

Record of officer decision

Decision title:	A License to underlet in respect of Unit 44-47, 4 The Atrium, Maylord Orchards Centre, Hereford.
Date of decision:	26/08/2025
Decision maker:	Commercial and Investments Manager
Authority for delegated decision:	The Directorate's scheme of delegation dated July 2023 (line 35) gives the Commercial and Investments Manager the authority to take the decision.
Ward:	Central
Consultation:	None
Decision made:	To grant a license to underlet to New River Retail on Unit 44-47, Maylord Orchards Centre, Hereford.
Reasons for decision:	<ol style="list-style-type: none"> 1. New River Retail is the Council's tenant in Unit 44-47 Maylord Orchards. New River Retail sub-let the unit to Poundland. The underlease has expired. 2. New River Retail have agreed a lease renewal with Poundland on re-negotiated terms. 3. New River Retail have requested a license to underlet to complete the lease with Poundland. 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. 5. 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).
Highlight any associated risks/finance/legal/equality considerations:	N/A
Details of any alternative options considered and rejected:	No suitable alternatives were proposed.
Details of any declarations of interest made:	None

Signed..... Date: 26th August 2025

Print Name: David Micah

Job Title: Commercial and Investments Manager