



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Resources, Development and Legal

Division: Resources and Development (Development and Growth)
Estates and Asset Management Section

Date of Decision / Issue of Licence: 16th November 2020

Officer Making Decision: Denise McGuckin (Managing Director)

Subject / Description and Reason for Decision: Lease of Room 49 Hartlepool Centre for Independent Living. It is proposed to lease Room 49 at HCIL to TEWV (Tees Esk Wear Valleys) NHS Foundation Trust on the following terms:

Term: 3 years from a date to be agreed

Annual Rent: £4,000 per annum payable quarterly in advance

User: Clinical or office use only

Repairs: Tenant Internal only, Landlord External and Insurance

Legal Costs: Tenant to pay Landlord's reasonable legal costs

Common Areas: Tenant will have use of the common areas of the building

Services and Utilities: Landlord responsibility except telecoms

Rates: Tenant responsibility if premises are separately assessed

The prospective tenant is a suitable occupier of the building. The rent reflects the provision of services and common areas by the Council.

The property is shown verged red on the plan below.

Type of Decision: Non Key

If Key, Forward Plan entry number:

Nature of Delegation
Being Exercised:

Committee Delegated Authority

In accordance with paragraph 4.2 of the Delegation Scheme set out at Part 3 of the Constitution the Managing Director is authorised to exercise any of those functions delegated to the Directors and hereby exercises the delegation as set out below:

DRN7	Power to approve land and property disposals, leases, lettings, licences, wayleases, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters within prescribed thresholds as set out in the Finance and Policy committee arrangements.
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Alternative Options
Considered and
Rejected: None

Any Declared
Register of Interest No
If yes specify

OFFICER WITH THE DELEGATION

NAME

Denise McGuckin

POSITION: Managing Director

DATE: 16th November 2020



