Record of operational decision

Decision title:	To grant a lease in respect industrial units at Three Elms Trading Estate, Hereford
Date of decision:	4th September 2026
Decision maker:	Commercial and Investment Manager
Authority for delegated decision:	The Scheme of Delegation for the Corporate Services directorate updated 1st September 2026 line 35 gives the Commercial and Investment Manager authority to take this decision
Ward:	Bobblestock
Consultation:	None
Decision made:	To grant a new lease to the current tenant of the property detailed in the Appendix
Reasons for decision:	The tenant has negotiated a deal with the Council's external letting agents to take a new lease of the property for a period of five years. The terms and rent level agreed reflect current market conditions. The grant of the new lease enables the continuation of an existing local business and should assist it in securing new investment (Also see Appendix)
Equality Considerations	None. The lease has been negotiated and agreed in lines with the council's Commercial Property Management Plan
Highlight any associated risks/finance/legal/ equality considerations:	The lease will be drafted by the council solicitors in the standard format and contain the usual protections for the council. There is also a guarantor.
Details of any alternative options considered and rejected:	Not renewing the lease – rejected as this would have resulted in the possible loss of a local business and a rental void period whilst the unit was marketed and relet
Details of any declarations of interest made:	None

Signed…………………………………………………………………… Date: 4th September 2026

Name: David Micah
Job Title: Commercial and Investment Manager