

Record of officer decision

Decision title:	A Deed of Variation in respect of Unit 35, 5 Commercial Street, Maylord Orchards Centre, Hereford.
Date of decision:	28 th November 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 complete a Deed of Variation on Unit 35, 5 Commercial Street, Maylord Orchards Centre, Hereford.
Reasons for decision:	<ol style="list-style-type: none"> 1. The following events brought about the decision: <ul style="list-style-type: none"> • The tenant recently completed a new lease of the subject property. • The tenant served a notice to break their new lease. • The tenant's circumstances changed and they asked to negotiate a new lease as their break notice had already been accepted. • Whilst accepted, the break notice would not be effective unless certain terms were met. • Negotiations were conducted which have meant the only proposed change to a potential new lease was a change in the required notice period within the break clause. • It has been agreed that a deed of variation will be required to change the notice period within their current lease. 2. If a variation is not made the tenant will meet their break requirements and vacate the property. 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. The lease terms remain in place that leave the tenant responsible for payment of the rent, 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:

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