



# HARTLEPOOL BOROUGH COUNCIL

## OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Strategic Asset Management Section

Date of Decision / Issue of Licence: 24<sup>th</sup> January 2020

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Property – Unit 120 Middleton Grange Shopping Centre Hartlepool (shown verged red on the plan below).  
The Council has a 25 year lease of the property from Mars Pension Trustees Ltd (head leaseholder of the shopping centre). The rent is one peppercorn per annum but the service charge is payable and currently costs £5,270 per annum. The shop is sublet also at a peppercorn rent to Hartlepool Access Group (HAG) who trade as Shopmobility for the purpose of hiring mobility scooters to shoppers. The service charge cost is not recovered under the sublease and the expense is not budgeted for.  
The Council's lease is due to expire on 30<sup>th</sup> November 2020 and it is proposed to serve a notice under Section 27 of the Landlord and Tenant Act 1954 on Mars Pension Trustees to terminate the lease on the contractual end date. The sublease to HAG expired on 28<sup>th</sup> February 2015 and the tenant has been holding over since that date.  
The purpose of serving the notice is to end the Council's direct involvement with the property and responsibility for the service charge. HAG have already been notified of the Council's intention to serve the notice.

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

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

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:

Renewal of the Council's lease together with renewal of the sublease to HAG with recovery of service charge.

Any Declared Register of Interest

No

**OFFICER WITH THE DELEGATION**

NAME: Tim Wynn



POSITION: Strategic Asset Manager

**IN CONSULTATION WITH**

NAME:

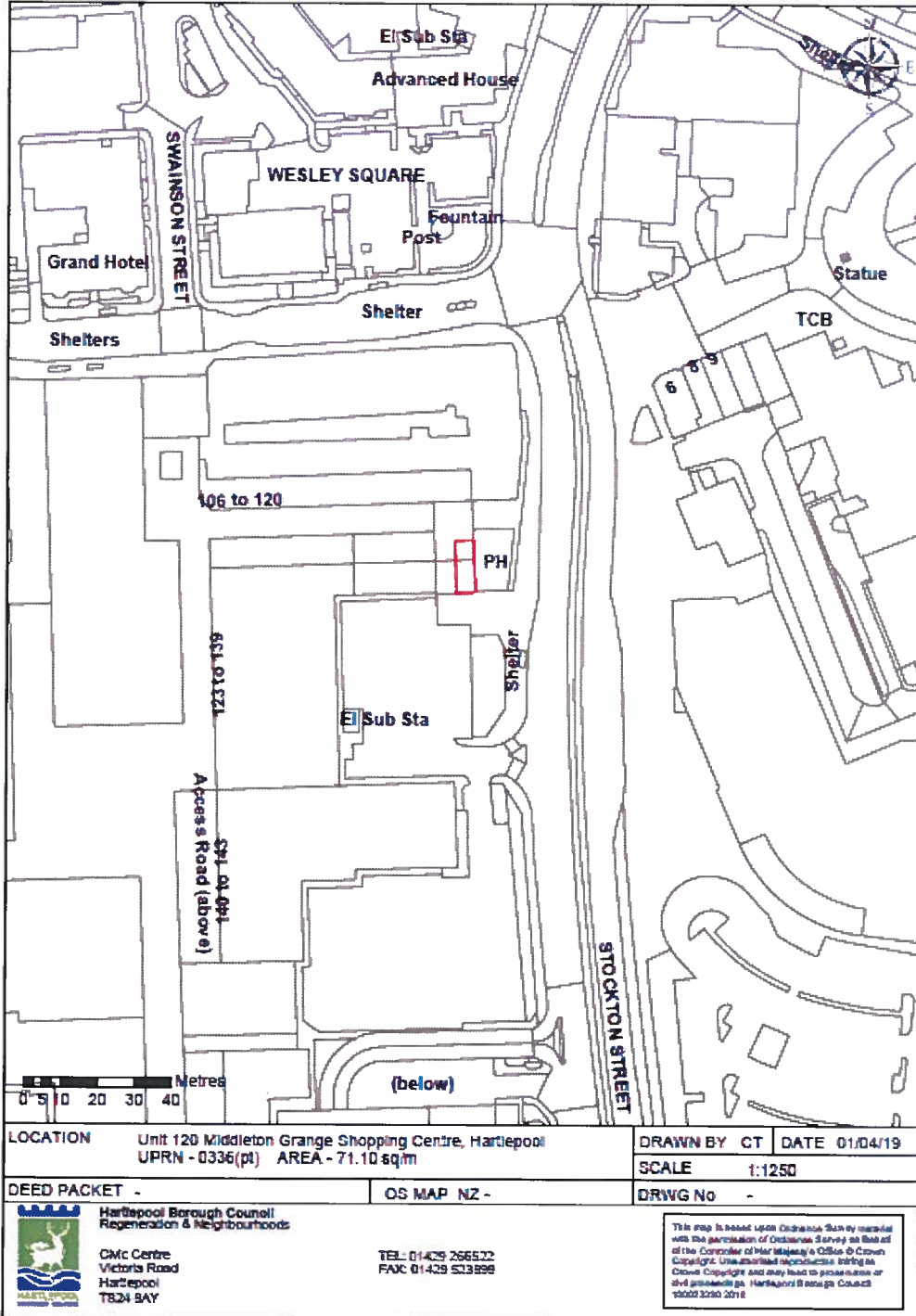
Denise McGuckin



POSITION:

Director of Regeneration and Neighbourhoods

ODR No.: TO BE COMPLETED BY DST



LOCATION	Unit 120 Middleton Grange Shopping Centre, Hartlepool UPRN - 0336(pt) AREA - 71.10 sq/m	DRAWN BY	CT	DATE	01/04/19
DEED PACKET	-	SCALE	1:1250		

OS MAP	NZ -	DRWG No	-
--------	------	---------	---



Hartlepool Borough Council  
Regeneration & Neighbourhoods  
CMC Centre  
Victoria Road  
Hartlepool  
TS24 8AY

TEL: 01429 26522  
FAX: 01429 513999

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery & Crown Copyright. Unauthorised reproduction, storage, Crown Copyright and may lead to prosecution or civil proceedings. Hartlepool Borough Council 01/04/2019

CONTRACT TO BE COMPLETED BY



OSK