

**Record of officer decision**

<b>Decision title:</b>	<b>Lease in respect of Unit 43, 1-2 The Atrium, Maylord Orchards Centre, Hereford</b>
<b>Date of decision:</b>	23 <sup>rd</sup> September 2025
<b>Decision maker:</b>	Commercial and Investments Manager
<b>Authority for delegated decision:</b>	The Directorate's scheme of delegation dated May 2024 (line 35) gives the Commercial and Investments Manager the authority to take the decision.
<b>Ward:</b>	Central
<b>Consultation:</b>	
<b>Decision made:</b>	To approve the grant of a Lease in respect of Unit 43, Maylord Orchards Centre.
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The tenant has negotiated a deal to take Unit 43 Maylord Orchards Centre on a lease.</li> <li>2. The tenant is currently in occupation under a Tenancy at Will.</li> <li>3. 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.</li> <li>4. The Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance, utilities and internal repairs.</li> <li>5. The license aligns with the Management Plan January 2024 in respect of short term lettings.</li> </ol>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	None
<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: 2<sup>nd</sup> October 2025

Print Name: David Micah

Job Title: Commercial and Investments Manager