

## Record of officer decision

<b>Decision title:</b>	<b>A temporary Tenancy at Will in respect of Unit 41, 4 The Atrium, Maylord Orchards Centre, Hereford.</b>
<b>Date of decision:</b>	27 <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 July 2023 (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 temporary Tenancy at Will to The Enchanted Bobbin for Unit 41, 4 The Atrium, Maylord Orchards Centre, Hereford.
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The tenant has negotiated a deal extend their short term occupation of Unit 41 and take a 1-year lease of the property.</li> <li>2. The Lease is currently with solicitors but will not be completed before the end of the tenant's existing license to occupy.</li> <li>3. The tenant's occupation of Unit 41 in the interim period will need to be covered by a Tenancy at Will.</li> <li>4. 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>5. This unit has been occupied by this tenant on a short term license but was previously unoccupied since the previous tenant vacated when Maylord Orchards was originally promoted as the site of the new city library.</li> <li>6. 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: 18<sup>th</sup> December 2024

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