

Record of officer decision

Decision title:	Tenancy at Will in respect of unit 28, 2 Gomond Street Maylord Orchards Centre, Hereford
Date of decision:	21st July 2022
Decision maker:	Acting Head of Property
Authority for delegated decision:	The Economy and Environment Directorate's scheme of delegation dated 23.12.2021 (line 54) gives the Acting Head of Property the authority to take the decision
Ward:	Central
Consultation:	Cabinet Member for Assets, Contracts and Procurement supports occupation of vacant units and renewal of existing leases in order to mitigate costs, and increase the vitality of the centre.
Decision made:	Approve a Tenancy at Will of unit 28, 2 Gomond Street Maylord Orchards Centre
Reasons for decision:	<ol style="list-style-type: none"> 1. The Maylord Orchards Centre is now owned outright by the council as a strategic asset in the centre of Hereford. 2. The Centre comprises multiple retail units a number of which 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 Tenancy at Will will allow the tenant to occupy the property while a lease of the unit is finalized and so mitigate costs in terms of business rates and standing charges that the council will otherwise pay 4. The proposed tenant, a mobile phone retailer, and the terms for the letting have been recommended by the council's agent Wright Silverwood. 5. This tenancy at the 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 short term nature of the letting
Details of any alternative options considered and rejected:	The decision being sought is to let the unit, the alternative is to allow it to remain vacant which is not desirable.
Details of any declarations of interest made:	None

Signed..... Date: 21/07/22

Sarah Jowett
Strategic Asset Delivery Director
(Formerly Acting Head of Property)