



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Strategic Asset Management

Date of Decision / Issue of Licence: 4th November 2019

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Property Offices at Rift House Community Centre Masfield Road Hartlepool (see attached plan).

Licence out to North Tees and Hartlepool NHS Foundation Trust for shared occupation of the Council's offices at Rift House Community Centre building in Masfield Road. The Trust have been in occupation on a licence basis (albeit never signed) since about 2009 paying an annual fee of £22,000. The new terms agreed are as follows:

1. Term: 10 years from 1.10.2019
2. Permitted Use: Use Class B1 Offices
3. Annual Licence Fee: £33,000
4. Licence Fee review to be held at end of 5th year

The area actually occupied by the Trust extends to about 185 square metres.

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

ODR No.: TO BE COMPLETED BY DST

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

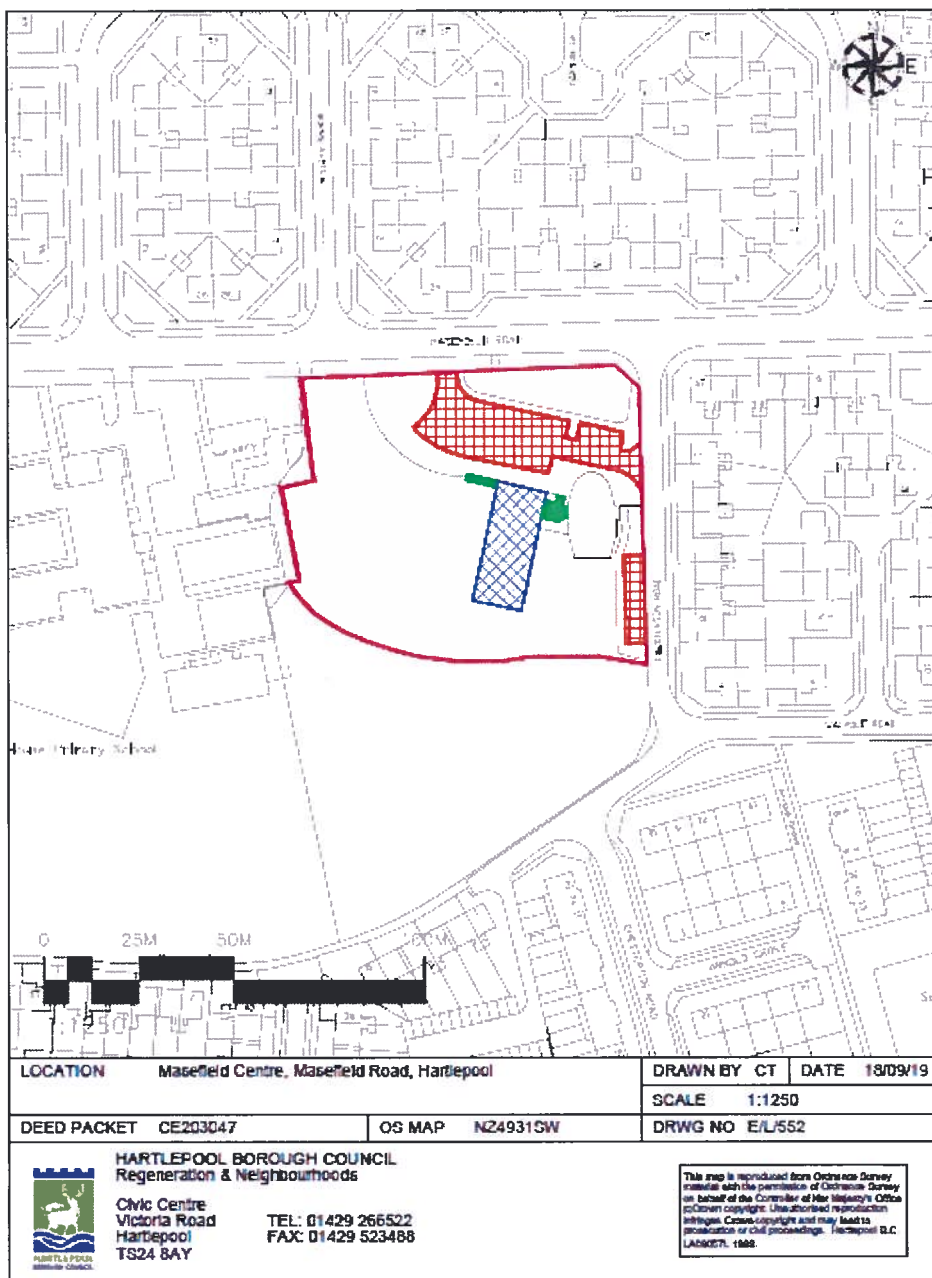
OFFICER WITH THE DELEGATION

NAME Tim Wynn



POST TITLE Strategic Asset Manager

ODR No.: TO BE COMPLETED BY DST



Blue hatching – shared office area

Orange hatching – car park – shared use

Red verge – property boundary

DW