

## Record of operational decision

<b>Decision title:</b>	Lease in respect of 15 Maylord Street, unit 1, Maylord Orchards Centre, Hereford
<b>Date of decision:</b>	1 <sup>st</sup> June 2023
<b>Decision maker:</b>	Strategic Assets Delivery Director (formerly Acting Head of Property)
<b>Authority for delegated decision:</b>	The Scheme of Delegation for the Economy and Environment Directorate dated 03/08/2022 line 54. Gives authority for the Acting Head of Property to take this decision <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 Assets, Contracts and Procurement supports renewal of leases for units in the Centre in order to maintain the vitality of the Centre and mitigate costs of vacant units.
<b>Decision made:</b>	To approve the grant of a new lease in respect of unit 1 Maylord Orchards Centre to a new retail tenant
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The Maylord Orchards Centre is 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 have been vacant for some time and it is important that occupation levels are maximised so that the holding costs incurred by the Council are mitigated and the vitality of the centre improves.</li> <li>3. The granting of a lease to the proposed tenant will mitigate costs in terms of standing charges that the council will otherwise pay</li> <li>4. The terms for the letting have been negotiated and recommended by the council’s letting agent Wright Silverwood.</li> <li>5. The terms agreed are for a lease of 5 years with the tenant to be responsible for payment of Landlord Service Charge, business rates, utilities and internal repairs.</li> <li>6. The tenancy proposed 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 by excluding the tenancy from the security provisions of the Landlord & Tenant Act 1954.

<b>Details of any alternative options considered and rejected:</b>	Not to agree to the terms negotiated would result in the unit remaining unoccupied with the Council liable for vacant unit costs and loss of rental income which could be detrimental to the vitality of the Maylord Orchards Centre
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 6<sup>th</sup> June 2023

Print Name: Sarah Jowett Job Title: Strategic Assets Delivery Director (Formerly Acting Head of Property)