

Record of officer decision

Decision title:	Granting a lease in respect of a property held within the Council's commercial property portfolio
Date of decision:	26th October 2023
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	Corporate Services' scheme of delegation dated 23 December 2021 updated August 2023 (line 35 To negotiate, agree terms for and sign the grant of leases, development agreements and legal consents) gives the Strategic Assets Delivery Director the authority to take the decision
Ward:	Dinedor Hill
Consultation:	This is an operational decision arising out of the management of the Council's commercial property portfolio. The operational decision is linked to workstreams being progressed by Hereford Enterprise Zone. Discussions have been held with the Council's Legal Services team.
Decision made:	To grant a 10 year lease on Plot C20, off Coldnose Road, Rotherwas, Hereford
Reasons for decision:	The property is owned and managed by the Council as part of the Hereford Enterprise Zone. The property is currently occupied by the lessee on a licence, and they have expressed a longstanding interest to buy the plot to consolidate their operations locally. Granting a lease is an important stepping stone in the sales journey, putting the relationship on a sound footing to take forward that sales negotiation, and in any event, securing proper market rent for the property.
Highlight any associated risks/finance/legal/equality considerations:	None – the terms of the proposed lease have been negotiated by the Council's agents and reflect market conditions. The Council's legal department will draft the lease.
Details of any alternative options considered and rejected:	The other main alternative would have been to seek to close out the licence and look to rent/dispose of the property to another party. This would have been an extreme measure, severely impacting on the operational efficiency of a significant local business and employer with major negative profile and wrecking any prospects for selling this plot to the tenant in the future. Accordingly this alternative was rejected. Maintaining the status quo was also rejected, as the relationship needed to be put on a more substantial footing.
Details of any declarations of interest made:	None

Signed..... Date: 26/10/2023

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