

Record of operational decision

Decision title:	Grant of new leases, licences and associated documentation in respect of various units held within the council's commercial property portfolio
Date of decision:	29 th November 2024
Decision maker:	The Commercial and Investment Manager
Authority for delegated decision:	Corporate Services' scheme of delegation dated May 2024 (line 35) gives the Commercial and Investment Manager the authority to take the decision
Ward:	Countywide
Consultation:	This is an operational decision arising out of the management of the council's commercial property portfolio. Where relevant Hereford Enterprise Zone have been consulted on the negotiations.
Decision made:	To grant a new leases, licences, tenancies and other legal agreements in respect of various units held within the council's commercial investment property portfolio, as identified in Schedule 1, to the existing occupier
Reasons for decision:	<ol style="list-style-type: none"> 1. The properties are owned by the council as part of its property investment portfolio held to deliver optimum commercial returns through rental income which is used to support the council's strategic objectives in line with the County Plan 2020 – 2024. 2. Provisional agreement, subject to formal approval, has been reached with the current occupiers for a new lease. 3. The terms of the leases have been negotiated to reflect the market rental of the property and provide continuity of income to the council
Highlight any associated risks/finance/legal/equality considerations:	None – the terms of the proposed leases have been negotiated and reflect market conditions. The current occupier has complied with all the terms of the existing agreement that is in place. The council's legal department will draft the lease.
Details of any alternative options considered and rejected:	Allowing the occupiers to remain in occupation on the current terms – rejected as the terms of the current agreements may result in the council not receiving the optimal commercial return and/or leave the council exposed to liability for void property costs at short notice should the tenants vacate
Details of any declarations of interest made:	None

Signed..... Date: 5th December 2024

David Micah
Commercial and Investment Manager