

Record of officer decision

Decision title:	Lease renewal in respect of Unit 34, 6A Commercial Street, Maylord Orchards Centre, Hereford
Date of decision:	26 th July 2023
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	The Corporate Services' scheme of delegation dated July 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision.
Ward:	Central
Consultation:	
Decision made:	To approve the grant of a new lease in respect of Unit 34, Maylord Orchards Centre to House of Tweed Ltd.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant has negotiated a deal to take the currently vacant, Unit 34 Maylord Orchards Centre on a short term tenancy. 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 maximized so that the holding costs incurred by the Council are mitigated. 3. The Council's external agent for the centre Wright Silverwood has recommended the action. 4. The Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance, utilities and internal repairs.
Highlight any associated risks/finance/legal/equality considerations:	None
Details of any alternative options considered and rejected:	No suitable alternatives were proposed. The tenant's previous lease has expired so a tenancy at will is needed to regularize the tenant's current occupation of the unit. Not to put a tenancy at will in place could result in the tenant walking away from the unit resulting in the Council becoming liable for vacant unit costs.
Details of any declarations of interest made:	None

Signed..... Date:

Print Name: Sarah Jowett

Job Title: Strategic Assets Delivery Director (Formerly Acting Head of Property)