

Record of officer decision

Decision title:	Lease in respect of Unit 43, 1-2 The Atrium, Maylord Orchards Centre, Hereford
Date of decision:	23 rd December 2024
Decision maker:	Commercial and Investments Manager
Authority for delegated decision:	The Directorate's scheme of delegation dated May 2024 (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 Tenancy at Will in respect of Unit 43, Maylord Orchards Centre.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant has negotiated a deal to take the currently vacant, Unit 43 Maylord Orchards Centre on a lease but wishes to get access in the new year so a short term tenancy at will is required to allow time for the lease to complete. 2. 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. 3. The Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance, utilities and internal repairs. 4. The letting aligns with the Management Plan January 2024 in respect of short term lettings.
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