



Hartlepool
Borough Council

OFFICER DECISION RECORD

Department: Neighbourhoods and Regulatory Services

Division:

Date of Decision / Issue
of Licence: 04/02/2026

Officer Making Decision: MR KA BOSTOCK

Subject / Description &
Reason for Decision:
(for publication)

Surrender of Lease by Rifty Youth Project of Rift House Community Centre.
Rifty Youth Project currently have a lease of Rift House Community Centre for 10 years from 1st April 2023. The volunteer run Project has run for about 18 years in total, with sub-lettings of surplus space having helped support the Project financially. The Project leaders have now taken the decision to close down permanently as they no longer have sufficient volunteers or capacity themselves to continue. They have therefore made a request to surrender the lease on 31st March 2026.
Given that the Project is being wound up and that the accommodation may well be suitable for direct Council uses, or alternatively re-letting, it is proposed to agree the surrender of the lease.
The lease area is shown verged red on the attached plan. The remainder of the building is occupied by the Council and North Tees and Hartlepool NHS Trust as office space.
The terms of the surrender are set out in the Confidential Annex.

Type of Decision: Non Key

Nature of Delegation
Being Exercised:

In accordance with paragraph 13.2 of the Delegation Scheme set out in the Constitution the Director Of Neighbourhoods and Regeneration Services is authorised to exercise the following specific functions as set out below.

DNRS216 Power to accept subject to contract the highest tender received by the Borough Council for property advertised for sale or to let by way of lease or licence upon the open market and to report back to the appropriate Committee/Board for information
DNRS217 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 Corporate Affairs Committee arrangements

Alternative Options
Considered & Rejected:

Continuation of the lease.

Any Declared Register of
Interest:

No

Other Considerations:

OFFICER WITH THE DELEGATION

NAME: MR KA BOSTOCK

POSITION: Director of Neighbourhoods & Reg Servs

IN CONSULTATION WITH...

NAME: KIERAN BOSTOCK

POSITION: Director of Neighbourhoods & Reg Servs

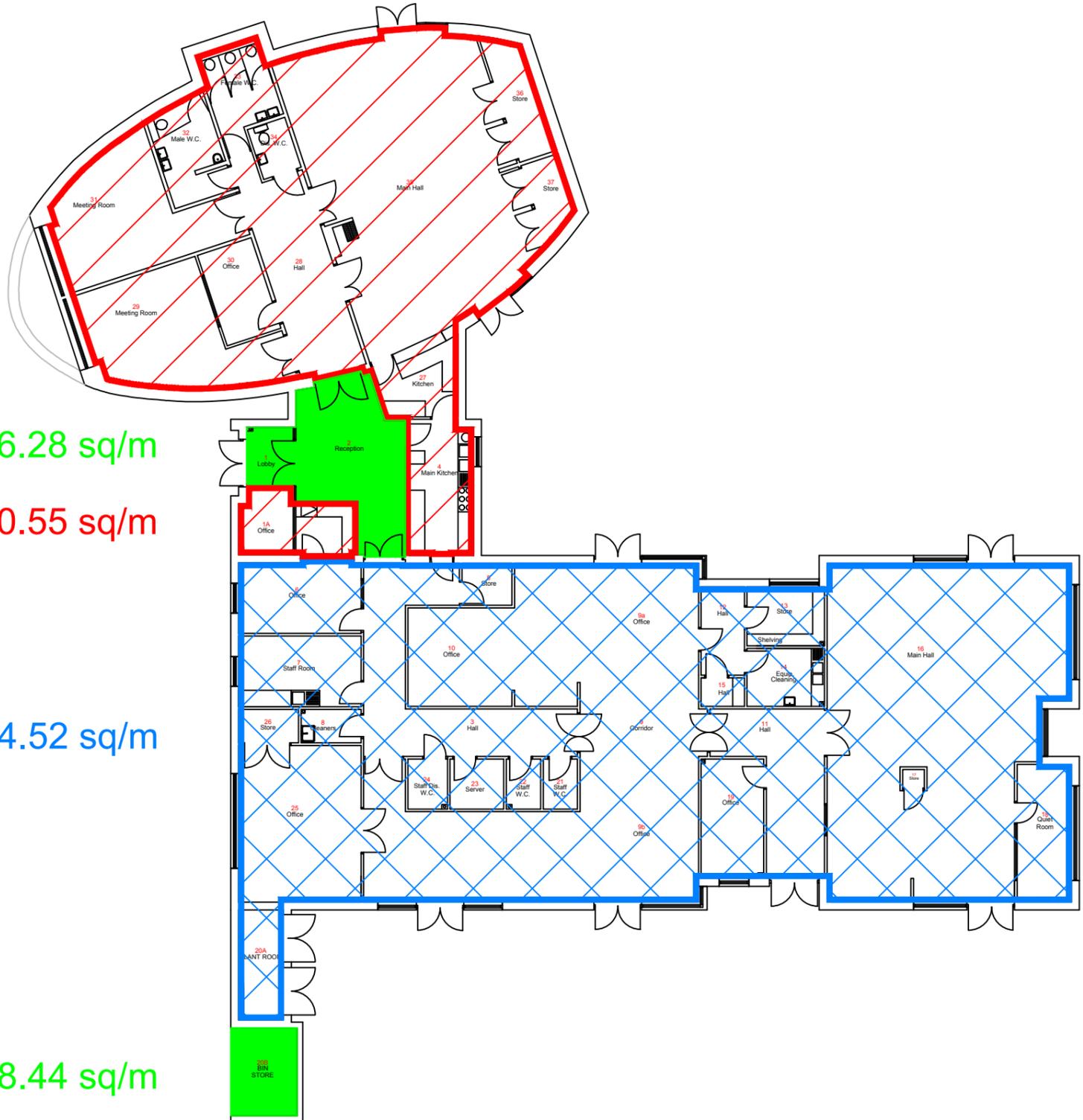
227.71 sq/m

26.28 sq/m

10.55 sq/m

404.52 sq/m

8.44 sq/m



Rift House Community Building

NHS - 404.52 sq/m

Leased Area - 238.26 sq/m

Common Areas - 34.72 sq/m

Legend

- ▭ Leased Area
- ▭ NHS/ HBC
- ▭ Shared Areas

LOCATION Rift House Community Building, Masefield Road, Hartlepool

DRAWN BY CT DATE 31/08/16

SCALE 1:200 @ A3

DEED PACKET -

DRWG NO E/F/245



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