



Hartlepool
Development
Corporation

Hartlepool Development Corporation Board

Date: 9 June 2026 at 3:00pm

Venue: Hartlepool Civic Centre

Membership:

Pamela Hargreaves (Independent Chair)

Brenda Harrison (Independent member)

Alison Gwynn (Independent member)

Lisa Molloy (Independent member)

Shane Moore (Independent member)

Martin Raby (Independent member)

Matt Storey (Independent member)

Associate Members:

Matt Wilton (Chief Executive, Hartlepool Borough Council)

Tom Bryant (Chief Executive, TVCA)



Anything is possible

AGENDA	
1.	Apologies for Absence To receive any apologies for absence.
2.	Declarations of Interest To receive any declarations of interest.
3.	Minutes of the previous meeting To approve as a correct record the minutes of the meeting held on 28 April 2026.
4.	Chair's Update To receive a verbal update from the Chair of the Hartlepool Development Corporation.
5.	Planning Update To receive a report from the Head of Planning providing an update on the position of planning service delivery and the status of planning applications.
6.	Nutrient Neutrality Report To receive a report from the Head of Planning regarding Section 33 agreements with private sector nutrient credit providers.
7.	Revised Scheme of Delegation To receive a report from the Director of Infrastructure presenting the revised Scheme of Delegation for Middleton Grange Shopping Centre.
8.	Urgent and Delegated Decisions The appendices to this report are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information); of schedule 12a Local Government Act 1972) To receive a report from the Interim Monitoring Officer providing an update on urgent and delegated decisions made since the last Board meeting.

9.	New Tenancy Proposal The appendices to this report are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any person (including the authority holding that information); of schedule 12a Local Government Act 1972.) To receive a report from the Director of Infrastructure regarding a new tenancy proposal.
10	Commercialisation Proposal This report and appendix are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any person (including the authority holding that information); of schedule 12a Local Government Act 1972.) To receive an update from the Director of Infrastructure regarding commercialisation provision at Middleton Grange Shopping Centre.
11.	Dates of next meeting <ul style="list-style-type: none">• Tuesday 14 July 2026 - AGM• Tuesday 14 July 2026 Board

Members of the Public - Rights to Attend Meeting

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting or for details of access to the meeting for disabled people, please contact: tvca@governance@teesvalley-ca.gov.uk

Hartlepool Development Corporation Declaration of Interests Procedure

1. The purpose of this note is to provide advice and guidance to all members of the Development Corporation Board and Audit and Risk Committee on the procedure for declaring interests. The procedure is set out in full in the Development Corporation's Constitution under the "Code of Conduct for Members" (Appendix 2).

Personal Interests

2. The Code of Conduct sets out in full, the principles on the general conduct of members in their capacity at the Development Corporation. As a general principle, members should act impartially and should not use their position at the Development Corporation to further their personal or private interests.
3. There are two types of personal interests covered by the Constitution:
 - a. **"disclosable pecuniary interests"**. In general, a disclosable pecuniary interest will involve any financial interests, such as paid employment or membership of a body, interests in contracts, or ownership of land or shares. Members have a pecuniary interest in a matter where there is a reasonable likelihood or expectation that the business to be considered will affect your well-being or financial position, or the well-being or financial position of the following persons:
 - i. a member of your family;
 - ii. any person with whom you have a close association;
 - iii. in relation to a) and b) above, their employer, any firm in which they are a partner, or a company of which they are a director;
 - iv. any person or body in whom persons described in a) and b) above have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
 - v. any body as described in paragraph 3 b) i) and ii) below.
 - b. **Any other personal interests.** You have a personal interest in any business of the Development Corporation where it relates to or is likely to affect:
 - i. any body of which you are a member (or in a position of general control or management) and to which you are appointed or nominated by the Development Corporation;
 - ii. any body which:
 - exercises functions of a public nature;
 - is directed to charitable purposes;
 - one of whose principle purposes includes influencing public opinion or policy (including any political party or trade union) of

which you are a member (or in a position of general control or management).

Declarations of interest relating to the Councils' commercial role

4. Financial relationships between the Development Corporation and individual councils do not in themselves create a conflict of interest for Council Leaders who are also Development Corporation Board members. Nor is it a conflict of interest if the Development Corporation supports activities within a council boundary. Nevertheless, there are specific circumstances where the Board may consider entering into direct contractual arrangements with a council, for example in relation to a particular commercial investment project, or in which that council is a co-funder. In these circumstances a non-pecuniary declaration of interest should be made by the Council Leader or their substitute.

Procedures for Declaring Interests

5. In line with the Code of Conduct, members are required to adhere to the following procedures for declaring interests:

Register of Interests

6. Each member is required to complete a register of interests form with their personal interests, within 28 days of their appointment to the Development Corporation. If no declaration is received from elected members within 28 days the matter may be referred to the Head of Paid Service of your local authority and Leader of the political group you represent on your council for action. If a Declaration is not submitted within an appropriate timescale you may be prevented from attending committee meetings. Details of any personal interests registered will be published on the Development Corporation's website, with the full register available at the Development Corporation's offices for public inspection. The form will be updated on an annual basis but it is the responsibility of each member to notify the Monitoring Officer of any changes to the register throughout the year. Notification of a change must be made to the Monitoring Officer within 28 days of becoming aware of that change.

Declaration of Interests at Meetings

7. The Development Corporation will include a standing item at the start of each statutory meeting for declaration of interests. Where members are aware that any of their personal interests are relevant to an item of business being considered at a meeting they are attending, they must declare that interest either during the standing item on the agenda, at the start of the consideration of the item of business, or when the interest becomes apparent, if later.

8. Where members consider that their interest could be considered by the public as so significant that it is likely to prejudice the members' judgement then they may not participate in any discussion and voting on the matter at the meeting, but may attend the meeting to make representations, answer questions or give evidence relating to the business, before it is discussed and voted upon.
9. If the interest is a disclosable pecuniary interest (as summarised in paragraph 3a) then the member must leave the meeting room during discussion and voting on the item of business, but may make representations, give evidence and answer questions before leaving the meeting room. Failure to comply with the requirements in relation to disclosable pecuniary interests is a criminal offence.

Sensitive Information

10. Members can seek the advice of the monitoring officer if they consider that the disclosure of their personal interests contains sensitive information.



HARTLEPOOL DEVELOPMENT CORPORATION BOARD

Tuesday 28 April 2026 at 3pm

Meeting held at Hartlepool Civic Centre

(These minutes are in DRAFT form until approved at the next Board meeting and are therefore subject to amendments.)

<u>ATTENDEES</u>	
Members	
Pamela Hargreaves	Independent Chair
Brenda Harrison	Independent Member
Martin Raby	Independent Member
Alison Gwynn	Independent Member
Associate Member	
Matt Wilton	Chief Executive, Hartlepool Borough Council
Tom Bryant	Chief Executive Officer, TVCA
Officers and other representatives	
Jonathan Spruce	Director of Infrastructure, TVCA
Jeanette McGarry (Via Teams)	Interim Monitoring Officer, TVCA
Jo Moore (Via Teams)	Interim Director of Finance and Resources, TVCA
Laura Metcalfe	Development Corporation Manager, TVCA
Louise Holroyd	Locum Solicitor, TVCA
Justine Matchett	Planning Consultant, Lichfields
Kate Smith	Governance Officer, TVCA
Apologies	
Matt Storey	Police and Crime Commissioner, Cleveland Police
Lisa Molloy	Independent Member
Shane Moore	Independent Member

<p>HDC 10/26</p> <p>Agenda item 1</p>	<p>APOLOGIES FOR ABSENCE</p> <p>The Chair welcomed everyone to the meeting.</p> <p>Apologies were noted in the Attendees list.</p>
<p>HDC 11/26</p> <p>Agenda item 2</p>	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>
<p>HDC 12/26</p> <p>Agenda item 3</p>	<p>MINUTES OF THE PREVIOUS MEETING AND MATTERS ARISING</p> <p>Members were invited to raise any concerns or amendments regarding the minutes of the Board meeting held on 30 March 2026.</p> <p>No comments were received.</p> <p>RESOLVED – The Hartlepool Development Corporation Board APPROVED the minutes of the meetings held on 30 March 2026 as a correct record.</p>
<p>HDC 13/26</p> <p>Agenda item 4</p>	<p>GOVERNANCE AND APPOINTMENTS</p> <p>Members received a report from the Interim Monitoring Officer detailing the appointment of Jonathan Spruce as Head of Planning and were asked to note previous resignations from the Board.</p> <p>Comments and questions were invited, but none were received.</p> <p>RESOLVED – The Hartlepool Development Corporation Board</p> <ol style="list-style-type: none"> i. CONFIRMED the appointment of Jonathan Spruce as the Head of Planning for Hartlepool Development Corporation Board. ii. NOTED the resignation of Simon Corbett as an independent member of Hartlepool Development Corporation. iii. NOTED the resignation of Sarah Bedford as an independent member of Hartlepool Development Corporation. iv. NOTED the resignation of Brenda McLeish as an independent member of Hartlepool Development Corporation.
<p>HDC 14/26</p> <p>Agenda item 5</p>	<p>PLANNING UPDATE</p> <p>The Board received a report from the Head of Planning providing an update on the position of planning service delivery and the status of planning applications relevant to the Hartlepool Development Corporation.</p>

	<p>Planning Consultant Justine Matchett advised that since the last Board meeting permission has been granted to Hellens Group for the Queens Meadow Business Park Development. This did not trigger requirement for consideration by the Board.</p> <p>The Board were told that there are continued discussions around the main residential application, including concerns about noise from TATA Steel. A new architect is being appointed, and it is likely to be a couple of months before this is brought for consideration.</p> <p>The Chair noted that this is a positive step forward on behalf of Hartlepool.</p> <p>Comments and questions were invited from the Board, and none were received.</p> <p>RESOLVED – The Hartlepool Development Corporation Board:</p> <ol style="list-style-type: none"> I. NOTED the updated position of planning service delivery and the status of planning applications submitted for consideration.
<p>HDC 15/26</p> <p>Agenda item 6</p>	<p>URGENT AND DELEGATED DECISIONS</p> <p>The Board received a report from the Interim Monitoring Officer providing an update on urgent and delegated decisions made since the last Board meeting.</p> <p>Appendices 1-7 of this report are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)); of schedule 12a Local Government Act 1972.</p> <p><i>The Chair advised the Board and members of the public that appendices 1-7 to this report hold commercial information which could not be public, so if members wished to discuss this, then the session would have to be closed for those specific conversations. Members of the Board indicated that their comments did not pertain to any confidential items.</i></p> <p>The Chair invited comments and questions from members, and these are summarised below:</p> <ul style="list-style-type: none"> • A member highlighted that Decisions 7 and 8 were marked as ‘urgent’, however there was considerable delay between the signatures. It was noted that at a previous meeting comments were raised that decisions need to be swifter and better planned. The Interim Monitoring Officer, Jeanette McGarry, confirmed that in both cases the decisions do qualify as urgent decisions and Chief Executive, Tom Bryant, acknowledged the concerns raised. The Board were told that the Scheme of Delegation is being

	<p>reviewed as part of the wider review and Members were assured that lessons have been learned, and there is commitment to make sure decisions are taken in the appropriate time frame.</p> <p>RESOLVED – The Hartlepool Development Corporation Board:</p> <ol style="list-style-type: none"> I. NOTED the Delegated Decision detailed in paragraph 3 and confidential Appendix 1. II. NOTED the Delegated Decision detailed in paragraph 4 and confidential Appendix 2. III. NOTED the Delegated Decision detailed in paragraph 5 and confidential Appendix 3. IV. NOTED the Delegated Decision detailed in paragraph 6 and confidential Appendix 4. V. NOTED the Delegated Decision detailed in paragraph 7 and confidential Appendix 5. VI. NOTED the Delegated Decision detailed in paragraph 8 and confidential Appendix 6. VII. NOTED the Urgent Decision detailed in paragraph 9 and confidential Appendix 7. VIII. NOTED the Urgent Decision detailed in paragraph 10 and confidential Appendix 8.
<p>HDC 16/26</p> <p>Agenda item 7</p>	<p>STRATEGIC PRIORITIES</p> <p>The Board received a verbal update from the Director of Infrastructure, Jonathan Spruce, regarding the strategic priorities of the Hartlepool Development Corporation.</p> <p>Key points are summarised below:</p> <ul style="list-style-type: none"> • On 20 March, the Mayor announced a review of the Development Corporations, and as a part of this the priorities of HDC are being looked at. There will be an options assessment to decide whether the Development Corporation is the appropriate vehicle. The Board were advised that officers are working with colleagues at Hartlepool Borough Council and TVCA to understand what strategic priorities will go forward to the options assessment, to be brought back to the Board in due course. • The Chair added that this is all part of the wider Governance and Strategic Assurance Framework Review at TVCA, and June’s meeting will be critical. <p>Comments and questions were invited from the Board, and these are noted below:</p> <ul style="list-style-type: none"> • A member asked for further information regarding the timeframe. Jonathan Spruce outlined that it is estimated the review is expected to take 3-4 months and will then need to go back to Cabinet with recommendations. It is expected that this will be an autumn Cabinet meeting.

	<p>RESOLVED – The Hartlepool Development Corporation Board:</p> <p>i. <u>NOTED</u> the update.</p>
<p>HDC 17/26</p> <p>Agenda item 8</p>	<p>MIDDLETON GRANGE SHOPPING CENTRE UPDATE</p> <p>The Board received a report from the Director of Infrastructure, Jonathan Spruce, providing an update on the operations of Middleton Grange Shopping Centre (MGSC).</p> <p>The appendices of this report are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)); of schedule 12a Local Government Act 1972.</p> <p><i>The Chair advised the Board and members of the public that the appendices to this report hold commercial information which could not be public, so if members wished to discuss them, then the session would have to be closed for those specific conversations. Members of the Board indicated that their comments did not pertain to any confidential items.</i></p> <p>Jonathan Spruce drew Members' attention to the following:</p> <ul style="list-style-type: none"> • Paragraph 8: Capital Expenditure on RAAC – this is underway and should be complete in the next 2 weeks. • Paragraph 18-20: Footfall/performance for the calendar year 2025 – slightly down on the UK average, which is disappointing but broadly similar across the area and country. This will continue to be monitored and will form part of the plan on how to turn the shopping centre around. • Paragraph 22-23: A viable business plan for MGSC is being compiled and will be brought to the Board in June/July. • Paragraph 28: Black Cat Building Consultancy Ltd have been appointed as asset managers for MGSC, and it was highlighted that they have been extremely proactive in identifying opportunities for the future. • Paragraph 30: Looking to reduce the operating deficit forecast as much as possible and need to look at the role of MGSC. <p>The Chair outlined that the Board need to consider the longer-term vision and role of MGSC, and that it is a borough-wide issue. The need for smart decisions to make maximum benefit and usage of MGSC. The Chair also highlighted that the appointment of Black Cat has been extremely positive and there has been a noticeable ramping up of activity. It was noted that they have a good understanding of how much the Borough wants and needs the shopping centre. It</p>

	<p>was suggested that they will attend the next Board meeting so Members can hear directly from them and get a sense of their thinking.</p> <p>Questions and comments were invited, and are summarized below:</p> <ul style="list-style-type: none"> • A Member highlighted that there seems to be a disconnect with engagement and footfall on social media for the shopping centre, and social media figures are modest. It was suggested that contacts could be shared between Members and the digital marketing team to help boost engagement and footfall. The Chair agreed and highlighted that the current contract should be reviewed. <p>RESOLVED: The Hartlepool Development Corporation Board NOTED the update.</p>
<p>HDC 18/26</p> <p>Agenda item 9</p>	<p>RISK REGISTER</p> <p>The Board received a report from the Head of Performance, Risk and Assurance providing an overview of the principal strategic risks facing Hartlepool Development Corporation, including current exposure and key management actions.</p> <p>Members of the Board and officers had a discussion regarding the Risk Register, and key points are summarized below:</p> <ul style="list-style-type: none"> • Jonathan Spruce highlighted that 3 of the top 4 risks are financial sustainability, MGSC and the strategic direction. The A&G Committee constitution is also under governance review. It is important that, in parallel with TVCA, the voice of business is included in the plans of the Development Corporation. • The Chair outlined that there are a lot of businesses in the Borough, and currently there is minimum interaction with the DC. It was suggested that Members could explore the idea of a ‘business advisory’ forum/group for additional input, and Members welcomed the idea. The Chair agreed to bring further thoughts back to the Board for consideration. • A Member raised that input from businesses throughout the area would be positive and help make visible progress for the town. Highlighted the importance of being seen to be getting on with making a difference. • A Member expressed disappointment that the financial proposal may inhibit progress and commented that whilst there was not an issue with the risk ranking, clarity on how this has been generated would be helpful. This request was noted, and assurances were offered that this will be included going forward. • Members also highlighted it would be helpful to understand the current business in Hartlepool, such as demographics of businesses and what they are looking attract, as well as how these match with opportunities going

	<p>forward. It was suggested that this information would help to understand high growth potential. Tom Bryant advised this information is being compiled at Tees Valley level in work being done around the Local Growth Plan and agreed to discuss with Matt Wilton to present to the DC at a granular level. Jonathan Spruce explained work is being done on web portals which will also help to present at a local level. The Board were advised that the information is available, but discussions are needed over how to present it and tell a story.</p> <ul style="list-style-type: none"> • Members reported that the risk appetite was previously flagged in the annual report last year, and there has not been a request to determine this. It was felt this may be relevant to consider and would have been helpful originally. In response, Jonathan Spruce welcomed the feedback and expressed the importance that the information shared is useful and officers understand how members feel about it. • Tom Bryant stated that the data can present the current situation, as well as growth opportunities and potential which is important. • The Chair outlined that Hartlepool is going to be a part of the regional growth strategy, and it is important to establish how the DC is going to contribute to this. Members agreed that it would be helpful to understand what the offer is from other areas in the Tees Valley, and what makes Hartlepool unique. The Chair assured the Board that these conversations have been happening between Chief Executives and Cabinet, and it is important that the Tees Valley acts as a whole, and not in competition. A lot of progress has been made in making all 5 boroughs act collectively. <p>RESOLVED – The Hartlepool Development Corporation Board:</p> <ol style="list-style-type: none"> <u>NOTED</u> the current risk position. <u>COMMENTED</u> on the risks and planned mitigations <u>ENDORSED</u> the direction of travel for key mitigation plans and governance improvements
<p>HDC 09/26</p>	<p>DATES OF FUTURE MEETINGS FOR 2026</p> <ul style="list-style-type: none"> • Tuesday 9 June 2026 • Tuesday 14 July 2026 (AGM) • Tuesday 8 September 2026 • Tuesday 13 October 2026 • Tuesday 10 November 2026 • Tuesday 8 December 2026 <p>All meetings to commence at 4pm.</p> <p>Members noted the dates of future meetings.</p>

The Chair concluded that there is an overriding message of progress and highlighted the need for the Board to serve the Borough. She thanked everyone for their attendance and participation in the meeting.

Meeting closed at 15:35.

DRAFT



PLANNING UPDATE

SUMMARY

Responsibility for the determination of planning applications within the Hartlepool Mayoral Development Corporation boundary lies with the Hartlepool Development Corporation (HDC).

In accordance with the approved Scheme of Delegation, 3 applications have been approved under delegated powers since the last Planning Update Report was prepared on 28 April 2026.

There are now 14 valid planning applications currently being considered by HDC.

RECOMMENDATIONS

It is recommended that the Hartlepool Development Corporation Board **NOTE** the updated position of planning service delivery and the status of planning applications submitted for consideration.

DETAIL

1. Delivery of planning service functions relating to town and country planning and development control within the Hartlepool Mayoral Development Corporation area is now overseen by the Head of Planning with operational services delivered through Lichfields (re-appointed in April 2025 following a competitive tender process).
2. Since the last Planning Update Report was prepared on 28 April 2026, three new planning applications have been submitted¹. There are 11 valid planning applications currently being considered by HDC and there are no applications which have been submitted but are currently invalid.

¹ As of 28 May 2026 when this report was prepared.

3. Three applications have been determined under delegated powers since the last Planning Update Report was prepared. Details are provided in the accompanying schedule.
4. There are two applications, submitted in December 2023, which are still under consideration by Officers.
5. Local planning authorities in England are required to submit quarterly returns to central government to provide summary information relating to the number and status of planning and related applications in each quarter. The last submission was made by the Hartlepool Mayoral Development Corporation on 31 April 2026 and future quarterly returns will be submitted as required.
6. There are no new enforcement case to report.

FINANCIAL IMPLICATIONS

7. There are no financial implications.

LEGAL IMPLICATIONS

8. Planning Powers were conferred on to the Hartlepool Mayoral Development Corporation on 1 June 2023 giving HDC the power to determine planning applications within the redline boundary.

RISK ASSESSMENT

9. This subject matter of this report is categorised as low risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

CONSULTATION & COMMUNICATION

10. The subject of this report is a matter for HDC Board information only therefore no additional consultation and communication has been undertaken

EQUALITY & DIVERSITY

11. This report does not impact on groups of people with protected characteristics.

Name of Contact Officer: Jonathan Spruce
Post Title: Head of Planning
Telephone Number: 01325 792600
Email Address: Jonathan.spruce@teesvalley-ca.gov.uk

Delegated Planning Decisions¹ since Last Planning Update Report on 28.04.2026

Application Reference	Address	Description of Development	Decision and Decision Date
HMDC/2026/0009	12 Whitby Street, Hartlepool, TS24 7AD	Discharge of condition 5 (soundproofing) and partial discharge of condition 11 (detailed drawings), in relation to the Ground floor shopfront; First floor door to roof terrace; Timber canopy over roof terrace; Wrought Iron Balustrade to rear alley; and Fencing to accessible area of roof terrace, on HMDC/2024/0010 (Change of use to bar, alterations from front and rear elevations including the formation of a roof terrace)	Approved 7th May 2026
HMDC/2026/0016	Advanced House, Wesley Square, Hartlepool, TS24 8BX	Recladding of existing rear extension - roof and elevations	Approved 27th April 2026
HMDC/2026/0006	Land At Oakesway Industrial Estate Oakesway Hartlepool	Erection of 3no. industrial buildings, consisting of 10no. units, with associated landscaping, hardscaping and car parking	Approved 11 th May 2026

Current Live Applications

Application Reference	Address	Description of Development	Status
HMDC/2025/0031	Land east of Queens Meadow Business Park Hartlepool	Outline planning application (with all matters reserved apart from access) for the erection of up to 210 dwellings (Use Class C3) with associated infrastructure, access and landscaping	Validated: 12.05.2024 Pending Consideration
HMDC/2025/0032	Land at Queens Meadow Business Park	Hybrid application for 1) Outline planning permission (with all matters reserved) for the erection of up to 451,000sqft of employment floorspace (Use Class B2/B8) with associated infrastructure, access and landscaping; and 2) full planning permission for the erection of 14no. employment buildings (Use Class B2/B8) with associated infrastructure, access and landscaping	Validated: 12.05.2024 Pending Consideration

¹ As of 28th May when report was prepared.

Application Reference	Address	Description of Development	Status
HMDC/2025/0022	Land at entrance to Queens Meadow Business Park	Erection of drive-thru restaurant (Use Class E), Petrol Filling Station (Sui Generis) and Electric Vehicle charging stations, with associated car parking, landscaping, and other works	Validated: 18.06.2025 Pending Consideration
HMDC/2025/0051	48 Church Street	Change of use of the first, second and third floors from residential (Class C3) to spa and wellness centre (Class E)	Validated: 30.10.2025 Pending Consideration
HMDC/2025/0034	Land Adjacent To Slipway Into Jacksons Dock Maritime Avenue Hartlepool	Change of use and external alterations to create multi-functional Public Events Space	Validated: 12.02.2026 Pending Consideration
HMDC/2025/0071	Land At Maritime Avenue, Fleet Avenue And Mainsforth Terrace, Hartlepool	Section 73 application to vary conditions 1, 11 and 23 of planning permission HMDC/2024/0037 for the construction of apartments, houses, offices, food takeaway unit, retail outlet, business units, nursing home, nursery school/creche together with associated parking and external works units, nursing home, nursery school/creche together with associated parking and external works	Validated: 19.12.2025 Pending Decision
HMDC/2025/0076	Land At Fleet Avenue Hartlepool	Construction of a dwelling, substation and associated infrastructure	Validated: 18.12.2025 Pending Consideration
HMDC/2026/0011	14 - 18 Scarborough Street Hartlepool TS24 7DA	Discharge of conditions 5, 6, 7, 8, 9, 10, 11, 14, 16 on HMDC/2025/0048 (Change of use from offices (Class E) to mixed use pop up restaurant, drinking and gaming venue (Sui Generis), and external alterations including part demolition of existing ground and first floor extensions and erection of single and two storey rear extensions and external terrace, reinstatement of front basement bay window/doorway and other minor alternations)	Validated: 09.03.2026 Pending Consideration
HMDC/2026/0019	Cleveland College Of Art And Design, Church Square, Hartlepool, TS24 7EX	Internal works consisting of the removal of a separating wall and blocking up of 3no. existing doorways to form 1no. larger room	Validated: 20.05.2026 Pending Consideration
HMDC/2026/0020	23 Scarborough Street, Hartlepool, TS24 7DA	Change of use of ground floor from office (Class E) to drinking establishment (Sui Generis)	Validated: 12.05.2026 Pending Consideration
HMDC/2026/0021	14 - 20 Scarborough	Change of use from offices (Class E) to mixed use pop up restaurant, drinking and gaming venue (Sui	Validated: 27.05.2026

Application Reference	Address	Description of Development	Status
	Street, Hartlepool, TS24 7DA	Generis), and external alterations including part demolition of existing ground and first floor extensions and erection of single and two storey rear extensions and external terrace, reinstatement of front basement bay window/doorway and other minor alternations	Pending Consideration

Enforcement Cases

Case Reference	Address	Unauthorised Works and date reported	Requirement of Enforcement Notice	Status
HMDC/2025/0016	Engineers Social Club 28 Raby Road TS24 8AE	Unauthorised felling of 4 TPO'd trees. 26 th March 2025	N/A	Discussions underway with new owner regarding re-planting and wider plans for the site.

Appeals

Application Reference	Address	Description of Development	Status
HMDC/2025/0062	Footpath Outside 1 Victoria Road Hartlepool TS24 7SE	Full Application: Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit	Appeal Dismissed
HMDC/2025/0063	Footpath Outside 1 Victoria Road Hartlepool TS24 7SE	Advertisement Consent: Two digital 75 inch LCD display screen, one on each side of the Street Hub unit	Appeal Dismissed



NUTRIENT NEUTRALITY

SUMMARY

The Teesmouth and Cleveland Coast SPA is in an unfavourable condition due to excessive nutrients. This means that developers in the HDC area who propose development which would involve the creation of new overnight accommodation are required to compensate for any impact on water quality. This requires them to secure nutrient credits which they can purchase from either Natural England or various private sector providers. Without securing such credits, housing developments are unable to proceed.

The Board is asked to authorise HDC to enter into Section 33 agreements with private sector nutrient credit providers. The purpose of a Section 33 agreement is to provide HDC with the ability to enforce against these providers in the event that the required mitigation is not provided.

RECOMMENDATIONS

It is recommended that the Hartlepool Development Corporation Board:

- i. **NOTE** the report;
- ii. **CONSIDER** the recommendations presented within the Officers Report; and
- iii. **DETERMINE** its preferred course of action in relation to the following recommendation:
 - a Approve the signing of Section 33 agreements relating to the following sites:
 - Morton Grange Farm (Throughway and Redcar and Cleveland Council)
 - Tunstall Farm (Throughway and North Yorkshire Council)
 - Newsham Beck (GR Herbert and Sons and Durham County Council)
 - b Delegate authority to the Head of Planning/ TVCA Legal Services to draft and enter into any other Section 33 agreements which might become necessary in the future.

DETAILS

1. The Teesmouth and Cleveland Coast SPA is in an unfavourable condition due to excessive nutrients. This means that developers in the HDC area who propose development which would involve the creation of new overnight accommodation are required to compensate for any impact on water quality. This requires them to secure nutrient credits which they can purchase from either Natural England or various private sector providers.
2. One of these private sector providers is Throughway Ltd. Throughway Ltd is the freehold owner of land known as Morton Grange Farm, Nunthorpe, TS7 0PE ('The Mitigation Site'). The Mitigation Site Owner has restricted nutrient inputs across the Mitigation Site in order to mitigate the effect of residential development on nitrate levels elsewhere in the catchment of the River Tees. By ceasing all active agricultural use of this land involving the application of nitrates, up to 186.8 Kg/TN/yr have been removed from the catchment of the River Tees.
3. Throughway Ltd sells 'nitrate mitigation credits' to any developer whose development proposal requires nitrate mitigation and whose foul waters are treated either by a package treatment works or wastewater treatment works that outfall into the catchment of the River Tees (Qualifying Developments). The scheme involves the Mitigation Site Owner dedicating a portion of the capacity of the Mitigation Site to a Qualifying Development to mitigate the impact of that Qualifying Development on the nitrate levels of the catchment of the River Tees. This is delivered by means of a Nitrate Allocation Agreement entered into between the Mitigation Site Owner and the developer of a Qualifying Development.
4. The proposed mitigation is legally secured through a Section 106 between Throughway Ltd and Redcar and Cleveland Borough Council ('RCBC') as the local planning authority for the area the Mitigation Site is situated within.
5. The Section 106 Agreement regulates the use of the Mitigation Site and provides for the Mitigation Site Owner to enter into Allocation Agreements with developers of Qualifying Developments whereby the Mitigation Site Owner agrees to Allocate Capacity and maintain the Mitigation Site to provide Nitrate Mitigation for the Qualifying Development.
6. In parallel with this, a Section 33 agreement needs to be entered into between Throughway Ltd and HDC, as the local planning authority for the area where the development is situated. The purpose of the Section 33 agreement is to provide HDC with certainty that the obligations in the Section 106 will be complied with in relation to any developments in its administrative area that are allocated credits at the Mitigation Site.
7. Whilst the primary responsibility for enforcement lies with Redcar and Cleveland Council, the Section 33 agreement enables HDC to undertake its own enforcement in the event that this is considered expedient. This provides an additional level of protection which was requested by Natural England.

8. Throughway also has a site known as Tunstall Farm in North Yorkshire and has secured a Section 106 agreement with North Yorkshire Council as the local planning authority for the area.
9. In addition to Throughway Ltd, HDC is also dealing with another mitigation provider called GR Herbert and Sons who have secured a Section 106 agreement with Durham County Council in relation to a mitigation site known as Newsham Beck, Broomielaw, Barnard Castle, DL12 8TT.
10. Since the Section 106 agreements with Redcar & Cleveland, North Yorkshire and Durham County Council are already in place, HDC has already been able to approve planning applications which rely upon the Throughway Ltd and GR Herbert and Sons mitigation schemes. This has helped address the delay in housing delivery across the region as a result of nutrient neutrality issues.
11. To provide the additional protection required by Natural England and ensure the mitigation will be retained for the required period, HDC now needs to enter into Section 33 agreements for the following mitigation sites:
 - Morton Grange Farm (Throughway and Redcar and Cleveland Council)
 - Tunstall Farm (Throughway and North Yorkshire Council)
 - Newsham Beck (GR Herbert and Sons and Durham County Council)
12. Ward Haddaway has been appointed by HDC to advise on this matter and the necessary agreements have been drafted ready for signing.
13. Board approval is sought to enable these agreements to be signed by the appropriate HDC representative.
14. It is likely that other mitigation providers will enter the nutrient credit market in the coming months. HDC Planning Officers will work alongside the TVCA legal team and Ward Haddaway to review any new proposals and prepare any additional Section 33 agreements which will be required. Board approval is therefore also sought to delegate authority to the Head of Planning/TVCA Legal Services to enter into any other Section 33 agreements which might become necessary in the future.

FINANCIAL IMPLICATIONS

15. There are no financial implications arising directly from this report.

LEGAL IMPLICATIONS

16. Planning Powers were conferred on to the Hartlepool Mayoral Development Corporation on 1 June 2023 giving HDC the power to determine planning applications within the redline boundary. As the planning authority, HDC must ensure that developers have evidence that they are able to deliver necessary nutrient mitigation measures when issuing planning consent in the catchment area. HDC has the relevant powers to enter into a s.33 agreement with mitigation providers.

RISK ASSESSMENT

17. This subject matter of this report is categorised as low risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

CONSULTATION & COMMUNICATION

18. The subject of this report is a matter for HDC Board only therefore no additional consultation and communication has been undertaken.

EQUALITY & DIVERSITY

19. This report does not impact on groups of people with protected characteristics.

Name of Contact Officer: Jonathan Spruce
Post Title: Head of Planning
Email Address: Jonathan.Spruce@teesvalley-ca.gov.uk



REVISED SCHEME OF DELEGATION

SUMMARY

Since the Hartlepool Development Corporation (“HDC”) Board approved the Middleton Grange Shopping Centre Scheme of Delegation in July 2024, HDC officers have been working closely with the asset managers and centre management team at Middleton Grange to review the Scheme of Delegation, ensuring it is still fit for purpose. A recent review has identified the opportunity to amend the Scheme of Delegation, to improve efficiencies of decision making.

RECOMMENDATIONS

It is recommended that the Hartlepool Development Corporation Board:

- i. **APPROVES** the suggested amendments to the Middleton Grange Shopping Centre Scheme of Delegation detailed in paragraph 1-6 of this report and appendix 1.

DETAIL

1. The revised Scheme of Delegation proposes the addition of lower value decisions to be delegated to HDC Operational Officers - including the Development Corporation Manager in consultation with the TVCA Director of Infrastructure, the in-house TVCA legal team and the in-house TVCA finance team.
2. Additional delegations including responses to tenant restructuring proposals, approval of commercialisation advice and management arrangements, and settlement of dilapidations claims up to £100,000 are proposed to be delegated to HDC Statutory Officers – including the Chief Executive, Director of Finance and Resources and Monitoring Officer.

3. Settlement of dilapidations claims above £100,000 are proposed to be delegated to the HDC Board.
4. The amendments proposed are intended to ensure that decisions are dealt with a timely manner to support the live and operational nature of Middleton Grange Shopping Centre.
5. Each time the Scheme of Delegation is utilised, a Record of Delegated Decision will be documented, and Hartlepool Development Corporation Board will be informed at the next available opportunity.
6. The full suggested revised Scheme of Delegation is detailed in **Appendix 1**.
7. HDC Board is recommended to:
 - a. **APPROVE** the revised Middleton Grange Shopping Centre Scheme of Delegation.

FINANCIAL IMPLICATIONS

8. There are no direct financial implications arising from approval of the revised Scheme of Delegation. Any financial commitments, liabilities or settlements arising from decisions taken under the delegated authority will be managed in accordance with approved HDC and TVCA budgets, governance and financial procedures.

LEGAL IMPLICATIONS

9. There are no legal implications associated with this decision. Schedule 21, Paragraph 7 of the Localism Act 2011, gives the power to a Mayoral Development Corporation (MDC) to delegate functions to Members of the MDC, staff of the MDC and committees and sub-committees of the MDC.

RISK ASSESSMENT

10. This proposed amendments to the Middleton Grange Shopping Centre Scheme of Delegation is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

CONSULTATION & COMMUNICATION

11. The contents of this report do not require further consultation.



Hartlepool
Development
Corporation

EQUALITY & DIVERSITY

12. It is not expected that the subject of the report will have an effect on groups of people with protected characteristics.

Name of Contact Officer: Jonathan Spruce

Post Title: TVCA Director of Infrastructure

Email Address: Jonathan.spruce@teesvalley-ca.gov.uk



Anything is possible

Middleton Grange Shopping Centre Hartlepool Scheme of Delegation

June 20~~20~~²⁴

Introduction

To enable the Hartlepool Development Corporation (HDC) achieve its strategic goals for Middleton Grange Shopping Centre (MGSC), the requisite skills, resources and personnel are necessary to be in place, otherwise the investment and income returns will be challenging to maintain, costs can escalate and the longer-term aspirations lost. ~~Neither TVCA or HDC have the in-house expertise to asset manage a complex shopping centre investment and it has correctly decided to outsource key client functions to a professional asset manager.~~ It is essential, therefore, that a clear delegation of authority is instigated in place that defines the decision-making functions of the HDC Board and HDC Statutory Officers ~~(Group Chief Executive, Group Director of Finance & Resources and Monitoring Officer)~~ and HDC operational Officers.

Scheme of Delegation

There are three decision making levels recommended under the Scheme of Delegation:

- HDC Board
- HDC Statutory Officers – ~~TVCA Group~~ Chief Executive, Director of Finance & Resources and Monitoring Officer

This paper should be read in conjunction with the Asset Business Plan. It is recommended that the Scheme of Delegation is reviewed at least annually.

HDC Board

The Board is the strategic decision-making body, reserving such matters as:

- Property acquisitions, sales and transfers.
- Overall asset strategy, both the asset business plan and regeneration.
- All landlord non recoverable capex above £100,000.
- Any letting where the rent is above £150,000 pa.
- ~~Any approval that is a material deviation from the asset manager's delegated authority.~~
- Any tenant capital payment incentive more than £100,000
- All fees and associated costs relating to the regeneration project.
- Site assembly costs, including tenant relocation and compensation relating to regeneration.
- The service charge budget if the forecast is in excess of 5% of the previous years.
- Settlement of any dilapidations claim above £100,000.
- ~~_____~~

HDC Statutory Officers (Group TVCA Chief Executive, Director of Finance & Resources and Monitoring Officer)

- Performance manage the asset manager.
- Monitor the overall asset strategy, both the asset business plan and regeneration.
- Approve the annual head rent reconciliation.
- All landlord non recoverable capex ~~between~~ up to £100,000.
- Any letting with a contracted rent ~~level~~ up to £150,000 pa.
- Any tenant capital payment incentive ~~between~~ up to £100,000.
- The service charge budget if the forecast is below 5% of the previous years.
- Settlement of dilapidations claims up to £100,000.
- Responses to tenant restructuring proposals.
- Approve commercialisation advice and management arrangements.

HDC Operational Officers (Development Corporation Manager in consultation with TVCA Director of Infrastructure, the in-house legal team and the in-house finance team)

- Approval of Wayleave applications where there are no financial implications for HDC.
- Instructions of preparation of schedule of Dilapidations up to fee of £5,000.
- Landlord expenditure to meet insurer requirements up to £10,000.
- Landlord expenditure to realise cost savings up to £1,000.



The appendices to this report are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information); of schedule 12a Local Government Act 1972.)

Agenda Item 8

Report to the Hartlepool Development Corporation Board

9 June 2026

Report of Interim Group Monitoring Officer

URGENT AND DELEGATED DECISIONS

SUMMARY

This report provides an update for the Hartlepool Development Corporation (HDC) Board of Delegated and Urgent Decisions taken since the last update to the Development Corporation Board on 28 April 2026.

RECOMMENDATIONS

It is recommended that the Hartlepool Development Corporation Board:

- i. **NOTES** the Delegated Decision detailed in paragraph 2 and confidential **Appendix 1**.
- ii. **NOTES** the Delegated Decision detailed in paragraph 3 and **Appendix 2**.
- iii. **NOTES** the Delegated Decision detailed in paragraph 4 and **Appendix 3**.
- iv. **NOTES** the Delegated Decision detailed in paragraph 5 and **Appendix 4**.
- v. **NOTES** the Delegated Decision detailed in paragraph 6 and confidential **Appendix 5**.
- vi. **NOTES** the Urgent Decision detailed in paragraph 7 and **Appendix 6**.
- vii. **NOTES** the Urgent Decision detailed in paragraph 8 and **Appendix 7**.
- viii. **NOTES** the Urgent Decision detailed in paragraph 9 and **Appendix 8**.
- ix. **NOTES** the Urgent Decision detailed in paragraph 10 and confidential **Appendix 9**.

DETAIL

Attached to this report are five Delegated Decision Records and four Urgent Decision Records.

1. The records contain commercially sensitive information pertaining to tenants of Middleton Grange Shopping Centre. The details of the delegated and urgent decisions are therefore not for publication under paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Schedule of 12A of the Local Government Act 1972.

Delegated Decisions

2. The Delegated Decision below has been taken in line with the General Delegations set out in the HDC Constitution:
 - a. A decision has been made pursuant to General Delegation 3 (GD3) of the Hartlepool Development Corporation Constitution to appoint Black Cat Building Consultancy to carry out a review and oversee the completion of structural works carried out at Middleton Grange Shopping Centre.
 - b. A copy of the Delegated Decision form, recording the action taken by those officers to whom delegated authority was given, is attached at confidential **Appendix 1**.
3. The Delegated Decision below has been taken in line with the Middleton Grange Shopping Centre Scheme of Delegation (June 2024) as agreed by the board on 11 July 2024 under item 10.3:
 - a. A decision has been made to agree lease renewal terms with an existing tenant of a unit within Middleton Grange Shopping Centre and to grant the tenant a renewal lease. The lease terms were negotiated by external property retail consultants engaged on behalf of Hartlepool Development Corporation. The Board delegated authority to Hartlepool Development Corporation Statutory Officers to enter into any letting with a rent value up to £150,000pa.
 - b. A copy of the Delegated Decision form, recording the action taken by those officers to whom delegated authority was given, is attached as confidential **Appendix 2**.
4. The Delegated Decision below has been taken in line with the General Delegations set out in the HDC Constitution:
 - a. A decision has been made pursuant to General Delegation 3 (GD3) of the Hartlepool Development Corporation Constitution to appoint Jones Lang LaSalle's building consultancy services to carry out a competitive tendering exercise and appoint J.P. Wild Limited to undertake structural propping and steel grillage mitigation works at several locations at the Centre. The Board

delegated authority to Hartlepool Development Corporation Statutory Officers the acceptance of the best value tender or quotations for building and civil engineering works for which financial provision has been made in the Development Corporation's Budget and that do not exceed £10,000,000.

b. A copy of the Delegated Decision form, recording the action taken by those officers to whom delegated authority was given, is attached as confidential **Appendix 3**.

5. The Delegated Decision below has been taken in line with the Middleton Grange Shopping Centre Scheme of Delegation, as agreed by the board on 11 July 2024, under item 10.3.

a. A decision was made to agree to the terms of a new lease and complete a new lease with a tenant at the Middleton Grange Shopping Centre. The lease terms were negotiated by external property retail consultants engaged on behalf of Hartlepool Development Corporation. The Board delegated authority to Hartlepool Development Corporation Statutory Officers to enter into any letting with a rent value up to £150,000pa.

b. A copy of the Delegated Decision form, recording the action taken by those officers to whom delegated authority was given, is attached at confidential **Appendix 4**.

6. The Delegated Decision below has been taken in line with the General Delegations set out in the HDC Constitution:

a. A decision has been made pursuant to General Delegation 3 (GD3) of the Hartlepool Development Corporation Constitution to instruct Black Cat Asset Management to carry out Asset Ratings services at Middleton Grange Shopping Centre.

b. A copy of the Delegated Decision form, recording the action taken by those officers to whom delegated authority was given, is attached at confidential **Appendix 5**.

Urgent Decisions

7. The Urgent Decision below was taken in respect of Middleton Grange Shopping Centre by the Chief Executive exercising his delegated power in accordance with Procedure Rule 20, Hartlepool Development Corporation Constitution:

- a. A decision was made to issue a wayleave agreement to a telecommunications operator to install cables and terminating equipment at a unit within the Middleton Grange Shopping Centre. The equipment is required by the tenant to upgrade the telecommunication accessibility in the unit in order to facilitate technology upgrades. As the cables and equipment are being installed outside of the tenant's unit, HDC consent was required.
 - b. A copy of the Urgent Decision recording the action taken by those officers who exercised their delegated authority in accordance with the HDC Constitution is attached at confidential **Appendix 6**.
8. The Urgent Decision below was taken in respect of Middleton Grange Shopping Centre by the Chief Executive exercising his delegated power in accordance with Procedure Rule 20, Hartlepool Development Corporation Constitution:
 - a. A decision was made to issue a wayleave agreement to a telecommunications operator to install cables and terminating equipment at a unit within the Middleton Grange Shopping Centre. The equipment is required by the tenant to upgrade the telecommunication accessibility in the unit in order to facilitate technology upgrades. As the cables and equipment are being installed outside of the tenant's unit, HDC consent was required.
 - b. A copy of the Urgent Decision recording the action taken by those officers who exercised their delegated authority in accordance with the HDC Constitution is attached at confidential **Appendix 7**.
9. The Urgent Decision below was taken in respect of Middleton Grange Shopping Centre by the Chief Executive exercising his delegated power in accordance with Procedure Rule 20, Hartlepool Development Corporation Constitution:
 - a. A decision was made to issue a wayleave agreement to a telecommunications operator to install cables and terminating equipment at a unit within the Middleton Grange Shopping Centre. The equipment is required by the tenant to upgrade the telecommunication accessibility in the unit in order to facilitate technology upgrades. As the cables and equipment are being installed outside of the tenant's unit, HDC consent was required.
 - b. A copy of the Urgent Decision recording the action taken by those officers who exercised their delegated authority in accordance with the HDC Constitution is attached at confidential **Appendix 8**.
10. The Urgent Decision below was taken in respect of Middleton Grange Shopping Centre on 2 April by the Chief Executive exercising his delegated power in accordance with Procedure Rule 20, Hartlepool Development Corporation Constitution:

- a. A tenant occupying a unit at the Middleton Grange Shopping Centre is going to vacate the centre when their lease expires in June 2026. Property Managers for Middleton Grange Shopping Centre must inspect the premises in preparation for the tenant's departure to ensure the property is returned to the landlord in the condition specified in the terms of the lease. A decision has been made to agree to commission a survey and the preparation of a Schedule of Dilapidations in respect of the unit.
- b. A copy of the Urgent Decision recording the action the action taken by those officers who exercised their delegated authority in accordance with the HDC Constitution is attached at confidential **Appendix 9**.

FINANCIAL IMPLICATIONS

11. The financial implications in relation to each Delegated and Urgent Decision are identified within each decision form.

LEGAL IMPLICATIONS

12. The decisions referred to in this report have been taken in accordance with the Hartlepool Development Corporation Constitution and Middleton Grange Shopping Centre Scheme of Delegation (June 2024).
13. The Middleton Grange Shopping Centre Scheme of Delegation (June 2024) was agreed by the board on 11 July 2024 under item 10.3. The main body of the report identifies the specific delegations exercised by the Statutory Officers in accordance with the Scheme of Delegation and Constitution.

RISK ASSESSMENT

14. This report is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

CONSULTATION & COMMUNICATION

15. Save for where provided in the Urgent or Delegated Decision Record, no consultation is required in relation to reporting to the Board.



Hartlepool
Development
Corporation

EQUALITY & DIVERSITY

16. It is not expected that the content of this report will have an adverse effect on any individual with protected characteristics.

Name of Contact Officer:

Louise Holroyd

Post Title:

Locum Solicitor

Email Address:

louise.holroyd@teesvalley-ca.gov.uk

**TEES
VALLEY**

Anything is possible



RECORD OF THE EXERCISE OF DELEGATIONS TO CHIEF OFFICERS AS DETAILED IN THE MIDDLETON GRANGE SHOPPING CENTRE SCHEME OF DELEGATION JUNE 2024

This form should be used to record decisions taken in accordance with the delegations provided in the Hartlepool Development Corporation Constitution to one or more Chief Officers (as relevant) – Chief Executive, Section 73 Officer and Monitoring Officer.

OFFICER: Chief Executive, Interim Group Director of Finance and Resources and Group Legal Manager	DATE DECISION TAKEN: 11 November 2025
DECISION NO: HDC AF21-2025	
REFERENCE – TYPE OF DELEGATION Delegation to HDC Statutory Officers - Middleton Grange Shopping Centre Scheme of Delegation (June 2024)	DELEGATION POWER Delegation to HDC Statutory Officers – Any letting with rent level up to £150,000 pa.
DETAILS OF DECISION: <u>Background</u> Hartlepool Development Corporation (“HDC”), as landlord of Middleton Grange Shopping Centre, is negotiating terms with an existing tenant, the details of which are set out in confidential appendix A (“the Tenant”), to agree a renewal lease of a unit in the Centre. The Tenant has indicated their wish to enter into a lease to remain at the Centre for a further 1 year and has provisionally agreed the terms of the renewal lease. Terms of the renewal lease have been negotiated by Barker Proudlove, HDC’s external retail property consultants. The proposed Heads of Terms are summarised in the attached confidential Appendix B and are set out in full in JLL’s recommendation at confidential Appendix C. <u>Decision</u> A decision has been made to agree the terms of the renewal lease to the Tenant as set out in the attached recommendation at confidential Appendix C and completion of the renewal lease on those terms.	
FINANCIAL IMPLICATIONS: Appendix A to this record sets out the financial implications of agreeing the new lease terms.	



The fees associated with the transaction are as follows:

Anthony Collins Solicitors:	£650.00 plus VAT
Barker Proudlove:	£1,500 plus VAT
JLL:	£1,500 plus VAT
<u>Total:</u>	<u>£3,650.00 plus VAT</u>

PROCESS OF PARTNER CONSULTATION:

There has been no partner consultation prior to making this decision.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

Not to agree to the recommended lease terms – this may result in the Tenant no longer wishing to operate their business from the Centre and vacating the unit. This would consequently mean that HDC would need to continue to cover the void costs for the unit as the unit would become vacant.

ACTUAL OR PERCEIVED CONFLICT OF INTEREST BY ANY OF THE DECISION-MAKERS:

The Chief Executive of Hartlepool Development Corporation is also the Chief Executive of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Chief Executive has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

The Interim Group Director of Finance & Resources of Hartlepool Development Corporation is also the Interim Group Director of Finance & Resources of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Interim Group Director of Finance & Resources has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

The Group Legal Manager of Hartlepool Development Corporation is also the Group Legal Manager of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Group Legal Manager has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

ANY OTHER INFORMATION TO BE INCLUDED AS PART OF THE DECISION RECORD:

None

TEES VALLEY

<p>SIGNATURE:</p>  <p>CHIEF EXECUTIVE</p> <p>DATE: 18/1/2026</p>	<p>SIGNATURE:</p>  <p>GROUP LEGAL MANAGER (with delegations from the Interim Monitoring Officer)</p> <p>DATE: 11 November 2025</p>	<p>SIGNATURE:</p>  <p>INTERIM GROUP DIRECTOR OF FINANCE & RESOURCES</p> <p>DATE: 16/1/26</p>
<p>Date Reported to HDC Board</p>		



RECORD OF THE EXERCISE OF DELEGATIONS TO CHIEF OFFICERS AS DETAILED IN THE HARTLEPOOL DEVELOPMENT CORPORATION CONSTITUTION

This form should be used to record decisions taken in accordance with the delegations provided in the Hartlepool Development Corporation Constitution to one or more Chief Officers (as relevant) – Chief Executive, Section 73 Officer and Monitoring Officer.

OFFICER: Chief Executive, Interim Group Director of Finance and Resources and Interim Monitoring Officer	DATE DECISION TAKEN: 13 March 2026
DECISION NO: HDC AF06-2026	
REFERENCE – TYPE OF DELEGATION HDC Constitution - GD3	DELEGATION POWER b. The acceptance of the best value tender or quotation (Chief Executive Officer and Group Director of Finance and Resources) for building and civil engineering works for which financial provision has been made in the Development Corporation’s Budget and that do not exceed £10,000,000.

DETAILS OF DECISION:

Background

Throughout the process of Hartlepool Development Corporation (“HDC”) purchasing the long lease hold of the Middleton Grange Shopping Centre (“the Centre”) in December 2023, issues were found requiring further investigation and/or repair. The cost of the expected repairs was deducted from the purchase price. A survey was carried out and the Market Hall closed in September 2024 due to the identified structural issues. The Market Hall remains closed, and access is controlled by the Centre Management team to critical contractors only.

In January 2025, a recommendation was received by the Centre’s Property Manager at Jones Lang LaSalle (“JLL”) which suggested that HDC should engage a structural engineer to design and draw up a specification of the risk mitigation measures proposed in the Market Hall, Gold Corridor and Management Suite areas of the centre. Designs were received by Adept Consulting Engineers Ltd (“Adept”) in Spring 2025.

JLL’s building consultancy services were instructed by HDC to obtain competitive tenders for the required structural works at the Centre, based on the designs undertaken by Adept. JLL’s building consultancy services prepared a report on the tenders received and made a recommendation to HDC as to the most advantageous bid submitted.

The works will comprise of a semi-permanent structural support system in the Management Suite, Gold Corridor and Market Hall at the Centre. The works need to be implemented urgently as a matter of health and safety to ensure there is no further deterioration. The Management Suite is where staff and the control room are based, the Gold Corridor is a key operational area, and access to the Market Hall is required to continue the maintenance of vital services.

Following a competitive tendering exercise, which involved the review of three bids received, JLL’s building consultancy team recommended for HDC to proceed with instructing J.P. Wild Limited to carry out the structural works as their tender was the most cost-effective option. J.P. Wild Limited have been identified as the most advantageous bidder to undertake structural propping and steel grillage mitigation works at several locations at the Centre.

Decision

Following the recommendation outlined above, a decision has been made pursuant to General Delegation 3 (GD3) of the Hartlepool Development Corporation Constitution to enter into a contract with J.P. Wild Limited to carry out the required structural works at the Centre.

FINANCIAL IMPLICATIONS:

The cost of the services for these works will be , from the savings of the purchase price of the Centre, due to the identification of structural issues at the time of purchase, as detailed in the confidential appendix A attached.

HDC Board approved the reduction in the purchase price of Middleton Grange Shopping Centre on 28th November 2023. While this amount was deducted from the purchase price, it represented future consideration within the capital programme for remediation works for MGSC.

PROCESS OF PARTNER CONSULTATION:

There has been no partner consultation prior to making this decision.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

The alternative to this would be not to be proceed with the structural propping works, which is a health and safety risk to the Centre and HDC more widely.

ACTUAL OR PERCEIVED CONFLICT OF INTEREST BY ANY OF THE DECISION-MAKERS:

The Chief Executive of Hartlepool Development Corporation is also the Chief Executive of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Chief Executive has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.




The Interim Group Director of Finance & Resources of Hartlepool Development Corporation is also the Interim Group Director of Finance & Resources of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Interim Group Director of Finance & Resources has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

The Interim Monitoring Officer of Hartlepool Development Corporation is also the Interim Monitoring Officer of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Interim Monitoring Officer has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

ANY OTHER INFORMATION TO BE INCLUDED AS PART OF THE DECISION RECORD:

Not applicable.

TEES VALLEY

<p>SIGNATURE:</p>  <p>CHIEF EXECUTIVE</p> <p>DATE: 15 January 2026</p>	<p>SIGNATURE:</p>  <p>INTERIM MONITORING OFFICER</p> <p>DATE: 13 January 2026</p>	<p>SIGNATURE:</p>  <p>INTERIM GROUP DIRECTOR OF FINANCE & RESOURCES</p> <p>DATE: 13 March 2026</p>
<p>Date Reported to HDC Board</p>		



RECORD OF THE EXERCISE OF DELEGATIONS TO CHIEF OFFICERS AS DETAILED IN THE MIDDLETON GRANGE SHOPPING CENTRE SCHEME OF DELEGATION JUNE 2024

This form should be used to record decisions taken in accordance with the delegations provided in the Hartlepool Development Corporation Constitution to one or more Chief Officers (as relevant) – Chief Executive, Section 73 Officer and Monitoring Officer.

OFFICER: Chief Executive, Interim Group Director of Finance and Resources and Interim Monitoring Officer	DATE DECISION TAKEN: 22 April 2026
DECISION NO: HDC AF09-2026	
REFERENCE – TYPE OF DELEGATION Delegation to HDC Statutory Officers - Middleton Grange Shopping Centre Scheme of Delegation (June 2024)	DELEGATION POWER Delegation to HDC Statutory Officers – Any letting with rent level up to £150,000 pa.

DETAILS OF DECISION:

Background

Hartlepool Development Corporation ("HDC"), as landlord of Middleton Grange Shopping Centre, is negotiating terms with a new prospective tenant, the details of which are set out in confidential appendix A ("the Prospective Tenant"), to agree a new lease of a unit in the Centre.

The Prospective Tenant has indicated their wish to occupy a unit at the Centre and has provisionally agreed the terms upon which the Prospective Tenant is willing to enter into a lease with HDC.

Terms of the new lease have been negotiated by Barker Proudlove, HDC's external retail property consultants, and a provisional agreement with the Prospective Tenant has now been reached. The proposed Heads of Terms are summarised in the attached confidential Appendix B and are set out in full in the Asset Manager's Transaction Recommendation Form at confidential Appendix C.

Decision

A decision has been made to agree the terms of the new lease to the Prospective Tenant as set out in the attached recommendation at confidential Appendix C and completion of the new lease on those terms.

Appendices A, B and C to this Record of Decision are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Schedule 12A of the Local Government Act 1972.

FINANCIAL IMPLICATIONS:

The proposed terms of the lease will result in a reduction in liabilities such as business rates and utility costs for HDC by circa £62,899 per annum. This is currently a vacant unit with negative operating income of £37,899 pa.

The fees associated with the transaction are as follows:

Anthony Collins Solicitors:	£4000 plus VAT
Black Cat Asset Manager:	£nil
Barker Proudlove:	£3500 plus VAT
<u>Total:</u>	<u>£7500 plus VAT</u>

PROCESS OF PARTNER CONSULTATION:

There has been no partner consultation prior to making this decision.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

Not to agree to the recommended lease terms – this may result in the Tenant no longer wishing to operate their business from the Centre and vacating the unit. This would consequently mean that HDC would need to continue to cover the void costs for the unit as the unit would remain vacant.

ACTUAL OR PERCEIVED CONFLICT OF INTEREST BY ANY OF THE DECISION-MAKERS:

The Chief Executive of Hartlepool Development Corporation is also the Chief Executive of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Chief Executive has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

The Interim Group Director of Finance & Resources of Hartlepool Development Corporation is also the Interim Group Director of Finance & Resources of Tees Valley Combined Authority. This creates a perceived conflict of interest. By

exercising this delegation, under the Hartlepool Development Corporation Constitution, the Interim Group Director of Finance & Resources has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

The Interim Monitoring Officer of Hartlepool Development Corporation is also the Interim Monitoring Officer of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Interim Monitoring Officer has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

ANY OTHER INFORMATION TO BE INCLUDED AS PART OF THE DECISION RECORD:

None

SIGNATURE:



CHIEF EXECUTIVE

DATE: 13 April 2026

SIGNATURE:



INTERIM MONITORING OFFICER

DATE: 9 April 2026

SIGNATURE:



INTERIM GROUP DIRECTOR OF FINANCE & RESOURCES

DATE: 22 April 2026

Date Reported to HDC Board

DELEGATED DECISION IN CASE OF URGENCY (PROCEDURE RULE 20 – HARTLEPOOL DEVELOPMENT CORPORATION CONSTITUTION)

This form should be used to record decisions taken under urgent decision arrangements by the Chief Executive in consultation with the Chair of the Hartlepool Development Corporation Board, Group Director of Finance & Resources and Monitoring Officer, where the decision needs to be taken urgently and it is not practicable to form a quorate meeting of the board.

A record of this decision must be submitted to the next HDC Board. An annual record is also maintained by the Monitoring Officer.

OFFICER: CHIEF EXECUTIVE	DATE DECISION TAKEN: 12 April 2026
DECISION NO: HDC UD 04-2026	DELEGATION POWER AND PAGE OF CONSTITUTION: Procedure Rule 20, Hartlepool Development Corporation Constitution
DETAILS OF DECISION: <u>Background</u> Hartlepool Development Corporation (“HDC”), as landlord, has been approached by a telecommunications operator with a request for a wayleave agreement for the installation of electronic communication apparatus at a unit within Middleton Grange Shopping Centre. The wayleave agreement will provide a telecommunications operator with consent to install a new cable within the centre leading to the unit, as shown on the plans attached to this request at Appendix A (confidential appendix). The equipment is required by the tenant to upgrade the telecommunication accessibility in the unit in order to facilitate technology upgrades. HDC’s property managers have advised that, due to the nature of Middleton Grange Shopping Centre’s construction, it is not possible for a tenant to connect directly into this equipment without some cables/equipment being either located or running through the common parts of the Centre. As the cables and equipment are being installed outside of the tenant’s unit, HDC consent is required. HDC will instruct external solicitors, Anthony Collins LLP to draft the wayleave agreement in accordance with the other wayleave agreements at Middleton Grange Shopping Centre to ensure a uniform approach. A copy of the recommendation from the Asset Manager to agree the wayleave is attached to this request at Appendix B (confidential appendix). Appendix C sets out the details of the parties to this transaction (confidential appendix). <u>Decision</u> The following decisions have been made: (1) Approve the terms of the wayleave agreement attached to this request at Appendix B; and (2) Agree authority for the Interim Monitoring Officer to sign, seal and complete a wayleave agreement with the tenant and telecommunications operator to grant consent for the installation of the cable at the centre. Appendices A, C and B to this Record of Decision are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)) of schedule 12a Local Government Act 1972.	
FINANCIAL IMPLICATIONS: There are no financial implications arising from this decision.	

EXISTING BOARD DECISION WHICH ASSIGNED THE NECESSARY FUNDING:

There is no board decision and no funding has been assigned.

PROCESS OF PARTNER CONSULTATION:



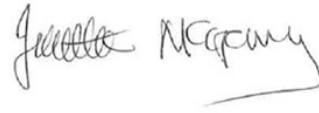

The Chair of HDC Board, Interim Group Director of Finance & Resources and Interim Monitoring Officer were consulted prior to this decision.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

Not to grant the wayleave – this could have potential repercussions on the viability of the tenant operating from the unit which could potentially lead to them not to renew their lease and to vacate the Centre. This would have a detrimental effect as would result in the loss of a national retailer at the Centre. On the basis that consent for alterations at the unit is not to be unreasonably withheld, not agreeing to grant the wayleave may result in HDC being in breach of its obligations under the lease which could lead to the tenant making a claim against HDC where they have suffered a loss as a result.

ACTUAL OR PERCEIVED CONFLICT OF INTEREST BY ANY OF THE DECISION-MAKERS:

The Chief Executive of Hartlepool Development Corporation is also the Chief Executive of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Chief Executive has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

<p>SIGNATURE:</p>  <p>INTERIM CHIEF EXECUTIVE</p> <p>DATE: 8/3/26</p>	<p>SIGNATURE:</p>  <p>CHAIR OF HDC BOARD</p> <p>DATE: 12/04/2026</p>	<p>SIGNATURE:</p>  <p>INTERIM MONITORING OFFICER</p> <p>DATE: 9/4/26</p>	<p>SIGNATURE:</p>  <p>INTERIM GROUP DIRECTOR OF FINANCE & RESOURCES</p> <p>DATE: 24/3/26</p>
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All sections below are for Governance Team use only

DATE REPORTED TO MANAGEMENT GROUP:

Once fully complete and signed off please return to the Governance Team.



DELEGATED DECISION IN CASE OF URGENCY (PROCEDURE RULE 20 – HARTLEPOOL DEVELOPMENT CORPORATION CONSTITUTION)

This form should be used to record decisions taken under urgent decision arrangements by the Chief Executive in consultation with the Chair of the Hartlepool Development Corporation Board, Group Director of Finance & Resources and Monitoring Officer, where the decision needs to be taken urgently and it is not practicable to form a quorate meeting of the board.

A record of this decision must be submitted to the next HDC Board. An annual record is also maintained by the Monitoring Officer.

OFFICER: CHIEF EXECUTIVE	DATE DECISION TAKEN: 17 February 2026
DECISION NO: HDC UD 05-2026	DELEGATION POWER AND PAGE OF CONSTITUTION: Procedure Rule 20, Hartlepool Development Corporation Constitution
DETAILS OF DECISION: <u>Background</u> Hartlepool Development Corporation (“HDC”), as landlord, has been approached by a telecommunications operator with a request for a wayleave agreement for the installation of electronic communication apparatus at a unit within Middleton Grange Shopping Centre. The wayleave agreement will provide a telecommunications operator with consent to install a new cable within the centre leading to the unit, as shown on the plans attached to this request at Appendix A (confidential appendix). The equipment is required by the tenant to upgrade the telecommunication accessibility in the unit in order to facilitate technology upgrades. HDC’s property managers have advised that, due to the nature of Middleton Grange Shopping Centre’s construction, it is not possible for a tenant to connect directly into this equipment without some cables/equipment being either located or running through the common parts of the Centre. As the cables and equipment are being installed outside of the tenant’s unit, HDC consent is required. HDC will instruct external solicitors, Anthony Collins LLP to draft the wayleave agreement in accordance with the other wayleave agreements at Middleton Grange Shopping Centre to ensure a uniform approach. A copy of the recommendation from the Asset Manager to agree the wayleave is attached to this request at Appendix B (confidential appendix). Appendix C sets out the details of the parties to this transaction (confidential appendix). <u>Decision</u> The following decisions have been made: (1) Approve the terms of the wayleave agreement attached to this request at Appendix B; and (2) Agree authority for the Interim Monitoring Officer to sign, seal and complete a wayleave agreement with the tenant and telecommunications operator to grant consent for the installation of the cable at the centre. Appendices A, C and B to this Record of Decision are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)) of schedule 12a Local Government Act 1972.	
FINANCIAL IMPLICATIONS: There are no financial implications arising from this decision.	

EXISTING BOARD DECISION WHICH ASSIGNED THE NECESSARY FUNDING:

There is no board decision and no funding has been assigned.

PROCESS OF PARTNER CONSULTATION:

The Chair of HDC Board, Interim Group Director of Finance & Resources and Interim Monitoring Officer were consulted prior to this decision.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

Not to grant the wayleave – this could have potential repercussions on the viability of the tenant operating from the unit which could potentially lead to them not to renew their lease and to vacate the Centre. This would have a detrimental effect as would result in the loss of a national retailer at the Centre. On the basis that consent for alterations at the unit is not to be unreasonably withheld, not agreeing to grant the wayleave may result in HDC being in breach of its obligations under the lease which could lead to the tenant making a claim against HDC where they have suffered a loss as a result.

ACTUAL OR PERCEIVED CONFLICT OF INTEREST BY ANY OF THE DECISION-MAKERS:

The Chief Executive of Hartlepool Development Corporation is also the Chief Executive of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Chief Executive has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

SIGNATURE:



CHIEF EXECUTIVE

DATE: 6 February 2026


SIGNATURE:



CHAIR OF HDC BOARD

DATE: 17 February 2026

SIGNATURE:



INTERIM MONITORING OFFICER

DATE: 10 February 2026

SIGNATURE:



INTERIM GROUP DIRECTOR OF FINANCE & RESOURCES

DATE: 17 February 2026

All sections below are for Governance Team use only

DATE REPORTED TO MANAGEMENT GROUP:

Once fully complete and signed off please return to the Governance Team.



DELEGATED DECISION IN CASE OF URGENCY (PROCEDURE RULE 20 – HARTLEPOOL DEVELOPMENT CORPORATION CONSTITUTION)

This form should be used to record decisions taken under urgent decision arrangements by the Chief Executive in consultation with the Chair of the Hartlepool Development Corporation Board, Group Director of Finance & Resources and Monitoring Officer, where the decision needs to be taken urgently and it is not practicable to form a quorate meeting of the board.

A record of this decision must be submitted to the next HDC Board. An annual record is also maintained by the Monitoring Officer.

OFFICER: CHIEF EXECUTIVE	DATE DECISION TAKEN: 19 May 2026
DECISION NO: HDC UD 06-2026	DELEGATION POWER AND PAGE OF CONSTITUTION: Procedure Rule 20, Hartlepool Development Corporation Constitution
DETAILS OF DECISION: <u>Background</u> Hartlepool Development Corporation (“HDC”), as landlord, has been approached by a telecommunications operator with a request for a wayleave agreement for the installation of electronic communication apparatus at a unit within Middleton Grange Shopping Centre. The wayleave agreement will provide a telecommunications operator with consent to install a new cable within the centre leading to the unit, as shown on the plans attached to this request at Appendix A (confidential appendix). The equipment is required by the tenant to upgrade the telecommunication accessibility in the unit in order to facilitate technology upgrades. HDC’s property managers have advised that, due to the nature of Middleton Grange Shopping Centre’s construction, it is not possible for a tenant to connect directly into this equipment without some cables/equipment being either located or running through the common parts of the Centre. As the cables and equipment are being installed outside of the tenant’s unit, HDC consent is required. HDC will instruct external solicitors, Anthony Collins LLP to draft the wayleave agreement in accordance with the other wayleave agreements at Middleton Grange Shopping Centre to ensure a uniform approach. A copy of the recommendation from the Asset Manager to agree the wayleave is attached to this request at Appendix B (confidential appendix). Appendix C sets out the details of the parties to this transaction (confidential appendix). <u>Decision</u> The following decisions have been made: (1) Approve the terms of the wayleave agreement attached to this request at Appendix B; and (2) Agree authority for the Interim Monitoring Officer to sign, seal and complete a wayleave agreement with the tenant and telecommunications operator to grant consent for the installation of the cable at the centre. Appendices A, C and B to this Record of Decision are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)) of schedule 12a Local Government Act 1972.	
FINANCIAL IMPLICATIONS: There are no financial implications arising from this decision.	

EXISTING BOARD DECISION WHICH ASSIGNED THE NECESSARY FUNDING:

There is no board decision and no funding has been assigned.

PROCESS OF PARTNER CONSULTATION:

The Chair of HDC Board, Interim Group Director of Finance & Resources and Interim Monitoring Officer were consulted prior to this decision.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

Not to grant the wayleave – this could have potential repercussions on the viability of the tenant operating from the unit which could potentially lead to them not to renew their lease and to vacate the Centre. This would have a detrimental effect as would result in the loss of a national retailer at the Centre. On the basis that consent for alterations at the unit is not to be unreasonably withheld, not agreeing to grant the wayleave may result in HDC being in breach of its obligations under the lease which could lead to the tenant making a claim against HDC where they have suffered a loss as a result.

ACTUAL OR PERCEIVED CONFLICT OF INTEREST BY ANY OF THE DECISION-MAKERS:

The Chief Executive of Hartlepool Development Corporation is also the Chief Executive of Tees Valley Combined Authority. This creates a perceived conflict of interest. By exercising this delegation, under the Hartlepool Development Corporation Constitution, the Chief Executive has considered whether this creates an actual conflict of interest. This decision will not adversely affect the Tees Valley Combined Authority, and as such, the decision maker is content that no actual conflict arises, such that the decision can be made free from such conflict.

SIGNATURE:


**INTERIM CHIEF
EXECUTIVE**

DATE: 15/03/2026

SIGNATURE:


CHAIR OF HDC BOARD

DATE: 16/05/2026

SIGNATURE:


**INTERIM MONITORING
OFFICER**

DATE: 19/05/2026

SIGNATURE:


**INTERIM GROUP
DIRECTOR OF FINANCE &
RESOURCES**

DATE: 07/04/2026

All sections below are for Governance Team use only

DATE REPORTED TO MANAGEMENT GROUP:

Once fully complete and signed off please return to the Governance Team.



The appendices to this report are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any person (including the authority holding that information); of schedule 12a Local Government Act 1972.)

AGENDA ITEM 9

Report to the Hartlepool Development Corporation Board

9 June 2026

Report of TVCA Director of Infrastructure

NEW TENANCY PROPOSAL

SUMMARY

Hartlepool Development Corporation have received a recommendation from Middleton Grange Shopping Centre's asset managers regarding a new tenancy proposal for a currently vacant unit.

RECOMMENDATIONS

It is recommended that the Hartlepool Development Corporation Board:

- i. APPROVES the new tenancy proposal detailed in paragraph 1 and confidential appendix 1.

DETAIL

1. The new tenancy recommendation requires expenditure on remediation works to bring the vacant unit into a lettable condition for the proposed new tenant.
2. Further information regarding the proposed new tenancy can be found in **confidential appendix 1**.
3. HDC Board is recommended to:
 - a. APPROVE the proposed new tenancy agreement.



- b. **DELEGATE** to the Centre's asset manager to execute the lease agreement based on the Heads of Terms proposed.

FINANCIAL IMPLICATIONS

4. The financial implications associated with this decision, including the proposed remediation expenditure and anticipated commercial terms, are detailed within confidential appendix 1.

LEGAL IMPLICATIONS

5. Once HDC has entered into a Lease for a particular unit it will be bound by its terms. HDC has instructed a number of industry experts to ensure that all legal documentation is based on accurate industry advice.
6. External solicitors are instructed by HDC to complete all legal documentation and provide ongoing advice as required. This is managed by the TVCA in-house legal function.
7. Consideration will be given to, and an assessment produced to manage any risk under the Subsidy Control Act 2022, whereby a public authority provides resources to give one entity a commercial advantage over another. This will be considered, and an assessment made in respect of any letting, before it is agreed.

RISK ASSESSMENT

8. This new tenancy proposal is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

CONSULTATION & COMMUNICATION

9. The contents of this report do not require further consultation.

EQUALITY & DIVERSITY

10. It is not expected that the subject of the report will have an effect on groups of people with protected characteristics.

Name of Contact Officer: Jonathan Spruce
Post Title: TVCA Director of Infrastructure
Email Address: Jonathan.spruce@teesvalley-ca.gov.uk

