

Record of officer decision

Decision title:	Lease renewal in respect of Unit 35, 5 Commercial Street, Maylord Orchards Centre, Hereford
Date of decision:	7 th September 2023
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	Corporate Services Directorate's scheme of delegation dated 23 December 2021 updated 17th June 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 35, 5 Commercial Street, Maylord Orchards Centre to the current tenant
Reasons for decision:	<ol style="list-style-type: none"> 1. The current lease is contracted inside the Landlord & Tenant Act 1954 meaning that since their lease expired on 7th October 2022 they have been holding over on the previous lease terms. 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 tenant is currently holding over on their old lease, meaning they could serve notice to break the lease at any point, leaving the unit vacant.
Details of any alternative options considered and rejected:	No suitable alternatives were proposed.
Details of any declarations of interest made:	None

Signed..... Date: 7th September 2023

Print Name: Sarah Jowett
Job Title: Strategic Assets Delivery Director