

### Record of officer decision

<b>Decision title:</b>	<b>Lease in respect of Unit 42, 3 The Atrium, Maylord Orchards Centre, Hereford</b>
<b>Date of decision:</b>	11 <sup>th</sup> February 2026
<b>Decision maker:</b>	Commercial and Investments Manager
<b>Authority for delegated decision:</b>	The Directorate's scheme of delegation dated April 2025 (line 35) gives the Commercial and Investments Manager the authority to take the decision.
<b>Ward:</b>	Central
<b>Consultation:</b>	
<b>Decision made:</b>	To approve the grant of a new lease in respect of Unit 42, Maylord Orchards Centre to Ace K9.
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The tenant's lease expired on 18<sup>th</sup> December 2025 and they have been in occupation since that date on a Tenancy at Will.</li> <li>2. The tenant has negotiated a deal to renew their lease of the Unit for 1-year. A small rental increase has been agreed.</li> <li>3. The Centre comprises multiple units, some of which have been vacant for some time and it is important that occupation levels are maximized so that the holding costs incurred by the Council are mitigated.</li> <li>4. The Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance, utilities and internal repairs.</li> <li>5. The license aligns with the Management Plan January 2024.</li> </ol>
<b>Equality Considerations</b>	No Impact
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	None
<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: 13<sup>th</sup> February 2026

Print Name: David Micah

Job Title: Commercial and Investments Manager