



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Resources and Development
Division:	Resources and Development (Development and Growth) Estates and Asset Management Section
Date of Decision / Issue of Licence:	21st July 2021
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description and Reason for Decision:	<p>Unit 9 Newburn Bridge Industrial Estate</p> <p>Following the previous tenant vacating this unit the opportunity to lease it was advertised on the Council's website and social media pages. 4 Bids were received but the proposed use of these related to motor trade activities, which tend to occupy large areas of the forecourt and cause management issues. For this reason the bids were not progressed and the opportunity was re-advertised with only 2 bids being received. One of these proposals was for a fitness centre and the other for the manufacture and distribution centre for leaflets and magazines. The latter bid was considered to be the most compatible use with the estate and was also the highest financial bid.</p> <p>It is therefore recommended that delegated authority is exercised to grant a lease of the unit.</p>
Type of Decision:	Non Key
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.: 21/69

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

(delete as appropriate)

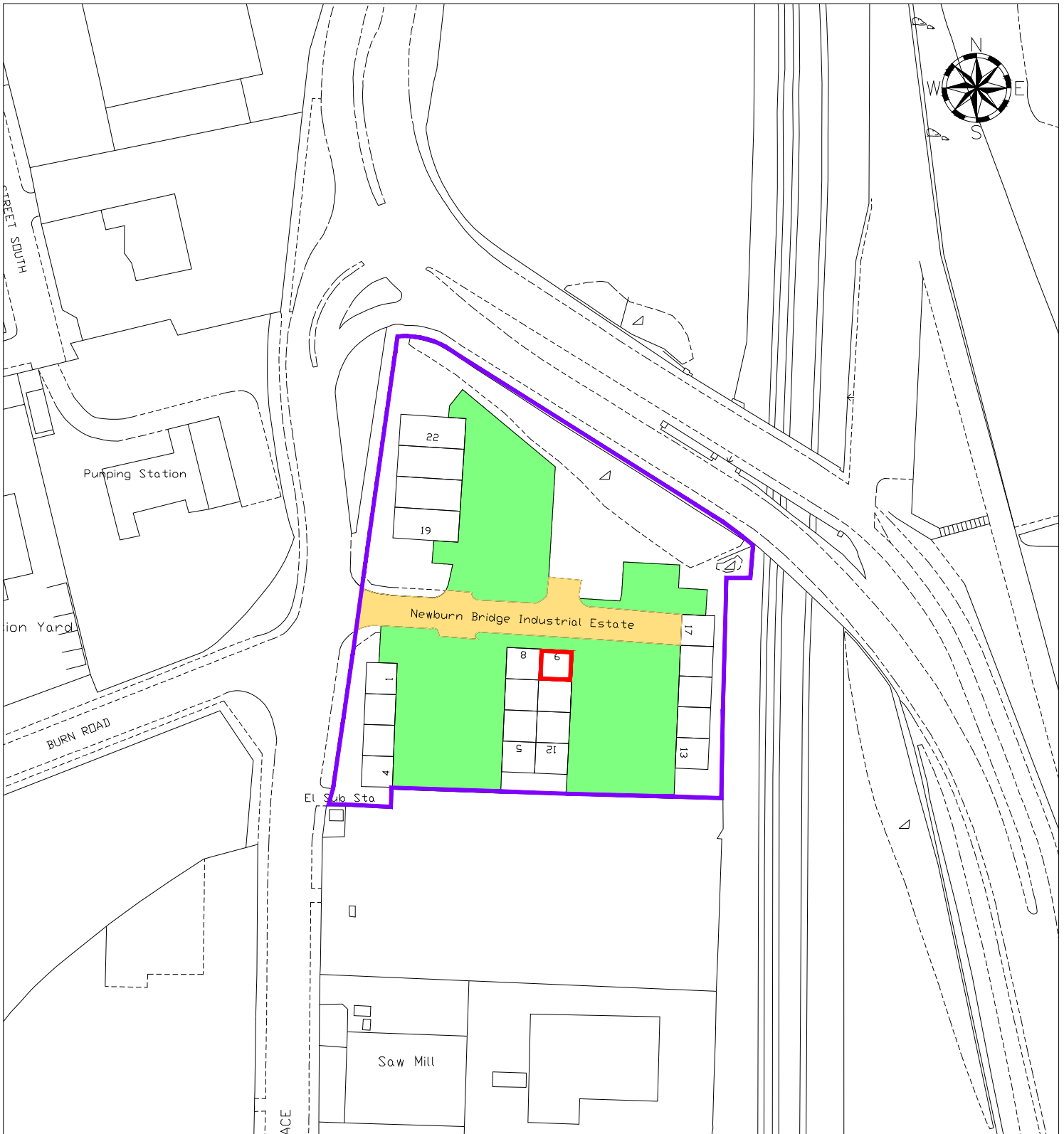
OFFICER WITH THE DELEGATION

NAME _____

Denise McGuckin

POSITION: Managing Director

DATE: 21st July 2021



LEGEND



Unit 09



Access Road



Common Areas



Compound



Estate

LOCATION	Newburn Bridge Industrial Estate, Hartlepool	DRAWN BY	CT	DATE	01/07/21
		SCALE	1:1250		
DEED PACKET	DU24129	OS MAP	NZ 5131NE	DRWG NO	E/L/601



HARTLEPOOL BOROUGH COUNCIL
REGENERATION & NEIGHBOURHOODS

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