

### Record of officer decision

<b>Decision title:</b>	<b>Tenancy at Will in respect of Unit 9, 14 Maylord Street, Maylord Orchards Centre, Hereford</b>
<b>Date of decision:</b>	04 <sup>th</sup> August 2025
<b>Decision maker:</b>	Commercial & Investment Manager
<b>Authority for delegated decision:</b>	The Directorate's scheme of delegation dated April 2025 (line 35) gives the Commercial & Investment Manager the authority to take the decision.
<b>Ward:</b>	Central
<b>Consultation:</b>	N/A
<b>Decision made:</b>	To approve the grant of a tenancy at will in respect of Unit 9 Maylord Orchards Centre to the current tenant.
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The tenant's existing lease has expired and a tenancy at will is required to regularize their tenancy.</li> <li>2. The tenant is negotiating terms with the Council's retail agent to remain in occupation.</li> <li>3. The Shopping centre comprises multiple retail 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>4. The Council's external agent for the centre Wright Silverwood has recommended the action.</li> <li>5. The Terms agreed leave the Tenant responsible for payment of rent, landlord Service Charge, business rates, insurance, utilities and internal repairs.</li> </ol>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	The existing lease is contracted outside the Landlord & Tenant Act 1954 and the tenant is now a tolerated trespasser.
<b>Details of any alternative options considered and rejected:</b>	No suitable alternatives were proposed. The tenant's previous lease has expired so a tenancy at will is needed to regularize the tenant's current occupation of the unit. Not to put a tenancy at will in place could result in the tenant walking away from the unit resulting in the Council becoming liable for vacant unit costs.
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 6<sup>th</sup> August 2025

Print Name: David Micah  
Job Title: Commercial & Investment Manager