

Record of operational decision

Decision title:	Decision to accept the surrender by operation of law on Unit 30, Maylord Orchards, HR1 2DT.
Date of decision:	19/12/2025
Decision maker:	Commercial and Investment Manager
Authority for delegated decision:	Corporate Services' scheme of delegation dated April 2025 (line 39) gives the Commercial and Investment Manager the authority to take the decision
Ward:	Central
Consultation:	N/A
Decision made:	Decision to accept the surrender by operation of law on Unit 30, Maylord Orchards, HR1 2DT.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant entered administration on 13th August 2025. 2. The appointed administrators have offered a surrender by operation of law to give the Council vacant possession of Unit 30. 3. The tenant's solicitor wrote to the Council to request a rent free period from the 27th September 2025 to 22nd November 2025 to keep the shop trading or close the store immediately in September. The Council did not agree with the rent waiver, however, accepted on the basis of keeping the store open for as long as possible for the benefit of the employees working there. 4. The shop stopped trading on 22nd November 2025 and was closed down and stock removed. 5. The Council has accepted a surrender by operation of law to gain vacant possession of the unit and market it on the open market with the aim of getting a new tenant in as soon as possible. 6. If the Council does not accept the surrender then the administrators will build up a large debt in unpaid rent and service charge and there is a risk that the administration period ends and the lease transfers to the crown. If the lease transfers to the crown then the process to get vacant possession involves writing to the crown to request that the lease is disclaimed.
Equality Considerations	N/A
Highlight any associated risks/finance/legal/equality considerations:	The Council will be responsible for the vacant costs for the property.
Details of any alternative options considered and rejected:	No alternative options were proposed.
Details of any declarations of interest made:	N/A

Signed..... Date: 19th December 2025

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