



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:	16 th July 2021
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description and Reason for Decision:	<p>Grant of licence to assign. Charlotte Grange Elderly Persons Home was let to Community Integrated Care (CIC) on a 25 year lease in 1999 at an initial rent of a peppercorn. The lease is subject to 5 year rent reviews to market rental value. The tenant is responsible for all repairs and insurance. CIC have a care contract with Council in relation to the residents. CIC now wish to assign their lease to Park Homes UK. It has been agreed to grant a licence to assign subject to payment of the Council's legal and surveyor's costs.</p>
Type of Decision:	Non Key If Key, Forward Plan entry number:
Nature of Delegation Being Exercised:	<p>Committee Delegated Authority</p> <p>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:</p>

ODR No.: 21/68

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:

The Council has a right of pre-emption of the lease where assignment is requested but it was decided not to exercise this right.

Any Declared Register of Interest

No
If yes specify

(delete as appropriate)

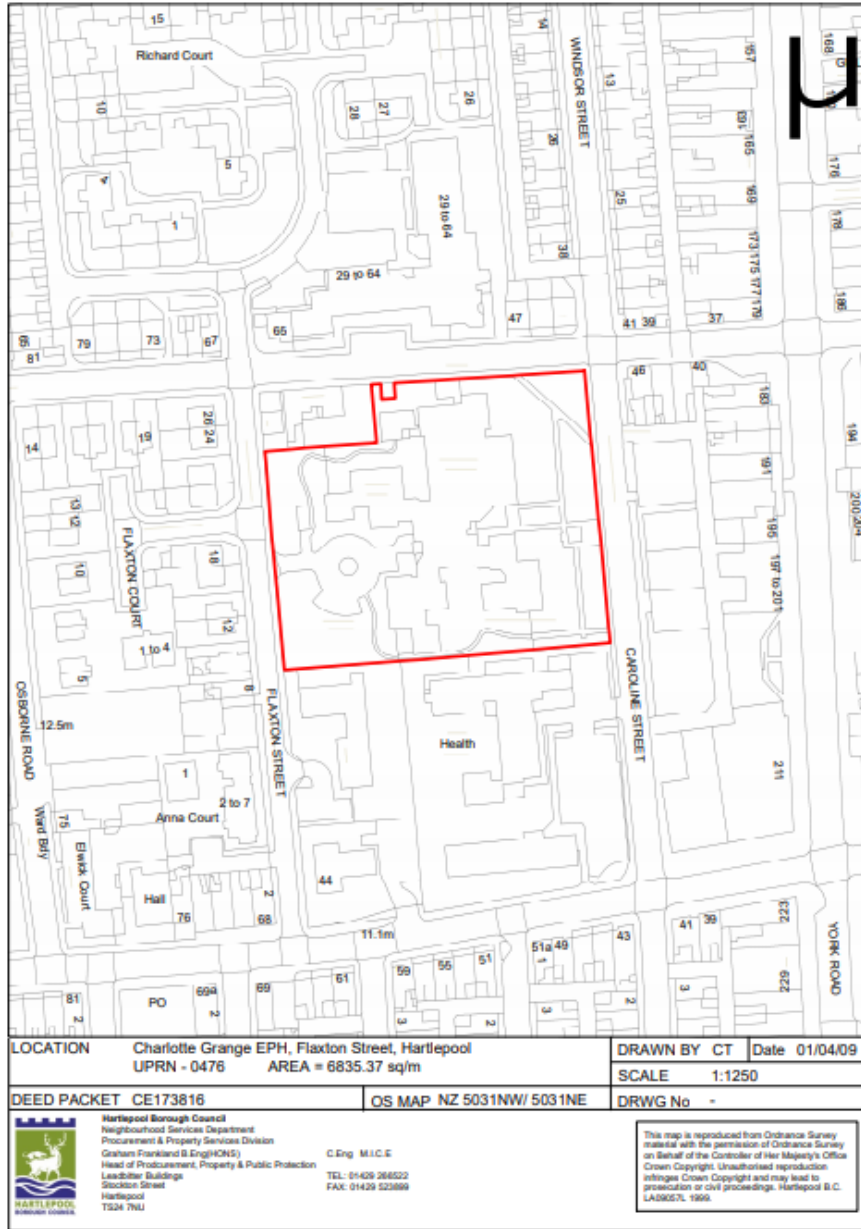
OFFICER WITH THE DELEGATION

NAME _____

Denise McGuckin

POSITION: Managing Director

DATE: 16th July 2021



LOCATION	Charlotte Grange EPH, Flaxton Street, Hartlepool UPRN - 0476 AREA = 6835.37 sq/m	DRAWN BY	CT	Date	01/04/09
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DEED PACKET	CE173816	OS MAP	NZ 5031NW/ 5031NE	SCALE	1:1250
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