

Record of officer decision

Decision title:	Lease in respect of Unit 43, 1-2 The Atrium, Maylord Orchards Centre, Hereford
Date of decision:	8 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 short term Lease to a new Tenant pending the Council's decision on the paused Library Project later in the year.
Reasons for decision:	<ol style="list-style-type: none"> 1. The unit is currently vacant. It was planned to be used as part of the library project and as such is available on a short term basis. 2. The tenant's wishes to take a lease of the property. 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 unit is currently vacant.
Details of any alternative options considered and rejected:	No suitable alternatives were proposed.
Details of any declarations of interest made:	None

Signed..... Date: 8th September 2023

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