

## Record of officer decision

<b>Decision title:</b>	<b>Lease renewal in respect of Unit 9, 14 Maylord Street, Maylord Orchards Centre, Hereford</b>
<b>Date of decision:</b>	07 <sup>th</sup> October 2025
<b>Decision maker:</b>	Commercial & Investments Manager
<b>Authority for delegated decision:</b>	The Directorate's scheme of delegation dated July 2023 (line 35) gives the Commercial & Investments 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 lease renewal 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 they remain in occupation holding over.</li> <li>2. The tenant's wishes to take a new lease of the property on re-negotiated terms.</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 the rent, landlord Service Charge, business rates, insurance, utilities and internal repairs.</li> </ol>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	N/A
<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: 7<sup>th</sup> October 2025

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