

### Record of officer decision

<b>Decision title:</b>	<b>Lease renewal in respect of Unit 24, 14 Brewers Passage, Maylord Orchards Centre, Hereford.</b>
<b>Date of decision:</b>	13 <sup>th</sup> November 2025
<b>Decision maker:</b>	Commercial and Investments Manager
<b>Authority for delegated decision:</b>	The Directorate's scheme of delegation dated April 2025 (line 35) gives the Commercial and Investments Manager the authority to take the decision.
<b>Ward:</b>	Central
<b>Consultation:</b>	None
<b>Decision made:</b>	To grant a lease renewal for Unit 24, 14 Brewers Passage, Maylord Orchards Centre, Hereford.
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The tenant has negotiated a deal to renew their existing lease at Unit 24 Maylord Orchards. The tenant's existing lease expires in December 2025.</li> <li>2. 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.</li> <li>3. This unit has been unoccupied since the previous tenant vacated.</li> <li>4. 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).</li> </ol>
<b>Equality Considerations</b>	N/A
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	N/A
<b>Details of any alternative options considered and rejected:</b>	No suitable alternatives were proposed
<b>Details of any declarations of interest made:</b>	N/A

Signed..... Date: 14<sup>th</sup> April 2026

Print Name: David Micah

Job Title: Commercial and Investments Manager