

Record of operational decision

Decision title:	Grant of new leases in respect of various units held within the council's commercial property portfolio
Date of decision:	14 th December 2023
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	Corporate Services' scheme of delegation dated July 2023, updated August 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision
Ward:	Countywide
Consultation:	This is an operational decision arising out of the management of the council's commercial property portfolio. Where relevant Hereford Enterprise Zone have been consulted on the negotiations.
Decision made:	To grant a new leases in respect of various units held within the council's commercial investment property portfolio, as identified in Schedule 1, to the existing occupier
Reasons for decision:	<ol style="list-style-type: none"> 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. 2. Provisional agreement, subject to formal approval, has been reached with the current occupiers for a new lease. 3. The terms of the leases have been negotiated to reflect the market rental of the property and provide continuity of income to the council
Highlight any associated risks/finance/legal/equality considerations:	None – the terms of the proposed leases have been negotiated and reflect market conditions. The current occupier has complied with all the terms of the existing agreement that is in place. The council's legal department will draft the lease.
Details of any alternative options considered and rejected:	Allowing the occupiers to remain in occupation on the current terms – rejected as the terms of the current agreements may result in the council not receiving the optimal commercial return and/or leave the council exposed to liability for void property costs at short notice should the tenants vacate
Details of any declarations of interest made:	None

Signed..... Date: 14th December 2023

Sarah Jowett
Strategic Assets Delivery Director

Schedule 1

Unit	Town
Unit 1, 2, 3, 4, 5, 6, 7a, 8 and 9, Brunel Workshops Ashburton Industrial Estate	Ross-on-Wye