

Record of officer decision

Decision title:	Grant of lease in respect of Unit 2 Ravenswood Court, Rotherwas
Date of decision:	03.01.2019.
Decision maker:	Assistant Director for Technical Services
Authority for delegated decision:	<p>Herefordshire Council's constitution - Scheme of Delegation Part 3 Functions Scheme, Section 7 Officer Functions</p> <ol style="list-style-type: none"> 1. 3.7.6 Delegation to Chief Executive 2. 3.7.13 Sub delegation by Chief Executive to officers 3. Appendix 1 Chief Executive's Scheme of Delegation to Officers
Ward:	Dinedor Hill
Consultation:	None
Decision made:	Approve grant of lease to replace existing tenancy at will on basis of open market rent.
Reasons for decision:	<ul style="list-style-type: none"> • The property is owned by the council as part of its property investment portfolio held to deliver optimum commercial returns through rental income which is used to support the council's strategic objectives • The unit was marketed on the open market and the level of rent agreed is in line with current open market rents • The tenant, a long standing tenant of other council owned premises at Rotherwas occupies under a previously approved tenancy at will which does not give him security of tenure • A fixed term lease gives the tenant greater security of tenure and provides the Council with a predictable and secure rental income stream
Highlight any associated risks/finance/legal/equality considerations:	Not proceeding with the lease may lead to the tenant vacating at short notice and a fixed rental income stream may be lost
Details of any alternative options considered and rejected:	None - the property is held for the purpose of letting on open market terms and it is important that the existing occupation is formalised by lease to ensure continuity of rental income

Details of any declarations of interest made:	None

Signed..... Date: 03.01. 2019

ASSISTANT DIRECTOR TECHNICAL SERVICES