

Record of officer decision

Decision title:	Lease renewal in respect of Unit 9, 14 Maylord 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 lease renewal in respect of Unit 9 Maylord Orchards Centre to the current tenant.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant has served a notice to break their current lease on 24th January 2023 which consequently will end their current tenancy on 31st July 2023. 2. The tenant's wishes to take a new lease of the property on re-negotiated terms. 3. 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. 4. The Council's external agent for the centre Wright Silverwood has recommended the action. 5. 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:	The current tenancy is due to end on 31 st July 2023 as a break notice was served on 24 th January 2023.
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)