

**Urgent Delegated Decisions of the Hartlepool Development Corporation  
March 2024 to June 2024**

| Project  | Cost         | Date       |
|--|--------------|------------|
| <p><b>The Kings Tavern Public House Repair Work</b></p> <p>The Kings Tavern public house sits on the periphery of the shopping centre and does not form a structurally integral part of the shopping centre. The Tenant occupies the Property by way of a Lease expiring on 24th November 2141, paying a peppercorn rent and contributing on a 50% basis to the service charge.</p> <p>The pub landlord (the Tenant) raised some repair issues with the fascia/shopfront of the unit in October of last year but due to the sale by AEW to HDC, the matter was not addressed. The Tenant has become frustrated with the lack of a decision/response from the appointed centre management and has raised the issue directly with the Mayor.</p> <p>The Tenant has insisted that the repairs were the Landlord’s responsibility. The examination of the lease by HDC legal advisors, Addleshaw Goddard, finds that this is not the case. The disrepair has resulted to the fascia and not to the structure of the building. The Landlord is responsible for the structure of the Property only. The Premises leased to the tenant is defined as including the shopfront and fascia sign and therefore, the repairs are the Tenant’s responsibility.</p> <p>The Middleton Grange Shopping Centre team have provided a cost estimate of £750 +VAT for carrying out these repairs.</p> <p>Noting that it is not the Landlords responsibility to repair the fascia, there is a wider context to consider.</p> <p>The ramp leading to the shopping centre part over-sails the pub. This ramp needs repair and is, currently, closed, causing significant inconvenience and disruption to other tenants in the shopping centre who use this ramp for their deliveries etc.</p> <p>A procurement process is currently underway in respect of these ramp repair works; when the works are to be undertaken the co-operation of the pub landlord is needed. To aid the smooth completion of the ramp works, and to mitigate the risk of negative PR and reputational damage it is requested that HDC instruct the managing agents JLL to carry out the repairs on their behalf.</p> <p>Notwithstanding, the fact that the repairs should fall to the Tenant under the terms of the Lease, this is a request for a one-off gesture of goodwill, that HDC as Landlord undertakes and bears the cost of the repairs to The King’s Tavern, but this infers no admission of liability.</p> | Up to £1,000 | 17/05/2024 |

**TEES  
VALLEY**

**HDC** | Hartlepool  
Development  
Corporation

Anything is possible.