

Record of operational decision

Decision title:	Decision to grant a license to occupy in respect of Unit 17, 7 Gomond Street and Unit 18, 4 Gomond Street, Maylord Orchards Centre, 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 license to occupy in respect of Unit 17, 7 Gomond Street and Unit 18, 4 Gomond Street, Maylord Orchards Centre, Hereford, HR1 2DT.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant has negotiated a deal to take the currently vacant Unit 17 & Unit 18 on 2 short-term license agreements. 2. Unit 18 is currently occupied by another tenant who will vacate the property before the start date of this license agreement. 3. Both license agreements will contain termination clauses to allow the Council to gain possession of the property should a longer term interest arise during the tenant's occupation. 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. This unit has been unoccupied since the previous tenant vacated. 6. 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).
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: 18th December 2025

Print Name: David Micah
Job Title: Commercial and Investment Officer