

**Record of officer decision**

<b>Decision title:</b>	<b>To grant Landlord's consent to a sub-lease of part of Castle Green Centre to Crouch Enterprises Ltd</b>
<b>Date of decision:</b>	3rd November 2025
<b>Decision maker:</b>	Commercial and Investment Manager
<b>Authority for delegated decision:</b>	Corporate Services' scheme of delegation dated April 2025 (line 35) gives the Commercial and Investment Manager the authority to take the decision
<b>Ward:</b>	Central
<b>Consultation:</b>	None
<b>Decision made:</b>	To grant Landlord's consent to a sub-lease of part of Castle Green Centre to Crouch Enterprises Ltd
<b>Reasons for decision:</b>	<ul style="list-style-type: none"> <li>• Requested by the head lessee The Friends of Castle Green, who remain in occupation of the remainder of the building.</li> <li>• This is a sub-lease of part of the ground and part of the first floor which have been converted with landlord's consent to create a café restaurant and rooftop seating area.</li> <li>• Supports the council's core value of social progress policy for social and community facilities.</li> </ul>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	<ul style="list-style-type: none"> <li>• The sub-tenant will covenant to fulfill the tenant's covenants of the head lease in so far as they apply to that part of the property being sub-let.</li> <li>• The sub-lease will be contracted out of the security of tenure provisions of the Landlord &amp; Tenant Act 1954 in order to protect the landlord's reversion.</li> <li>• The sub-lease will be in a form approved by Herefordshire Council's Legal Services and Estates dept.</li> </ul>
<b>Details of any alternative options considered and rejected:</b>	No suitable alternatives were proposed
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 6<sup>th</sup> November 2025

Print Name: David Micah

Job Title: Commercial and Investment Officer