluded from Landlord & Tenant Act 1954) • Better security of rental income • Increased rental income under terms of tenancy
Highlight any associated risks/finance/legal/equality considerations:	<ul style="list-style-type: none"> • Entering into fixed-term lease reduces risk of rental void • Tenant's business continuity is more certain
Details of any alternative options considered and rejected:	No suitable alternatives were proposed
Details of any declarations of interest made:	None

Signed..... Date:

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