



# 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: 5<sup>th</sup> September 2022

Officer Making Decision: Denise McGuckin (Managing Director)

Subject / Description & Reason for Decision: Surgery Lane Medical Centre – Consent to renewal of underlease.  
The Council is freeholder of land at Surgery Lane / Winterbottom Avenue. The land is let on a long lease of 125 years from 24<sup>th</sup> September 1992 at a peppercorn rent. The current head leaseholder James Lee Carragher has sought landlord's consent to renew the sublease of the Medical Centre on the site. The sublease is to Hart Medical Practice on fully commercial terms for a term of 12 years from October 2021.  
It is proposed to grant consent to the renewal. The head leaseholder will pay the Council's legal fee.  
The property is shown verged red on the plan below.

Type of Decision: Non 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:

DRD74	Power to approve land and property disposal, 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 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

OFFICER WITH THE DELEGATION

SIGNED: \_\_\_\_\_

NAME:     Denise McGuckin

POSITION: Managing Director

DATE:     5<sup>th</sup> September 2022

