

## Record of operational decision

<b>Decision title:</b>	<b>Grant of new lease at unit 43 Maylord Orchards</b>
<b>Date of decision:</b>	9 May 2022
<b>Decision maker:</b>	Acting Head of Property
<b>Authority for delegated decision:</b>	The Economy and Environment Scheme of Delegation 23.12.2021 gives the Acting Head of Property the authority to take this decision; Line 54 <i>To negotiate and agree terms for the grant of leases, licences, tenancies, agreement for lease, development agreements and legal consents.</i>
<b>Ward:</b>	Central
<b>Consultation:</b>	Cabinet Member for Commissioning, Procurement and Assets supports occupation of vacant units and renewal of existing leases in order to mitigate costs, and increase the vitality of the shopping centre.
<b>Decision made:</b>	To grant a short term lease of unit 43 Maylord Orchards to a café operator
<b>Reasons for decision:</b>	<p>The Maylord Orchards Centre is now owned outright by the council as a strategic asset in the centre of Hereford.</p> <p>The Centre comprises multiple retail units with the council incurring the holding costs of all vacant units.</p> <p>The terms agreed are for a lease for a 12 month period with the tenant responsible for the payment of the service charge and insurance premium attributable to this unit, business rates and all utility costs</p> <p>The occupation of this unit will mitigate the holding costs that the council will otherwise pay.</p> <p>The occupation of an otherwise vacant unit will help to improve the vibrancy of the Centre and should increase footfall which may benefit the other occupiers</p> <p>The lease, for a period of 12 months, will be outside the security of tenure provisions of the Landlord and Tenant Act 1954 and so will not prohibit the council from undertaking development at a future date.</p>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	None – risks are mitigated by the exclusion of the security of tenure provisions of the L&T Act 1954 and the inclusion of a mutual break clause on one month's notice
<b>Details of any alternative options considered and rejected:</b>	Not granting the lease – rejected as this would result in the council continuing to bare the void costs for the unit
<b>Details of any declarations of interest made:</b>	None

Signed

Sarah Jowett  
Acting Head of Property

Date: 9 May 2022