



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Estates & Regeneration Section

Date of Decision / Issue of Licence: 22nd August 2018

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Property – Grant of leases at Hartlepool Centre for Independent Living

Grant of leases to various organisations to occupy space within Hartlepool Centre for Independent Living

Leases out of property at full market rental value at annual rents less than £12,000

Historically space was let to a number of organisations at the former Centre for Independent Living building including some of those to whom it is proposed to grant leases at the new centre. These organisations contributed to the purposes of the centre by providing services relevant or related to adult disability and care and also contributed financially to the centre. Part of the financial rationale behind the construction of the new centre was based on rental income being received from letting of some of the space and these proposals will formally implement this.

ODR No.: TO BE COMPLETED BY DST

The lease terms and parties are as follows:

Tenant	Area Sq M	Term	Annual Rent	Repairs and Insurance	Other terms
Incontrol-able CIC and Blue Rose Thinking CIC	19	3 years	£3,000	Landlord external and insurance Tenant internal	Rent includes services
HIVIS	9	3 years	£1,500	Landlord external and insurance Tenant internal	Rent includes services

The lease terms are considered to represent market rental value and the organisations involved are complementary to the main purposes and activities at the centre.

Approval to grant of leases.

Type of Decision: Non Key

Nature of Delegation Being Exercised: Committee Delegated Authority

The Director of Regeneration and Neighbourhoods has delegated powers for a variety of transactions within a prescribed threshold which is currently £30,000 in capital value and £12,000 in rental value. The powers are to approve land and property disposals, leases, lettings, licences, wayleaves, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters within the prescribed thresholds as approved by the Council.

Delegated Powers Authority was approved at Finance & Policy Committee on 18 July 2012

Alternative Options Considered & Rejected: None

ODR No.: TO BE COMPLETED BY DST

Any Declared No
Register of Interest

OFFICER WITH THE DELEGATION

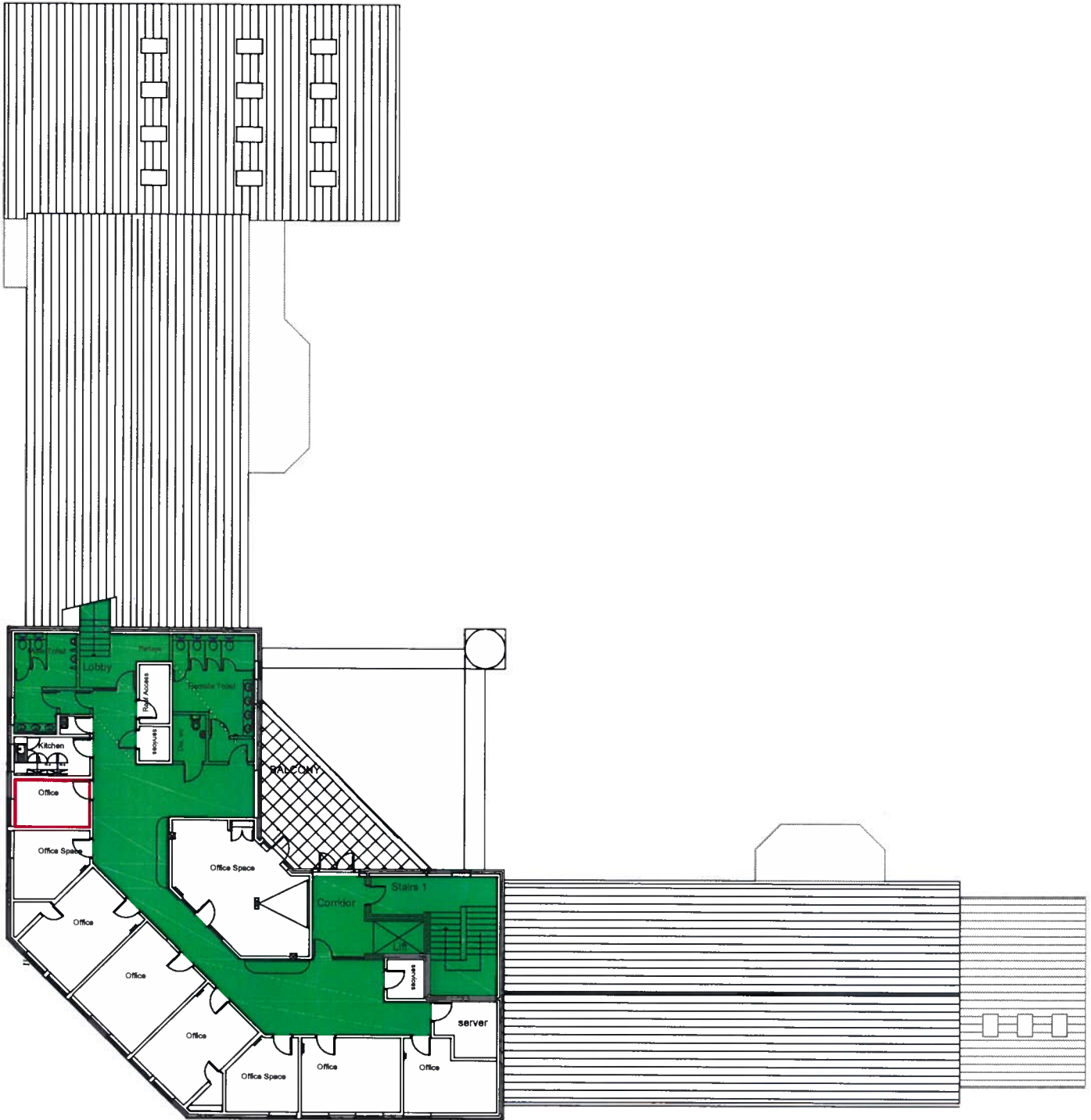
NAME: Tim Wynn



POSITION: Strategic Asset Manager

In consultation with Denise Ogden, Director of Regeneration and
Neighbourhoods


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SECOND FLOOR PLAN

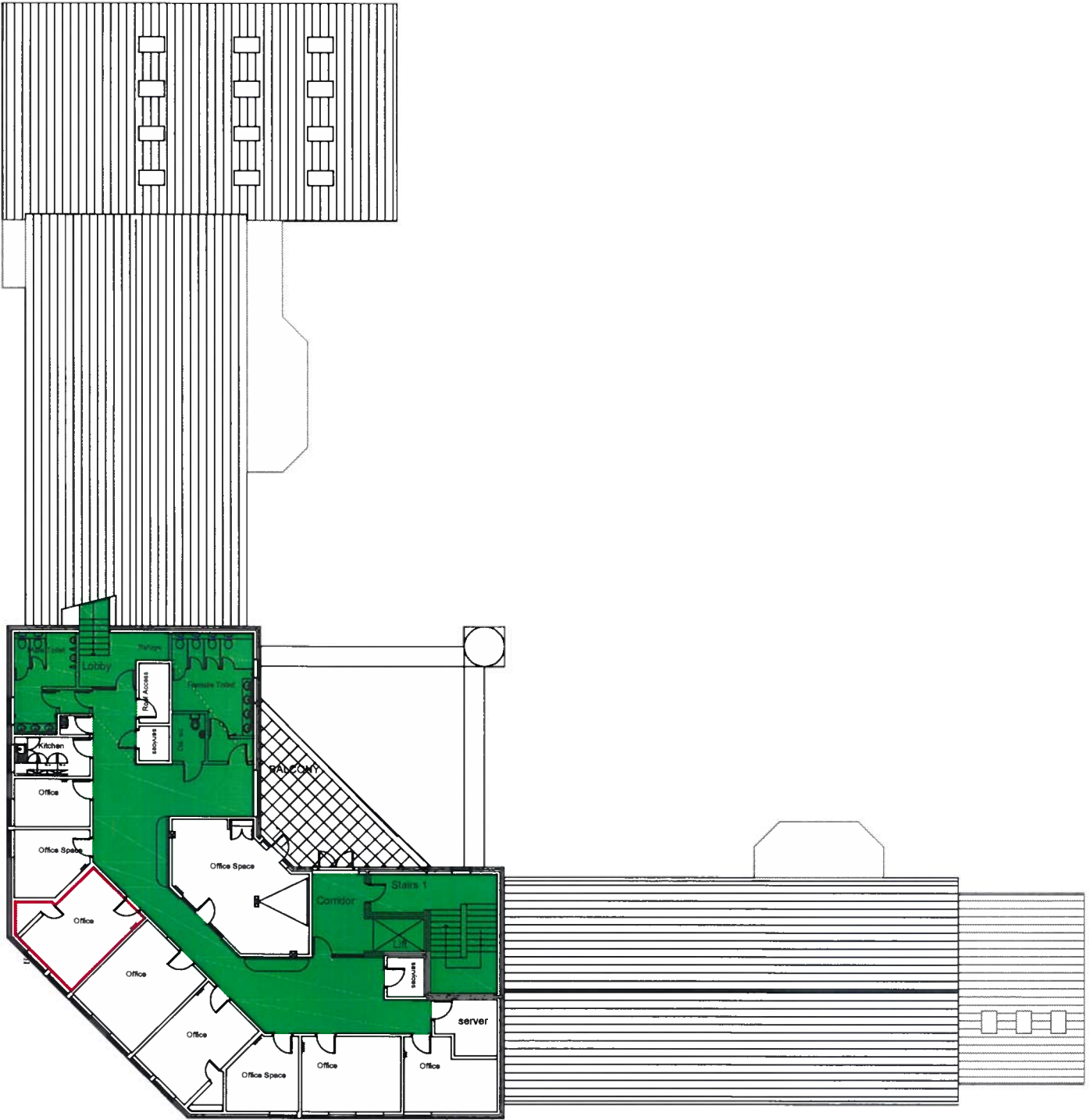
Legend	
	Licence Area
	Shared Areas

LOCATION	Second Floor, Centre for Independent Living, Burbank Street, Hartlepool	DRAWN BY	CT	DATE	17/11/16
		SCALE	1:200 @ A3		
DEED PACKET	-	OS MAP	-	DRWG NO	E/F/253c - SF



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