Department: Regeneration & Neighbourhoods Directorate
Division: Estates & Regeneration Section
Date of Decision / Issue of Licence: 22 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.
The lease terms and parties are as follows:

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Area Sq M</th>
<th>Term</th>
<th>Annual Rent</th>
<th>Repairs and Insurance</th>
<th>Other terms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incontrolable CIC and Blue Rose</td>
<td>19</td>
<td>3 years</td>
<td>£3,000</td>
<td>Landlord external and insurance Tenant internal</td>
<td>Rent includes services</td>
</tr>
<tr>
<td>Thinking CIC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIVIS</td>
<td>9</td>
<td>3 years</td>
<td>£1,500</td>
<td>Landlord external and insurance Tenant internal</td>
<td>Rent includes services</td>
</tr>
</tbody>
</table>

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 Register of Interest

No

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

DEED PACKET - OS MAP -

HARTLEPOOL BOROUGH COUNCIL
Regeneration & Neighbourhoods
Civic Centre
Victoria Road
Hartlepool
TEL: 01429 266522
FAX: 01429 523498

DRAWN BY CT DATE 17/11/16
SCALE 1:200 @ A3
DRWG NO E/F/2536 - SF

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