

## Record of operational decision

<b>Decision title:</b>	Agreement of rent reviews in respect of various properties held within the council's commercial property portfolio
<b>Date of decision:</b>	26th October 2023
<b>Decision maker:</b>	The Strategic Assets Delivery Director
<b>Authority for delegated decision:</b>	Corporate Services' scheme of delegation dated 23 December 2021 updated August 2023 (line 54) gives the Strategic Assets Delivery Director the authority to take the decision
<b>Ward:</b>	Countywide
<b>Consultation:</b>	None – this is an operational decision arising out of the management of the council's commercial property portfolio
<b>Decision made:</b>	To agree rent reviews in respect of various units held within the council's commercial property portfolio as identified in Schedule 1 on terms recommended by the council's appointed agents
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The properties are owned by the council as part of its property investment portfolio held to deliver optimum commercial returns through rental income which is used to support the council's strategic objectives in line with the County Plan 2020 – 2024.</li> <li>2. In 2021 the council appointed Messrs JNA Property Ltd, Chartered Surveyors (JNA) under a contract for the provision of estates professional services including rent reviews.</li> <li>3. The contract was awarded in consultation with the procurement team and in line with the council's procurement rules and accordingly JNA were instructed.</li> <li>4. JNA have surveyed the properties, reviewed the level of market rents achievable in this location and made justified recommendations on the appropriate level of rent to be agreed.</li> <li>5. Provisional agreement, subject to formal approval, has been reached with the tenants.</li> </ol>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	None – the revised rent proposed has been negotiated by the agents and reflects market conditions.
<b>Details of any alternative options considered and rejected:</b>	Not implementing the rent review – rejected as this would result in the council not receiving the benefit of an increased income where market rental levels are above the current rent payable under the lease.
<b>Details of any declarations of interest made:</b>	None

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

Sarah Jowett

Strategic Assets Delivery Director

**Schedule 1**

Unit	Town
Blueschool House, Blueschool Street	Hereford