



HARTLEPOOL
BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Development, N/hoods and Regulatory Servs
Division:	
Date of Decision / Issue of Licence:	29/01/2025
Officer Making Decision:	MR T HANSON
Subject / Description & Reason for Decision: (for publication)	<p>Highlight Café Lease: The Council's Highlight Active Wellbeing Hub is currently under construction on The Waterfront site. Completion is expected in late 2025, with full opening likely to take place in February 2026. In addition to the swimming pools, fitness suite, studios, health suite and soft /active play facility the Hub will include a café with seating for approximately 110 plus an external terrace further seating area.</p> <p>The café was marketed to let in autumn 2024 and following a good level of interest from successful hospitality businesses it is proposed to grant a lease.</p> <p>The grant of a lease of the café area to an appropriate established private hospitality business should ensure that the food and beverage offer at the Highlight is of a high quality, complementing the other facilities and contributing very positively to the overall customer experience.</p> <p>The proposed tenant has presented proposals considered to be highly suitable to the location and has very good environmental, social and governance credentials.</p> <p>The rental income from the café will help to support the operation of Highlight financially.</p> <p>The kitchen/servery and seating area are shown verged red and blue respectively in the attached plan.</p>
Type of Decision:	Non Key
Nature of Delegation Being Exercised:	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.
Alternative Options Considered & Rejected:	Offers from other parties were also considered.

Any Declared Register of No
Interest:

OFFICER WITH THE DELEGATION

NAME: MR T HANSON

POSITION: Executive Director Dev N/hood & Reg Serv

IN CONSULTATION WITH...

NAME: JILL HARRISON

POSITION: Exec Director of Adult & Community Servs

