

Record of officer decision

Decision title:	Grant of occupational license 4 Blackfriars Street, Hereford
Date of decision:	23 February 2018
Decision maker:	Chief Finance and section 151 office.
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 by Chief Executive to officers 3. Appendix 1 Chief Executive's Scheme of Delegation to Officers – specific sub-delegation to Chief Finance Officer
Ward:	Widemarsh
Consultation:	No consultation has been undertaken as this is an operational decision to let a vacant building on commercial terms.
Decision made:	To grant a tenancy at will to Keepmoat Homes Ltd, on commercial market terms
Reasons for decision:	<ul style="list-style-type: none"> • The property is owned by the council and has until recently been used as part of its corporate estates. It was vacated mid 2017 and there is currently no operational need for the building. • The Council is about to contract with Keepmoat as its strategic development and regeneration partner and they need a local office to support the establishment and delivery of the partnership objectives. • The rent is in line with current open market rents. • The tenant will take the property in its current condition and will carry out some improvements i.e. internal desecration, re carpeting and will receive a rent free period to the value of these works. • The tenancy at will which can be terminated by either party without notice and will provide a period of time in which the new arrangement can be assessed and if it is successful will be converted to a fixed term formal lease
Highlight any associated risks/finance/legal/equality considerations:	There are no financial costs to the Council associated with this decision. Rental income will be received and the tenant will be responsible for the occupational costs i.e. utilities, business rates. The tenancy at will is in the councils standard form as provided by Legal services.
Details of any alternative options considered and rejected:	No alternatives

Details of any declarations of interest made:	No declaration of interest

Signed..... Date: