

Record of officer decision

Decision title:	Landlord's Consent for Licence for Alterations and Licence to Underlet Part of Saxon Hall.
Date of decision:	17/12/2024
Decision maker:	Senior Estate Manager
Authority for delegated decision:	Corporate Services' scheme of delegation dated July 2023 updated August 2023 (line 35) gives the Senior Estate Manager the authority to take the decision
Ward:	Saxon Gate
Consultation:	Cabinet Member for Community Services and Assets NHS Commissioning
Decision made:	To grant Landlord's consent for the current tenant, Putson Community Association, to underlet part of Saxon Hall to a dental care provider that will provide NHS services and grant a Licence for Alteration for non-structural alterations to part of Saxon Hall to allow for the use as a dentistry.
Reasons for decision:	<ul style="list-style-type: none"> - Putson Community Association have a long lease of the property under a Community Asset Transfer and approached Herefordshire Council for Landlord's Consent to underlet part of the property. - Heads of Terms have been negotiated and agreed between the dental care provider and Putson Community Association. - Herefordshire Council to review the sublease before issuing any approvals. - The changes are not structural. - The decision is subject to Herefordshire Council Property Services signing off on the specification for the work.
Highlight any associated risks/finance/legal/equality considerations:	<ul style="list-style-type: none"> - Nil cost to Herefordshire Council - The tenant / subtenant is to obtain all necessary statutory approvals, including building control approval and planning permission (which has been granted - P240283/CD4). - That the land/property is fully reinstated to its original state at the termination of the lease if required by the landlord.
Details of any alternative options considered and rejected:	None
Details of any declarations of interest made:	None

Signed..... Date: 17th December 2024

Print Name: Helen Beale
Job Title: Senior Estate Manager