



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:	17 th November 2020
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description and Reason for Decision:	<p>Lease of Unit 12 Middleton Grange Shopping Centre to Hartlepool Hospice at a peppercorn. The unit is shown verged yellow on the plan below.</p> <p>The long leaseholders of the shopping centre, Mars Pension Trustees Ltd propose to let Unit 12 on a concessionary basis to Hartlepool Hospice on the following terms:</p> <ol style="list-style-type: none">1. Tenant: Hartlepool Hospice Limited (The) (company number 01525658)2. Term: 2 year lease, excluded from the Landlord and Tenant Act 19543. Break: Mutual rolling break, on 1 months' prior written notice.4. Rent: Peppercorn rent (inclusive of insurance and service charge but exclusive of rates and VAT which are payable by the tenant).5. Permitted use: as a retail charity shop for the sale of second hand goods

As the letting is on a concessionary basis the consent of the Council as freeholder is required. Bearing in mind that the unit is in a part of the centre where there is very limited demand from retailers and that the letting is for charitable purposes it is proposed to give this consent.

Type of Decision: None Key

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: 17th November 2020

Plan



