

Record of officer decision

Decision title:	Grant of new lease in respect of Unit 24 Maylord Shopping Centre, (14 Brewers Passage)Hereford
Date of decision:	27 November 2020
Decision maker:	Assistant Director Technical Services
Authority for delegated decision:	The Economy and Place Directorate’s scheme of delegation dated 04.11. 2020 (line 54) gives the Assistant Director Technical Services the authority to take the decision
Ward:	Central
Consultation:	Cabinet Member for Assets, Contracts and Procurement supports occupation of vacant units in order to mitigate costs, and increase the vitality of the shopping centre.
Decision made:	Approve grant of new lease in respect of unit 24, Maylord Shopping Centre (14 Brewers Passage) to
Reasons for decision:	<ol style="list-style-type: none"> 1. The Maylord Orchard Shopping Centre is now owned outright by the council as a strategic asset in the centre of Hereford. 2. The Shopping Centre comprises multiple retail units some of which a number have been vacant for some time and it is important that occupation levels are increased so that the holding costs incurred by the Council are mitigated. 3. The letting will mitigate costs in terms of business rates and standing charges that the council will otherwise pay 4. The proposed tenant, who will operate a barber business and the terms for the letting have been recommended by the council’s managing agent Montagu Evans. 5. The terms agreed are for a term of 5 years containing a mutual break option with the tenant to be responsible for payment of rent and service charge, business rates, utilities and internal repairs. 6. The tenancies at the Shopping Centre will not prohibit that council from undertaking development at a future date.
Highlight any associated risks/finance/legal/equality considerations:	None – risks are mitigated by inclusion of break option and excluding the tenancy from the security provisions of the Landlord & Tenant Act 1954

Details of any alternative options considered and rejected:	The decision being sought is to let the unit, the alternative is to leave it vacant which is not desirable.
Details of any declarations of interest made:	None

Signed:
Assistant Director Technical Services

Date: 27 November 2020