


## Record of officer decision

<b>Decision title:</b>	<b>Tenancy at Will in respect of Unit 34, 6A Commercial Street, Maylord Orchards Centre, Hereford</b>
<b>Date of decision:</b>	10 <sup>th</sup> January 2024
<b>Decision maker:</b>	Strategic Assets Delivery Director
<b>Authority for delegated decision:</b>	The Directorate's scheme of delegation dated July 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision.
<b>Ward:</b>	Central
<b>Consultation:</b>	
<b>Decision made:</b>	To approve the grant of a Tenancy at Will in respect of Unit 34, Maylord Orchards Centre to House of Tweed Ltd.
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The tenant's current lease of Unit 34 Maylord Orchards Centre will expire on 14<sup>th</sup> January 2024 so the continued occupation needs to be regularized.</li> <li>2. The Tenancy at Will will be put in place until a new lease is negotiated.</li> <li>3. Maylord Orchards 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.</li> <li>4. The Council's external agent for the Centre Wright Silverwood has recommended the action.</li> <li>5. The Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance, utilities and internal repairs.</li> </ol>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	None
<b>Details of any alternative options considered and rejected:</b>	No suitable alternatives were proposed. The tenant's previous lease has expired so a tenancy at will is needed to regularize the tenant's current occupation of the unit whilst a new lease is negotiated. Not to put a tenancy at will in place could result in the tenant walking away from the unit resulting in the Council becoming liable for vacant unit costs.
<b>Details of any declarations of interest made:</b>	None

Signed  Date: 10<sup>th</sup> January 2024

Sarah Jowett  
Strategic Assets Delivery Director