

Record of operational decision

Decision title:	Decision to grant a tenancy at will and a new lease to Landau in respect of Unit 26 -27, 1-3 Brewers Passage, Maylord Orchards Centre, Hereford.
Date of decision:	19/02/2026
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 and a new lease to Landau in respect of Unit 26 -27, 1-3 Brewers Passage, Maylord Orchards Centre, Hereford.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant has negotiated a deal renew their lease and remain in occupation of Unit 26-27 Maylord Orchards. 2. The tenant's lease has expired and a tenancy at will is required to regularise their continued occupation. 3. The tenant provides learning for adults across the city and benefits the wider authority. 4. The Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance and utilities. 5. 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.
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: 20th February 2026

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