

Record of officer decision

Decision title:	Landlord consent to sub-let unit 5 Maylord Shopping Centre
Date of decision:	28th November 2019
Decision maker:	Acting Assistant Director for Technical Services
Authority for delegated decision:	The economy and place directorate's scheme of delegation dated 1st April 2019 (line 48) gives the Acting Assistant Director for Technical Services the authority to take the decision
Ward:	Hereford Central
Consultation:	None
Decision made:	Landlord consent to sub-let unit 5 Maylord Shopping Centre on commercial terms for an initial term of 5 years.
Reasons for decision:	Maylords Shopping Centre is retained as a commercial asset with the tenant managing the lettings by way of sub-tenancies. Each sub-letting requires landlord's consent (not to be unreasonably withheld). The sub-letting is on commercial terms and in accordance with the head lease.
Highlight any associated risks/finance/legal/equality considerations:	<p>There is minimal additional risk by allowing the sub-letting.</p> <p>The sub-letting has potential to contribute to the head-rent due to the council and other financial returns due to the council, for example via business rates. It also offers the potential for additional employment generation and improving the commercial viability of Hereford City Centre in accordance with the Councils socio-economic objectives.</p> <p>The sub-letting is by means of a relatively standard commercial lease for which consent cannot be unreasonably withheld under the head lease. Consent is normally granted by way of letter signed by the relevant Estates Officer once a decision has been made by an authorized officer.</p> <p>There have been no equality considerations identified as being relevant with regards this decision relating to the operational management of a commercial property.</p>
Details of any alternative options considered and rejected:	Refusing or delaying consent would likely be deemed unreasonable and in breach of the landlord's covenants under the head lease.
Details of any declarations of interest made:	None

Signed: Acting Assistant Director for Technical Service, Economy & Place

Date: 28th November 2019