



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Strategic Asset Management

Date of Decision / Issue of Licence: 29th May 2019

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: The Council leases the Victoria Football Club at Clarence Road to Hartlepool United Football Club Limited on a 70 year lease which commenced on 19th June 1997. The rent was initially set at £9,000 p.a. and under the terms of the lease, increased incrementally to £18,000 p.a. with effect from 19th June 2002. The rent was then subject to a rent review every five years, however, none of the reviews were ever implemented. A notice was therefore served upon the Club to implement a review from the latest review date of 19th June 2017. Protracted negotiations have therefore been undertaken with the Club and agreement has been reached to a revised rent of £25,000 p.a. subject to it being implemented with effect from 19th June 2019. It has further been agreed that at the rent of £25,000 p.a. the Club will not make nor be eligible for a Community Asset Value rental reduction. The Club has had to deal with a number of challenging financial pressures over the years, not least, having to deal with a reduction in revenue from their relegation from the Football League in 2017. In the circumstances therefore it is recommended that delegated authority is exercised to implement the review from 19th June 2019.

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

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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:

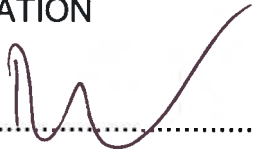
Referring the rent review to third party determination was considered however there would be uncertainty as to the rent that would be determined and the costs of referral could well have been significant.

Any Declared Register of Interest

No

OFFICER WITH THE DELEGATION

NAME: Tim Wynn.....



POSITION: Strategic Asset Manager.....