



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Strategic Asset Management Section

Date of Decision / Issue of Licence: 29th November 2019

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Property – Rooms on First Floor of Centre for Independent Living Burbank Street Hartlepool as shown verged red on plan below

Grant of new lease to Thirteen Group to include their existing room, an additional room and the section of corridor between them. Thirteen will carry out the necessary alterations. Thirteen wish to expand their team based at the CIL.

The terms of the lease are briefly as follows:

1. Landlord: Hartlepool Borough Council
2. Tenant: Thirteen Housing Group Ltd (A Society under the Co-Operative and Community Benefit Societies Act Number: 7522) whose registered office is situated at Northshore, North Shore Road, Stockton-on-Tees, TS18 2NB
3. Premises: Home Care Office on First Floor of Hartlepool Centre for Independent Living Burbank St Hartlepool as shown verged red on the attached plan (to follow).
4. Term: 10 years from date to be agreed
5. Initial Rent; £8,000 per annum
6. Rent Review: Rent to be reviewed to market rental value on the 5th anniversary of the term
7. Repair and insurance: Tenant to be responsible for internal repair and insurance of its own fixtures and fittings and contents. Landlord to be responsible for external repair and building insurance and also repair, maintenance, heating lighting and cleaning of common areas.

ODR No.: TO BE COMPLETED BY DST

8. Utilities: The Landlord will provide heat light and power to the premises subject to reasonable usage by the tenant.
9. User: Use as Use Class B1 offices only
10. Alienation: Tenant not to sublet or assign the whole without prior written consent of the Landlord, consent not to be unreasonably withheld or delayed. Tenant not to sublet or assign part.
11. Rates: tenant to be responsible for payment of business rates
12. Legal costs: Tenant to be responsible for the Landlord's reasonable legal costs
13. Alterations: The required alterations to merge the existing space let to the tenant and the adjoining corridor and new room to be carried out by the tenant at its own expense.

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 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

Any Declared Register of Interest: No
If Yes, specify:

ODR No.: TO BE COMPLETED BY DST

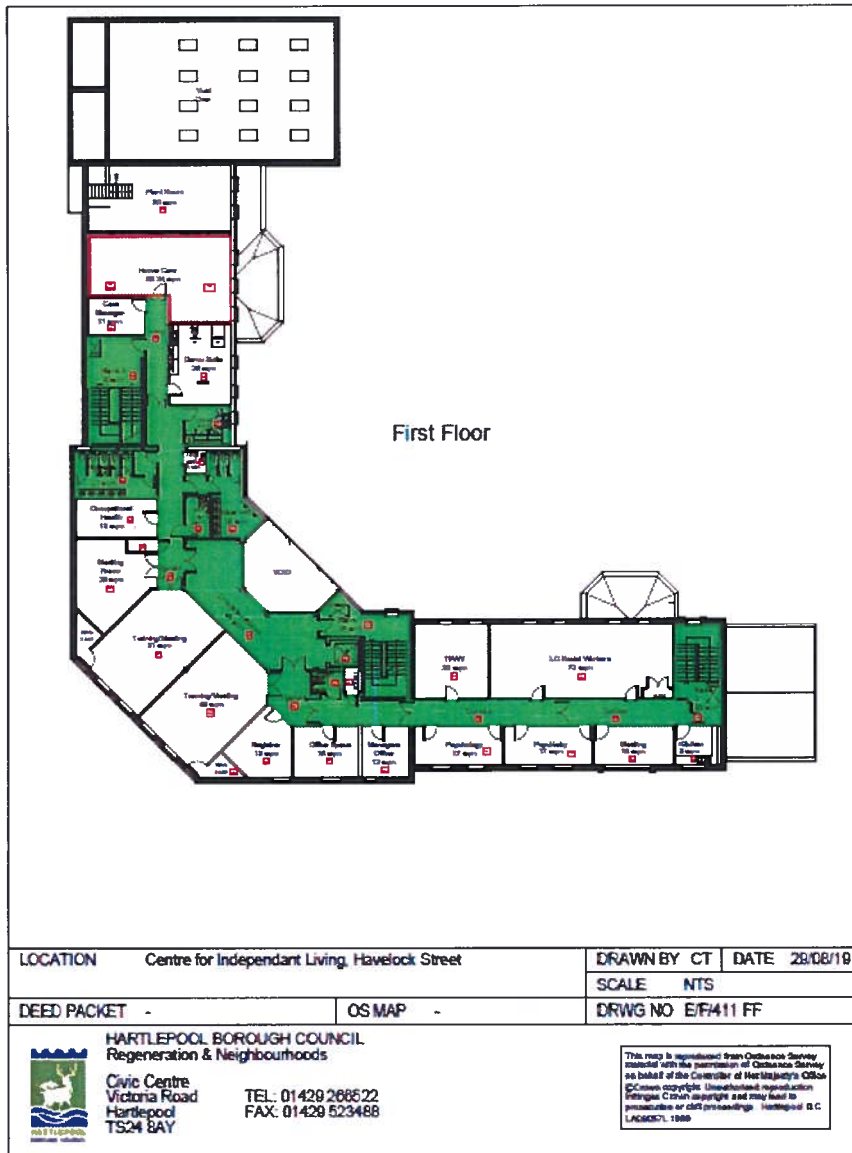
OFFICER WITH THE DELEGATION

NAME:

Tim Wynn

POSITION: Strategic Asset Manager

Plan referred to



CHANGES TO THE REPORT

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DATE

REPORT

LOCATION OF THE REPORT

OF THE REPORT



Room No.	Room Name	Area (sq ft)
101	Control Room	1200
102	Operator's Station	800
103	Support Room	600
104	Storage Room	400
105	Restroom	200

Room No.	Room Name	Area (sq ft)
201	Control Room	1200
202	Operator's Station	800
203	Support Room	600
204	Storage Room	400
205	Restroom	200