



# 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 14 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>

24-91

**ODR No.: TO BE COMPLETED BY DST**

Alternative Options      Not to grant the lease  
Considered &  
Rejected:


Any Declared      No  
Register of Interest

**OFFICER WITH THE DELEGATION**

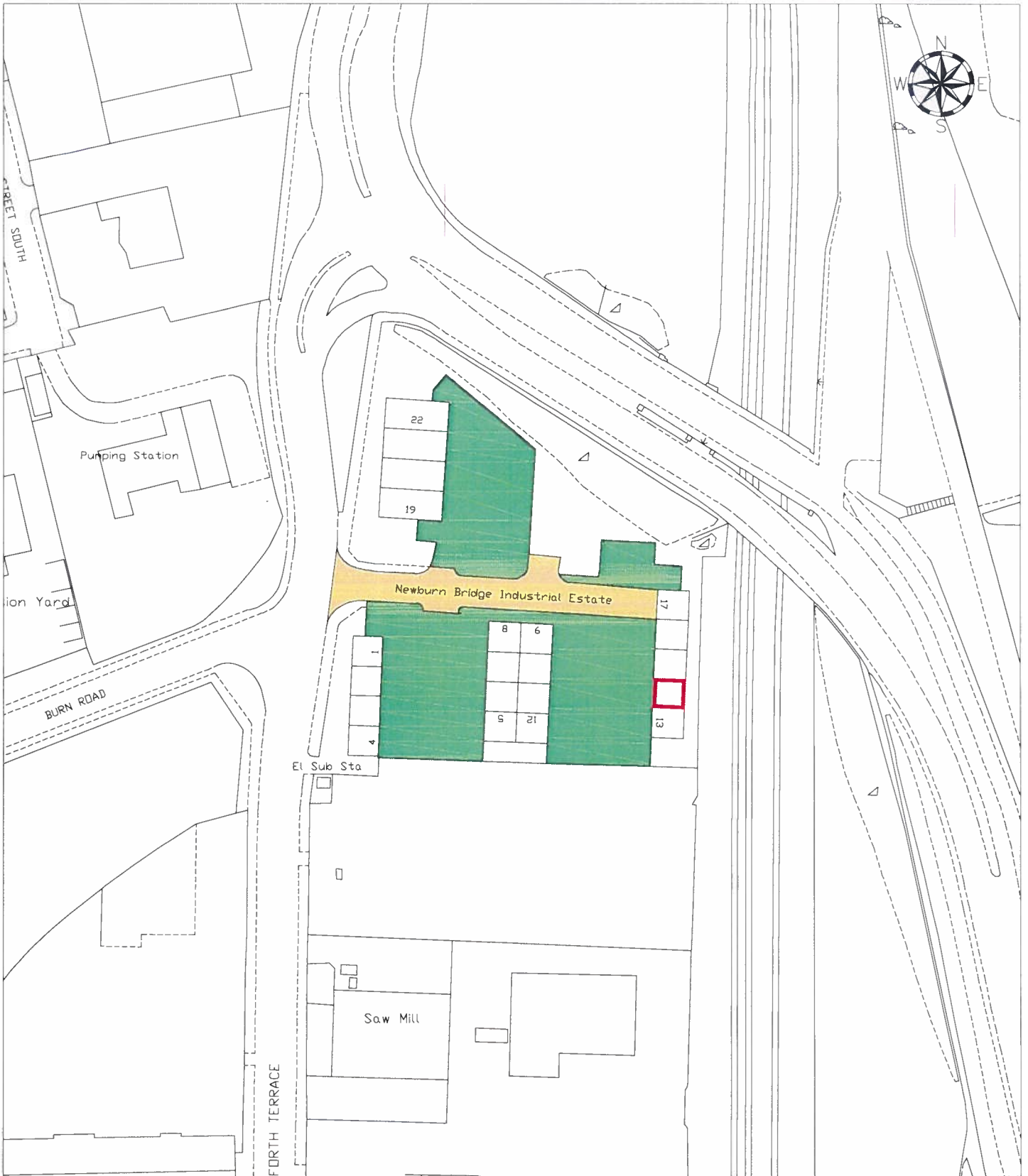
NAME: Tim Wynn 

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

SCALE 1:1250

DEED PACKET DU24129

OS MAP NZ 5131NE

DRWG NO E/L/342



HARTLEPOOL BOROUGH COUNCIL  
NEIGHBOURHOOD SERVICES DEPARTMENT  
PROCUREMENT & PROPERTY SERVICES DIVISION

Graham Frankland B.Eng(HONS) C.Eng M.I.C.E  
Head of Procurement, Property & Public Protection  
Leadbitter Buildings  
Stockton Street  
Hartlepool  
TS24 7NU

TEL: 01429 266522  
FAX: 01429 523899

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