

## Record of officer decision

<b>Decision title:</b>	<b>License in respect of Unit 13 / 14, 1 Trinity Street, Maylord Orchards Centre, Hereford</b>
<b>Date of decision:</b>	12 <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 new lease in respect of Unit 13/14, Maylord Orchards Centre to Taurus Healthcare.
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The tenant has negotiated a deal to take the currently vacant, Unit 34 Maylord Orchards Centre on a short term license agreement.</li> <li>2. The Centre comprises multiple 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>3. The Council's external agent for the Centre Wright Silverwood has recommended the action.</li> <li>4. 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.
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 18<sup>th</sup> January 2024

Sarah Jowett  
Strategic Assets Delivery Director