

Record of operational decision

Decision title:	Decision to grant a lease for Unit 6, Maylord Orchards Centre, Hereford.
Date of decision:	12 th February 2026
Decision maker:	Commercial and Investment Manager
Authority for delegated decision:	Corporate Services' scheme of delegation dated April 2025 (line 35) gives the Commercial and Investment Manager the authority to take the decision
Ward:	Central
Consultation:	N/A
Decision made:	Decision to grant a lease for Unit 6 at Maylord Orchards Centre, Hereford.
Reasons for decision:	<ol style="list-style-type: none"> 1. The Tenant have negotiated terms to take Unit 6 on a new 10-year lease. 2. Their proposal is to take a lease on the ground floor only and the Council is therefore required to split the unit's services ready for occupation. 3. An agreement for lease is to be entered into which will allow the Council time to undertake the landlord works and ensure that the tenant is committed to taking a lease for the property. 4. The deal has been approved at cabinet briefing on 12th February 2026. 5. The Council's marketing and letting agent has undertaken comprehensive negotiations over a significant period with this tenant and the deal agreed has been recommended as being in the best interests of the Council and the wider Maylord retail centre and its tenants. 6. The Centre comprises multiple units, some of which have been vacant for some time and it is important that occupation levels are maximised so that the holding costs incurred by the Council are mitigated.
Equality Considerations	N/A
Highlight any associated risks/finance/legal/equality considerations:	The Council has committed to splitting the unit between ground and first floor. This leaves the first floor with available access to be let for an alternate use. This work is required to put the property into a lettable condition. In the interim period the split results in the landlord continuing to carry the vacant property costs for the first floor of the unit.
Details of any alternative options considered and rejected:	<p>Alternate options regarding the structure of the deal were ruled out during negotiations with the tenant.</p> <p>The only other viable option to the Council is to reject the deal and leave the property vacant for another indeterminate period which is not in the best interest of the Council or other tenants in the centre.</p>
Details of any declarations of interest made:	N/A

Signed..... Date: 12th February 2026

Print Name: David Micah

Job Title: Commercial and Investment Officer