



HARTLEPOOL
BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Development, N/hoods and Regulatory Servs
Division:	
Date of Decision / Issue of Licence:	30/07/2024
Officer Making Decision:	MR T HANSON
Subject / Description & Reason for Decision: (for publication)	<p>Surrender of Lease of 8/9 Church Street, Hartlepool</p> <p>The above-mentioned property was let for use as an Escape Room by way of a 5 year lease with effect from 15th March 2022 to Get Out Escape Rooms Ltd.</p> <p>In August 2022 issues started to arise with water ingress into the property, which have continued leading to disruption to the tenants business and a deterioration of the property.</p> <p>In recognition of the ongoing issues it was recognised that vacant possession was required to fully address the issues.</p> <p>Discussions have been undertaken with the tenant and agreement has been reached to accept a surrender of the lease and it is therefore recommended that authority is given to accept the terms agreed for the surrender.</p>
Type of Decision:	Non Key
Nature of Delegation Being Exercised:	<p>Delegated Authority, EDDNRS223</p> <p>Power to approve land and property disposals, 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</p>

Alternative Options
Considered & Rejected:

The Council could have continued to insist that the tenant was responsible for repairs however this would probably have led to the tenant seeking legal redress against the Council at a potentially greater cost to the Council

Any Declared Register of
Interest:

No

OFFICER WITH THE DELEGATION

NAME: MR T HANSON

POSITION: Executive Director Dev N/hood & Reg Serv

IN CONSULTATION WITH...

NAME: JAMES MAGOG

POSITION: Director of Finance, IT & Digital

NAME: DENISE MCGUCKIN

POSITION: Managing Director

NAME: HAYLEY MARTIN

POSITION: Director of Legal, Governance & HR