

## Record of officer decision

<b>Decision title:</b>	Grant of new lease in respect of Unit 19 Maylords Shopping Centre, Hereford
<b>Date of decision:</b>	23 November 2020
<b>Decision maker:</b>	Assistant Director Technical Services
<b>Authority for delegated decision:</b>	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
<b>Ward:</b>	Central
<b>Consultation:</b>	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.
<b>Decision made:</b>	Approve grant of a lease in respect of unit 19 Maylords Shopping Centre to Sams Toys
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The Maylord Orchard Shopping Centre is now owned outright by the council as a strategic asset in the centre of Hereford.</li> <li>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.</li> <li>3. The letting will mitigate costs in terms of business rates and standing charges that the council will otherwise pay</li> <li>4. The proposed tenant is a local business and the letting has been recommended by the council's managing agent Montagu Evans.</li> <li>5. The terms agreed are for a short term let for retail purposes with the tenant to be responsible for payment of rent, business rates, utilities and internal repairs.</li> <li>6. The tenancies at the Shopping Centre will not prohibit that council from undertaking development at a future date.</li> </ol>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	None – risks are mitigated by inclusion of break option and excluding the lease from the security of tenure provisions of the Landlord & Tenant Act 1954

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

Signed:  
Chris Jenner, Assistant Director Technical Services

Date: 23 November 2020