

Record of officer decision

Decision title:	Landlord consent for Queenswood café lease renewal
Date of decision:	23rd January 2019
Decision maker:	Acting Assistant Director for Technical Services, Economy & Place
Authority for delegated decision:	Herefordshire Council's constitution - Scheme of Delegation Part 3 Functions Scheme, Section 7 Officer Functions 1. 3.7.6 Delegation to Chief Executive 2. 3.7.12 Sub delegation from Chief Exec to officers
Ward:	Queenswood
Consultation:	None
Decision made:	Grant landlord consent by way of letter for the head tenant of Queenswood Country Park to renew the existing sub-lease for the cafe
Reasons for decision:	Landlord consent required for renewal of sub-lease not to be unreasonably withheld or delayed Existing sub-lease is a protected tenancy within the security of tenure provisions of the 1954 Landlord & Tenant Act therefore the tenant has strong statutory rights to demand a new lease at the end of the existing term. Proposed terms similar to existing sub-lease
Highlight any associated risks/finance/legal/equality considerations:	Legal obligation is for council acting as landlord to act reasonably and in a timely manner in considering such requests for consent. Council can recharge their reasonable costs incurred in considering such requests for consent As this is a commercial transaction no equality issues are considered as being relevant.
Details of any alternative options considered and rejected:	Existing sub-lease has come to the end of its term and the parties want to renew the existing arrangement on similar terms. No reasonable reason to refuse consent
Details of any declarations of interest made:	None

Signed:
Assistant Director Technical Services

Date: 23 January 2019