

Record of operational decision

Decision title:	To approve the grant of a lease for Churchill House
Date of decision:	25/06/2025
Decision maker:	<ul style="list-style-type: none"> Commercial and Investments Manager
Authority for delegated decision:	<ul style="list-style-type: none"> Corporate Services' scheme of delegation dated April 2025 (line 35) gives the Commercial and Investment Manager the authority to take the decision.
Ward:	<ul style="list-style-type: none"> Hereford College
Consultation:	<ul style="list-style-type: none"> Cabinet Member for Communities and Assets Cabinet Member for Economy and Growth In December 2023, disposal of the site was put in the capital strategy – subject to an options appraisal. In April 2024, it was decided to put it on the market for letting on the basis of having external interest in the site. Finance
Decision made:	<ul style="list-style-type: none"> To grant the lease to Heart of Mercia Multi-Academy Trust (Sixth Form College)
Reasons for decision:	<ul style="list-style-type: none"> The property up until May 2021 was occupied by Hoople training. From 2021 until 2024, it was under consideration by HM Courts service as an alternative location for the courts, whilst decisions were being made regarding the Shirehall. HM Courts took the decision to not occupy, and the property has been vacant and undergoing on-going maintenance and incurring running costs. The property has been subject to vandalism on several occasions incurring repair costs to the council. In April 2024, the building was put on the market to let through Sunderland's as the letting agent. Herefordshire Council's Strategic Asset Management Board, in consultation with officers, supports the letting of the property to the Sixth Form College.
Highlight any associated risks/finance/legal/equality considerations:	<ul style="list-style-type: none"> The college will lease the property on a full repairing lease (10 year term), the maintenance of the property will result in nil cost to the council. External rent valuation has been undertaken which ensures that market value for the letting will be achieved. The lease will allow for break rights for both the council and the college. A condition survey will be undertaken to accurately record the

	condition of the property prior to commencement of the full repairing lease.
Details of any alternative options considered and rejected:	<ul style="list-style-type: none"> • A sale of the freehold was considered by Herefordshire Council, however this was rejected as the property forms a key part of the Corporate Estate. • There is no alternative option other than to lease this property as Herefordshire Council do not have a current corporate use for the building.
Details of any declarations of interest made:	<ul style="list-style-type: none"> • None

Signed..... Date: 07/07/2025
 David Micah, Commercial and Investment Manager