

Record of officer decision

Decision title:	Licence to occupy in respect of Unit 5.09, Shell Store, Hereford Enterprise Zone
Date of decision:	15 September 2021
Decision maker:	Delivery Director – Property Services
Authority for delegated decision:	The Economy and Place Directorate’s scheme of delegation dated 20 July 2021 (line 54) gives the Delivery Director –Property Services the authority to take the decision.
Ward:	Dinedor Hill
Consultation:	None
Decision made:	Approve the granting of a licence to occupy for a period of 12 months in respect of Unit 5.09, Shell Store, Hereford Enterprise Zone.
Reasons for decision:	<ol style="list-style-type: none"> 1. The Shell Store is owned by the Council, and has been developed to operate as a business incubation, development and networking Centre to stimulate business activity, with 40 units for rent. 2. The Shell Store units are envisaged as being occupied through easy in, easy out terms, through licence arrangements. 3. We want to welcome and settle the first set of tenants into the building as soon as possible to create an income and generate a positive atmosphere to stimulate further interest. 4. The terms agreed reflect on market rents and the facilities on offer to tenants. 5. The prospective tenant has cleared appropriate checks.
Highlight any associated risks/finance/legal/equality considerations:	As the Shell Store opens up for business, we need to secure income from tenants to meet the costs of the operation of the building. If we don’t accept the prospective tenant there is a risk that the Unit remains empty.
Details of any alternative options considered and rejected:	None
Details of any declarations of interest made:	None

I am an officer delegated to make the decision

Signed:

Print Name: Sarah Jowett

Job Title: Delivery Director – Property Services