

## Record of officer decision

<b>Decision title:</b>	<b>Short-term License to Occupy in respect of Unit 17, 7 Gomond Street, Maylord Orchards Centre, Hereford.</b>
<b>Date of decision:</b>	20 <sup>th</sup> November 2024
<b>Decision maker:</b>	Commercial and Investments Manager
<b>Authority for delegated decision:</b>	The Directorate's scheme of delegation dated May 2024 (line 35) gives the Commercial and Investments Manager the authority to take the decision.
<b>Ward:</b>	Central
<b>Consultation:</b>	None
<b>Decision made:</b>	To grant a new short term License to Occupy for Unit 17, 7 Gomond Street, Maylord Orchards Centre, Hereford.
<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 on a short-term license agreement.</li> <li>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.</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 maximized so that the holding costs incurred by the Council are mitigated.</li> <li>4. This unit has been unoccupied since the previous tenant vacated at the start of the year.</li> <li>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).</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: 28/11/2024

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