

Record of officer decision

Decision title:	Lease in respect of Unit 42, 3 The Atrium, Maylord Orchards Centre, Hereford
Date of decision:	18 th December 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:	
Decision made:	To approve the grant of a new lease in respect of Unit 42, Maylord Orchards Centre to Ace K9.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant has been occupying the unit on a short term license agreement which expired on 23rd September 2024 when a Tenancy at Will was consequently signed to cover their continued occupation 2. The tenant has negotiated a deal to take the Unit on a year long lease. 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 Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance, utilities and internal repairs. 5. The license aligns with the 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: 18th December 2024

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