



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Regeneration & Neighbourhoods Directorate
Division:	Strategic Asset Management Section
Date of Decision / Issue of Licence:	3 rd June 2019
Officer Making Decision:	Tim Wynn (Strategic Asset Manager)
Subject / Description & Reason for Decision:	<p>Property – Seaton Carew Sports Club Elizabeth Way Seaton Carew</p> <p>Seaton Carew Sports Club comprises 17.95 acres (7.25 ha) of land laid out as grassed sports pitches together with buildings providing a clubhouse, changing rooms and score room extending to 640 square metres net internal area and a car park. It is located adjoining private housing estates and Tees Road in Seaton Carew.</p> <p>The property is let to the Trustees of Seaton Carew Sports and Social Club on a 42 year lease from 1st March 2010 at a current rent of £350 per annum. The rent is due for review on 1st March 2020 and every 10 years thereafter. The review is based on the Consumer Price Index (CPI). The tenant is responsible for all repairs and insurance.</p> <p>The tenants have recently requested consent to assign the lease to a Charitable Incorporated Organisation to be established by the Trustees. In part this is to end the Trustees' personal liability and in part to facilitate a move to full charitable status which will help the club's fund raising activities and effectiveness. The lease provides for an absolute bar on assignment except to new Trustees and therefore they need the Council's consent (which can be withheld) in order to assign. The club also proposes to establish a trading subsidiary which will occupy and operate the bar.</p> <p>Given the very low rent (which will only increase by CPI during the term) and the generally satisfactory way the tenancy has been conducted by the club the risk to the Council in allowing assignment to the Charitable Incorporated Organisation</p>

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appears entirely acceptable. It will also assist the club in moving to charitable status. The proposed terms of the assignment are as follows:

1. The Council will grant consent for assignment of the lease dated 19th May 2010 and made between HBC and the Trustees of Seaton Carew Sports and Social Club to the Charitable Incorporated Organisation (CIO) to be established by the club. No fine or premium will be payable.
2. The Trustees and CIO will be responsible for the Council's surveyor's fee of £250 and the Council's reasonable legal fees.
3. The CIO will covenant directly with the Council to observe the tenant's covenants in the lease.

The Trustees have also requested an extension of the lease term but this has wider implications than the assignment and requires further consideration.

Type of Decision: Non Key

Nature of Delegation Being Exercised: Committee Delegated Authority

The Director of Regeneration and Neighbourhoods and the Chief Solicitor have delegated powers for a variety of transactions within £100,000 in capital value and £50,000 in rental value (annual figure). The powers are to approve land and property disposals and acquisitions, leases, lettings, licences, wayleaves, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters.

Delegated Powers Authorisation was given on 24 May 2019 by the Director of Regeneration and Neighbourhoods and the Chief Solicitor to the Strategic Asset Manager.

Alternative Options Considered & Rejected: Refusal of consent

Any Declared Register of Interest: No
If Yes, specify:

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OFFICER WITH THE DELEGATION

NAME:
Tim Wynn

POSITION: Strategic Asset Manager

