

Record of officer decision

Decision title:	Lease renewal in respect of Unit 21/22, 2-4 Trinity Square, Maylord Orchards Centre, Hereford
Date of decision:	8 th April 2024
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	The Directorate's scheme of delegation dated August 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision.
Ward:	Central
Consultation:	
Decision made:	To approve the grant of a lease renewal in respect of Unit 21/22 Maylord Orchards Centre to the current tenant.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant's previous lease has expired and they are currently holding over as their lease is contracted inside the Landlord and Tenant Act 1954. The tenant has subsequently served a section 26 notice requesting a new tenancy. 2. The 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. 3. The Council's external agent for the centre Wright Silverwood has recommended the action. 4. The Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance, utilities and internal repairs. 5. The lease renewal proposed will not prohibit the council from undertaking development at a future date if planned.
Highlight any associated risks/finance/legal/equality considerations:	None
Details of any alternative options considered and rejected:	No suitable alternatives were proposed.
Details of any declarations of interest made:	None

Signed..... Date: 09/04/2024

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