

Record of officer decision

Decision title:	Tenancy at will in respect of Unit 18, 4 Gomond Street, Maylord Orchards Centre, Hereford.
Date of decision:	29 th August 2024
Decision maker:	Commercial and Investments Manager
Authority for delegated decision:	The Directorate's scheme of delegation dated July 2023 (line 35) gives the Commercial and Investments Manager the authority to take the decision.
Ward:	Central
Consultation:	None
Decision made:	To grant a short-term tenancy at will to Crosskeys Stores to continue their occupation of Unit 18, 4 Gomond Street, Maylord orchards Centre whilst a long term lease is negotiated with the Landlord's agent.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant's existing license to occupy has expired and their occupation needs to be regularised. 2. The Centre comprises multiple units, some of which have been vacant for some time and it is important that occupation levels are maximised to that the holding costs incurred by the council are mitigated. 3. The tenancy at will will allow time for the tenant to negotiate a lease on fully commercial terms with the Landlord's agent, Wright Silverwood. 4. The terms agreed leave the tenant responsible for payment of the landlord service charge, business rates, insurance, utilities and gives a rental.
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: 2nd September 2024

Print Name: David Micah
 Job Title: Commercial and Investments Manager