

Record of operational decision

Decision title:	Decision to grant a Tenancy at Will to the tenant at Unit 19 Maylord Orchards Centre, Hereford.
Date of decision:	04/03/2026
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 to the tenant at Unit 19 Maylord Orchards Centre, Hereford.
Reasons for decision:	<ol style="list-style-type: none"> 1. The tenant has served their break notice to end their current lease at the property on 03rd March 2026. 2. The property team has encouraged the tenant to remain in occupation on a Tenancy at Will in the interim period which the tenant has agreed to. 3. The Tenancy at Will allows the tenant time to see how their business reacts to a number of new occupiers coming to the centre. If they wish to remain then a new lease will be negotiated with the landlord's agent. 4. The Terms agreed leave the Tenant responsible for payment of the rent, landlord Service Charge, business rates, insurance and utilities. 5. The 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: 06/03/2026

Print Name: David Micah

Job Title: Commercial and Investment Officer