



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Development, Neighbourhoods and Regulatory Services
Division:	Development and Growth - Estates and Asset Management Section
Date of Decision / Issue of Licence:	20 th November 2023
Officer Making Decision:	Tony Hanson
Subject / Description & Reason for Decision:	<p>Consent to assignment of head lease of Middleton Grange Shopping Centre.</p> <p>The Council's freehold interest of the shopping centre is subject to a 150 year lease from 25th December 1991 originally granted to Cartonian (Hartlepool) Ltd but currently held by Mars Pension Trustees Ltd. Under the lease the Council receives a variable rent of 15% of the net rental income received from the subtenants by the head lessee.</p> <p>Mars Pension Trustees Ltd have applied for consent to assign the head lease. Under Clause 15.3 of the lease the tenant is required to seek the consent of the Council as landlord prior to completion of any assignment, and the clause also requires the Council not to withhold consent unreasonably.</p> <p>The proposed assignee is considered to have sufficient financial and governance strength to ensure the payment of the rent and performance of the other covenants in the lease.</p> <p>It is therefore proposed to grant consent to the assignment subject on the terms set out in the CONFIDENTIAL ANNEX.</p> <p>The details of the proposed assignee are set out in the CONFIDENTIAL ANNEX.</p> <p>The shopping centre leased area is shown verged red on the plan below.</p>
Type of Decision:	Non Key
Nature of Delegation Being Exercised:	Officer Delegated Authority

ODR No.: 23 - 241

EDDNRS223	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: Tony Hanson

POSITION: Executive Director of Development, Neighbourhoods and
Regulatory Services

DATE: 20th November 2023

Location Plan

