



# HARTLEPOOL BOROUGH COUNCIL

## OFFICER DECISION RECORD

Department:	Regeneration & Neighbourhoods Directorate
Division:	Strategic Asset Management Section
Date of Decision / Issue of Licence:	20/12/19
Officer Making Decision:	Tim Wynn (Strategic Asset Manager)
Subject / Description & Reason for Decision:	<p>Letting of Unit 10 Newburn Bridge Industrial Estate</p> <p>It is proposed to grant of the premises shown edged red in the attached plan. The lease is to an existing tenant for a term of 3 years from 28<sup>th</sup> October 2019. A Bond and surveyors fees are payable in addition to the rent. The Tenant is to be responsible for business rates, utility costs and internal repairs. The Landlord is responsible for external repairs. There are break clauses for both landlord and tenant that can be served at any time during the lease.</p>
Type of Decision:	Non Key
Nature of Delegation Being Exercised:	<p>Committee Delegated Authority</p> <p>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.</p> <p>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.</p>

ODR No.: TO BE COMPLETED BY DST

Alternative Options Considered & Rejected: Not to grant the lease

Any Declared Register of Interest: No

OFFICER WITH THE DELEGATION

NAME: Tim Wynn



POSITION: Strategic Asset Manager

IN CONSULTATION WITH

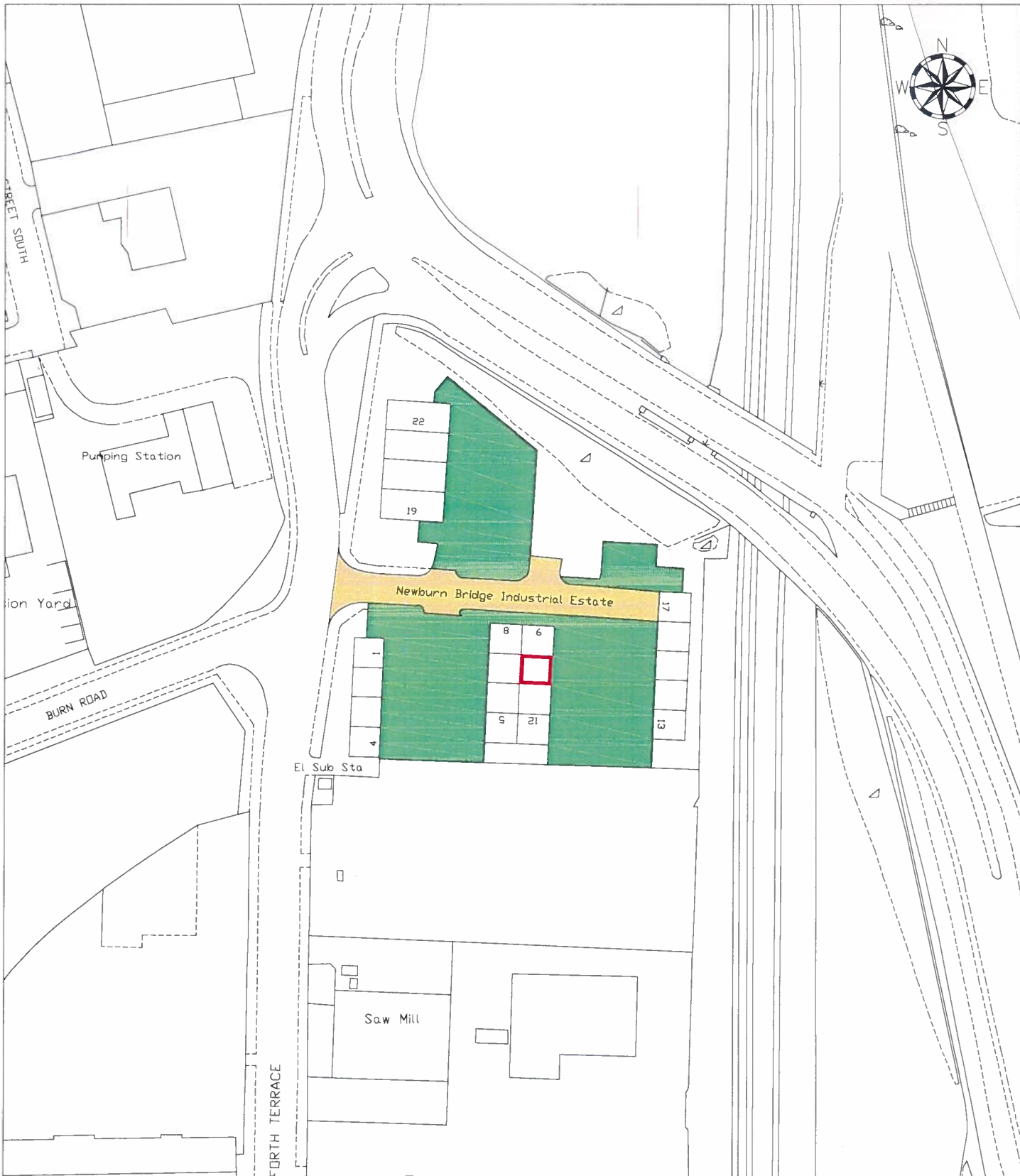
NAME:



Denise McGuckin

POSITION:

Director of Regeneration and Neighbourhoods



LOCATION		Newburn Bridge Industrial Estate, Hartlepool		DRAWN BY	CT	DATE	28/10/11
DEED PACKET		DU24129		SCALE	1:1250		
		OS MAP	NZ 5131NE	DRWG NO	E/L/338		



**HARTLEPOOL BOROUGH COUNCIL**  
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 PROCUREMENT & PROPERTY SERVICES DIVISION  
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