



# HARTLEPOOL BOROUGH COUNCIL

## OFFICER DECISION RECORD

Department:	Resources and Development
Division:	Resources and Development (Development and Growth) Estates and Asset Management Section
Date of Decision / Issue of Licence:	17 <sup>th</sup> May 2023
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description & Reason for Decision:	<p>Surrender and renewal of lease of Charlotte Grange Elderly Person's Home, Flaxton Street, Hartlepool.</p> <p>Charlotte Grange Elderly Person's Home was built around 1980 and originally run by the Council. In 1999 it was let on a 25 year lease to Community Integrated Care (CIC) at an initial rent of £1 per annum. At the same time a contract was awarded to CIC to provide residential care services at the home. Although the lease provided for rent reviews to market rental value at 5 year intervals, these have never been implemented, due to the commissioning department's concern that a higher rent would result in higher care fees.</p> <p>In 2021 CIC assigned their lease to the current tenant Park Homes (UK) Ltd.</p> <p>Following the assignment the most recent outstanding rent review was commenced. Following negotiations with Park Homes it was however agreed that, instead of implementing the review, the existing lease would be surrendered and a new lease granted at a market rent.</p> <p>The terms agreed are set out in the <b>CONFIDENTIAL ANNEX</b>.</p> <p>The property is shown verged red on the attached plan.</p>
Type of Decision:	Non Key
Nature of Delegation Being Exercised:	Committee Delegated Authority
	In accordance with paragraph 4.2 of the Delegation Scheme set out at Part 3 of the Constitution the Managing Director is

**ODR No.: 23 - 196**

authorised to exercise any of those functions delegated to the Directors and hereby exercises the delegation as set out below:

DRD74	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 and Rejected:

Implementation of the rent review with settlement likely to require third party determination.

Any Declared Register of Interest

No

**OFFICER WITH THE DELEGATION**

SIGNED: \_\_\_\_\_

NAME: Denise McGuckin

POSITION: Managing Director

DATE: 17<sup>th</sup> May 2023

Plan

