

Record of operational decision

Decision title:	Decision to grant a Tenancy at Will to Ace K9 on Unit 42, Maylord Orchards, Hereford, HR1 2DT
Date of decision:	17/12/2025
Decision maker:	Commercial and Investment Manager
Authority for delegated decision:	Corporate Services' scheme of delegation dated April 2025 (line 35) gives the Commercial and Investment Manager the authority to take the decision
Ward:	Central
Consultation:	N/A
Decision made:	Decision to grant a Tenancy at Will to Mark & Joanna Lathwell on Unit 42, Maylord Orchards, Hereford, HR1 2DT.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant's existing lease expires on 18th December 2025 and a tenancy at will is required to regularize their ongoing occupation of the property. 2. The tenant is in negotiations to renew their lease with the Council's letting agent. 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. 4. The Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance, utilities and internal repairs. 5. The tenancy at will aligns with the Management Plan January 2024.
Equality Considerations	N/A
Highlight any associated risks/finance/legal/equality considerations:	N/A
Details of any alternative options considered and rejected:	No alternative options were proposed.
Details of any declarations of interest made:	N/A

Signed..... Date: 17th December 2025Print Name: David Micah
Job Title: Commercial and Investment Officer