



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration and Neighbourhoods Directorate

Division: Strategic Asset Management

Date of Decision /
Issue of Licence: 31st January 2020

Officer Making
Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description
& Reason for
Decision:

Electricity Substation Leases

Over the years the Council has granted a number of long term leases to electricity utility companies, the majority of which are at a nominal or peppercorn rent.

Agreement has been reached with the utility provider to a surrender of all their leases and to the granting of a 60 year lease on revised lease terms including a one off premium payment and to make a contribution towards the Council's costs.

Due to the number of leases involved negotiations are still ongoing but in order to progress legal formalities for those sites where terms have been agreed, delegated authority is therefore required to progress a new lease for the sites set out in the table below:-

Site:	Existing Lease Term (no. years-expiry date)
Whitby Street	60 - 2023
Brechin Grove	60 - 2010
Aberdeen Road	60 - 2010
Burn Valley Gardens	Year to Year
Davison Drive	21 -1986

ODR No.: TO BE COMPLETED BY DST

Horsley Place	21 - 1988
Shrewsbury Street	60 - 2023
Dundee Road	60 - 2012
Ward Jackson Park	60 - 2008
Davison Drive	21 - 1973
Grayfields	60 - 2055
Dalkeith Road	60 - 2012
Farnell Close	60 - 2011
Owton Manor lane	60 - 2011
Kirriemuir Road	60 - 2016
Maxwell Road	60 - 2022
Sinclair Road (north)	60 - 2026
Masefield Road	60 - 2022
Walpole Road	60 - 2021
Elmwood Road	60 - 2019
Dryden Road	60 - 2022
Wells Street	21 - 1981
Macrae Road	60 - 2019
Lindsay Road	60 - 2017
Ocean Road	60 - 2022
Oxford Road	60 - 2009
Goldsmith Avenue	21 - 1985
Tempest Road	21 - 1981
Tweed Walk	21 - 1985
Torquay Avenue	60 - 2011
Coronation Drive	20 - 1970

ODR No.: TO BE COMPLETED BY DST

Alliance Street	21 - 1987
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Type of Decision: Non Key

Nature of Delegation Being Exercised: Committee Delegated Authority

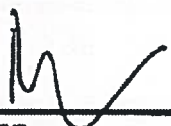
The Director of Regeneration and Neighbourhoods and the Chief Solicitor have delegated powers for a variety of transactions within £100,000 in capital value and £50,000 in rental value (annual figure). The powers are to approve land and property disposals and acquisitions, leases, lettings, licences, 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.

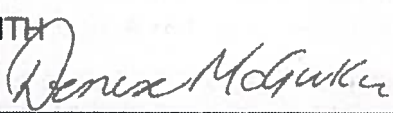
Alternative Options Considered & Rejected: The Council could have agreed terms for the renewal of individual leases which have already expired and negotiated terms as and when other individual leases expired, however, the prevailing market rent level would barely cover administration costs.

Any Declared Register of Interest: No

OFFICER WITH THE DELEGATION

NAME: 
_____ Tim Wynn

POSITION: Strategic Asset Manager

IN CONSULTATION WITH
NAME: 
_____ Denise McGuckin

POSITION: Director of Regeneration and Neighbourhoods

1999-2000

1. A trust or estate

Form 1041

Type of Document

2. An individual

Form 1041-ES

Form 1041-ES

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