

Record of officer decision

Decision title:	Short-term License to Occupy in respect of Unit 32, 1 Gomond Street, Maylord Orchards Centre, Hereford.
Date of decision:	3 rd October 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 new short term License to Occupy to Hereford Community Land trust Ltd for Unit 32, 1 Gomond Street, Maylord Orchards Centre, Hereford.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant has negotiated a deal to take the currently vacant Unit 32 on a short-term license agreement. 2. To provide the retailer with the experiences associated with the permanent retail operation of a shop without the long-term commitment normally associated with property rental agreements. 3. 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. 4. This unit has been unoccupied since the previous tenant vacated. 5. The terms agreed leave the tenant responsible for payment of the service charge, insurance, business rates and utilities in line with the Maylord Orchards Management Plan (January 2024).
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: 3rd October 2024

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