

## Record of officer decision

<b>Decision title:</b>	<b>License in respect of Unit 17, 7 Gomond Street, Maylord Orchards Centre, Hereford</b>
<b>Date of decision:</b>	28 <sup>th</sup> February 2024
<b>Decision maker:</b>	Strategic Assets Delivery Director
<b>Authority for delegated decision:</b>	The Directorate's scheme of delegation dated August 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 17, Maylord Orchards Centre to Vittos.
<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 17 Maylord Orchards Centre on a tenancy at will.</li> <li>2. The tenant's current license has expired so a tenancy at will is required to regularise their continued occupation whilst a new lease is negotiated.</li> <li>3. The Centre comprises multiple units, some of which have been vacant for some time and it is important that occupation levels are maximised 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.
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 28<sup>th</sup> February 2024

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