



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Strategic Asset Management

Date of Decision / Issue of Licence: July 2019

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Rent Review of Land at Grayfields, Wiltshire Way, Hartlepool

The Council leases an area of land at the above to West Hartlepool Technical Day School Old Boys Rugby Union Football Club (WHTDSOB) on a 25 year lease with effect from 1st March 2006.

The site they occupy is shown in Appendix A and comprises:-

- (a) land on which the clubhouse is sited, shown cross hatched in the plan , and;
- (b) land used for the sports pitches, shown hatched in the plan

The rent for the clubhouse land was initially set at £3,250 p.a. rising incrementally to £5,400 p.a. with effect from 1st March 2009. Whilst the lease includes provision for 5 year rent reviews, no subsequent reviews have been implemented.

The rent for the sports pitches was initially set at £500 p.a. increasing by the rate of the Retail Price Index each year. This element of the review has been implemented.

Protracted negotiations have therefore been undertaken with the Club to implement the 2016 rent review and agreement has been reached to increase the rent to £7,500 p.a. with effect from 1st March 2016.

For information the Club have already been granted a 25% rent discount under the Councils Social Value Discount scheme with takes effect from 1st April 2019.

ODR No.: TO BE COMPLETED BY DST

It is therefore recommended that delegated authority is exercised to implement the review from 1st March 2016.

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:

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

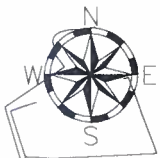
No

OFFICER WITH THE DELEGATION

NAME: Tim Wynn 

POSITION: Strategic Asset Manager

APPENDIX A



LOCATION	Land leased to the T.D.S.O.B.R.U.F.C. at Wiltshire Way, Hartlepool	DRAWN BY	CT	DATE	16/12/10
		SCALE	1:2500		
DEED PACKET	DU3083	OS MAP	NZ 4934NE/ SE	DRWG NO	E/G/434



HARTLEPOOL BOROUGH COUNCIL
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