

**Record of operational decision**

<b>Decision title:</b>	Decision to grant a new lease in respect of Unit 25 Maylord Orchards Hereford.
<b>Date of decision:</b>	26/01/2026
<b>Decision maker:</b>	Commercial and Investment Manager
<b>Authority for delegated decision:</b>	Corporate Services' scheme of delegation dated April 2025 (line 35) gives the Commercial and Investment Manager the authority to take the decision
<b>Ward:</b>	Central
<b>Consultation:</b>	N/A
<b>Decision made:</b>	Decision to grant a new lease in respect of Unit 25 Maylord Orchards Hereford.
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The tenant has negotiated a new lease to remain in occupation of Unit 25 Maylord Orchards.</li> <li>2. The tenant is currently in occupation on a tenancy at will.</li> <li>3. 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>4. The Tenancy at Will leases the tenant responsible for payment of the rent, service charge, insurance, business rates and utilities for the property.</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 alternative options were proposed.
<b>Details of any declarations of interest made:</b>	N/A

Signed..... Date: 14<sup>th</sup> April 2026Print Name: David Micah  
Job Title: Commercial and Investment Officer