



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Regeneration & Neighbourhoods Directorate
Division:	Strategic Asset Management
Date of Decision / Issue of Licence:	July 2019
Officer Making Decision:	Tim Wynn (Strategic Asset Manager)
Subject / Description & Reason for Decision:	<p>Lease of Rooms at University Hospital, Hartlepool</p> <p>Following a report to the Finance and Policy committee held on 27th July 2015, approval was given to lease a number of rooms in the University Hospital for occupation by the Adult Intermediate Care Services team to facilitate joint working with the NHS and improved patient care outputs.</p> <p>Whilst occupation of the space was undertaken, the lease has never been completed reportedly because of a late request for additional space.</p> <p>The landlord, the North Tees and Hartlepool NHS Foundation Trust (the Trust) has now identified additional space which meets the service delivery requirements of the team and facilitates the co-location of the team into the Hospital.</p> <p>Negotiations have been undertaken with the landlord and it was agreed to dispense with the completion of the initial lease and enter into a new 5 year lease with effect from 1st September 2019.</p> <p>This has enabled both parties to review terms and conditions for a new lease and agreement has been reached to enter into a lease for the offices shown coloured red on the attached on the attached plan and shared use of the offices shown coloured blue, on the following terms:-</p>

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Term: 5 years with effect from 1st September 2019

Rent: An all-inclusive rent of £63,000.80 (sixty three thousand pounds and eighty pence) p.a. This is made up of a rental payment of £31,687 p.a. with the residual amount covering the Landlords obligations to provide:-

- Hot and cold water;
- Heating;
- Lighting and Power supply
- Cleaning;
- Refuse Disposal
- Rates
- Keeping the Premises in good and substantial repair and condition and the Common Parts adequately lit and cleaned, and,
- Other services as the Landlord may from time to time consider reasonably necessary for purposes of good estate management and the requirements of NHS Estate Code

Rent Review: The property rent (£31,687p.a.) to be reviewed on the third anniversary of the lease commencement in line with the Retail Price Index (RPI) in an upward direction only. The cost of the Landlords obligations set out above (ie. £31,313.80 p.a.) to be reviewed annually in line with RPI.

Car Parking: The Council to be granted 36 car parking permits at a charge of at £250 p.a. each (£9,000). The number of permits can be adjusted at the Councils request.

Break Provisions: Both the landlord and tenant have the right to break the Agreement at any time by giving not less than 6 months written notice.

Security of Tenure: The lease is to be excluded from the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954. An option to renew for a further 5 years which was to be included in the initial lease has been withdrawn.

Type of Decision: Non Key

Nature of Delegation Being Exercised: Committee Delegated Authority

The Director of Regeneration and Neighbourhoods and the Chief Solicitor have delegated powers for a variety of transactions within £100,000 in capital value and £50,000 in rental value (annual figure). The powers are to approve land

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and property disposals and acquisitions, 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.

Delegated Powers Authorisation was given on 24 May 2019 by the Director of Regeneration and Neighbourhoods and the Chief Solicitor to the Strategic Asset Manager.

Alternative Options Considered & Rejected:

None considered as the co-location of Council and NHS professionals in the Hospital has significant service delivery advantages and the Council has no suitable accommodation to meet the requirements of the service.

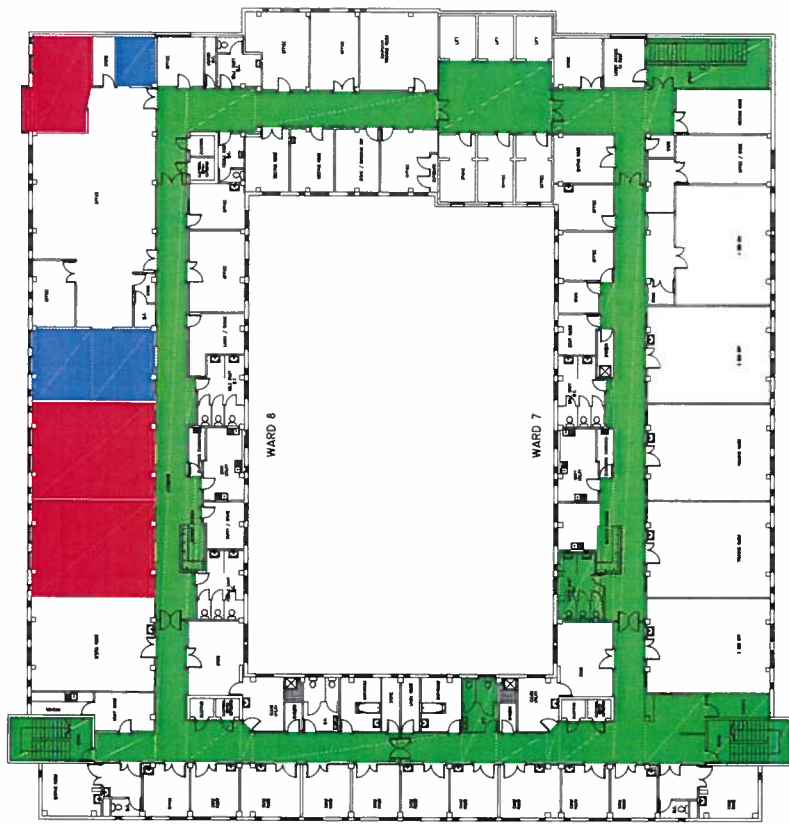
Any Declared Register of Interest

No

OFFICER WITH THE DELEGATION

NAME: Tim Wynn 

POSITION: Strategic Asset Manager



Legend

- Exclusive Occupation
- Shared Occupation
- Common Areas

4th Floor

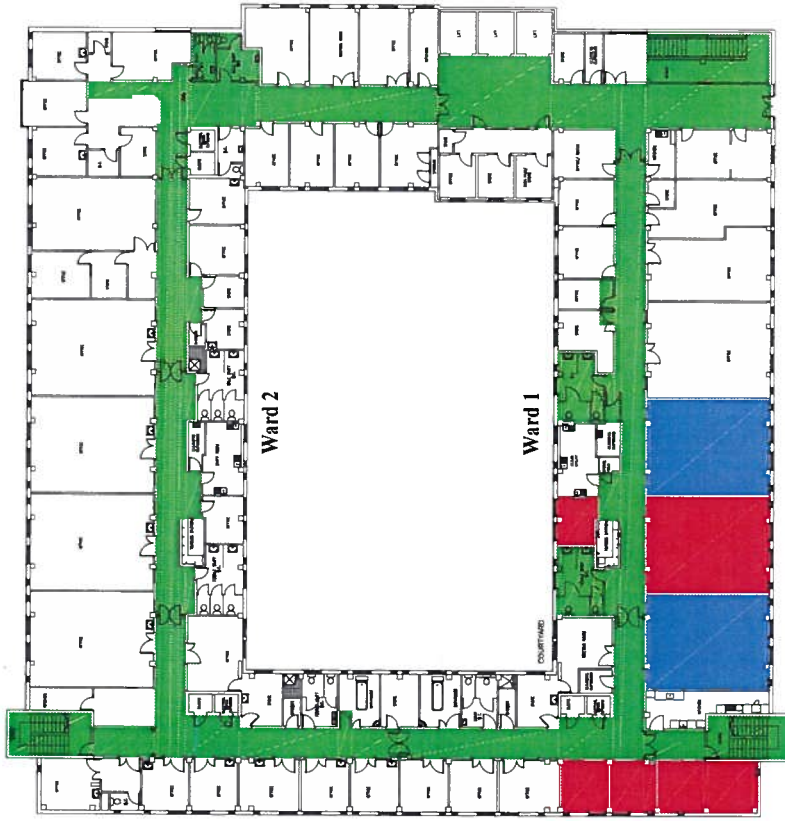
LOCATION	Hartlepool Hospital, Holdforth Road	DRAWN BY	CT	DATE	18/07/19
DEED PACKET	-	SCALE	1:500 @ A4		
	-	DRWG NO	E/L/526		
	-	OS MAP	-		



HARTLEPOOL BOROUGH COUNCIL
REGENERATION & NEIGHBOURHOODS

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Legend

- Exclusive Occupation
- Shared Occupation
- Common Areas

1st Floor

LOCATION Hartlepool Hospital, Holdforth Road

DRAWN BY CT DATE 18/07/19

DEED PACKET -

OS MAP -

SCALE 1:500 @ A4

DRWG NO E/L/526



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