

Record of operational decision

Decision title:	Granting a lease of workshop premises at Bridge Street Leominster to ECHO (for Extra Choices in Herefordshire Ltd) from where to deliver a community activities service for adults with eligible social care needs in Herefordshire
Date of decision:	18 th December 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:	Leominster East
Consultation:	Consultation with Herefordshire Council Adult Commissioning Service and Herefordshire Council legal services
Decision made:	To grant a lease of 6 years to be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.
Reasons for decision:	<ul style="list-style-type: none"> • ECHO has occupied this property under licence for several years running a community activities service for adults with eligible social care needs in Herefordshire. • They provide workshop activities supporting adults with learning disabilities to access upcycling and woodworking activities, learning work related skills, producing wooden products for sale to the general public which also reduces landfill by diverting items from the tip. • The lease will formalise their occupation which will in turn lend support in their applications for grant funding.
Equality Considerations	The Framework Agreement requires the Tenant to meet the council's equality considerations relating to discrimination and promotion of equal opportunities.
Highlight any associated risks/finance/legal/equality considerations:	<ul style="list-style-type: none"> • The lease is linked to a Framework Agreement for the Community Activities Service. • The site is also used as an unpaid work placement by the Community Payback team [Probation Service] • The terms of the lease have been negotiated on behalf of the council by externally appointed agents and have been agreed with the Tenant.
Details of any alternative options considered and rejected:	No suitable alternatives were proposed.

Details of any declarations of interest made:	None
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Signed..... Date: 19th December 2025

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