



# HARTLEPOOL BOROUGH COUNCIL

## OFFICER DECISION RECORD

Department: Development, Neighbourhoods and Regulatory Services

Division: Development and Growth – Estates and Asset Management Section

Date of Decision 15 December 2023

Officer Making Decision: Executive Director of Development, Neighbourhoods and Regulatory Services

Subject / Description & Reason for Decision: Following discussion with the Executive Director of Adult and Community Based Services and the wider Executive Leadership Team regarding the future operation of the Centre for Excellence in Creative Arts (CECA), it has been decided that the Council will vacate the building in January 2024.

While it is recognised that CECA has been a valuable asset which was developed to provide a unique offer, encompassing a recording studio, dance studio, theatre and podcast suite, the running costs of the building cannot be covered by the income generated from room hire, resulting in an annual financial pressure of at least £90k. In addition there is no base budget allocated for staffing costs and there is no capital funding available to replace the boiler (which is essential to enable the building to continue operating, and has an estimated cost of £140k) or funding to cover replacement or updating of the specialist equipment.

In the absence of any capital funding or ongoing revenue funding from external sources to support the continued operation of the building, it is therefore necessary for the Council to vacate the building and hand it back to the Diocese in order to reduce the in-year financial pressure associated with operating the building and to avoid further costs in future years.

Type of Decision: Non Key

Nature of Delegation Being Exercised: Officer Delegated Authority: EDDNRS223 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.

Alternative Options Considered & Rejected: Continuing to occupy the building under a 'tenancy at will' license has been considered but is not financially sustainable due to the ongoing annual budget pressure and the requirement for substantial capital investment.

Any Declared Register of Interest No

#### OFFICER WITH THE DELEGATION

NAME: Tony Hanson

POSITION: Executive Director of Development,  
Neighbourhoods and Regulatory Services

In consultation with [*specify*]:

NAME: Jill Harrison

POSITION: Executive Director of Adult and  
Community Based Services

NAME: Denise McGuckin

POSITION: Managing Director

NAME: James Magog

POSITION: Director of Finance, IT and Digital

NAME: Hayley Martin

POSITION: Director of Legal, Governance and  
Human Resources