

### Record of officer decision

<b>Decision title:</b>	Lease in respect of unit 29 Maylord Orchards Centre, 7 Commercial Street, Hereford
<b>Date of decision:</b>	10 <sup>th</sup> July 2025
<b>Decision maker:</b>	Commercial and Investments Manager
<b>Authority for delegated decision:</b>	Corporate Services' scheme of delegation dated April 2025 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision, in liaison with Legal Services
<b>Ward:</b>	Central
<b>Consultation:</b>	None
<b>Decision made:</b>	To approve the grant of a new 2 year lease to the existing tenant of Unit 29, in order to maintain the vitality and viability of the Centre and mitigate cost overheads of vacant units.
<b>Reasons for decision:</b>	<ul style="list-style-type: none"> <li>• The Maylord Orchards Centre is owned outright by the council as a strategic asset in the centre of Hereford and comprises multiple retail units some of which have been vacant for some time; it is important that occupation levels are maximised so that the holding costs incurred by the Council are mitigated and the vitality of the centre improves.</li> <li>• The granting of a new lease to the existing tenant will mitigate costs in terms of standing charges and business rates that the council would otherwise carry if the Tenant left the scheme.</li> <li>• The terms for the letting have been negotiated and recommended by the council's letting agent Wright Silverwood.</li> <li>• The terms agreed include the tenant being responsible for payment of Landlord Service Charge, business rates, utilities and internal repairs.</li> <li>• Mutual break provisions are included throughout the lease.</li> </ul>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	None – risks are mitigated by the inclusion of break options and by excluding the lease from the security of tenure provisions of the Landlord and Tenant Act 1954
<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: 10<sup>th</sup> July 2025