



**HARTLEPOOL  
BOROUGH COUNCIL**

## **OFFICER DECISION RECORD**

Department:	Regeneration & Neighbourhoods Directorate
Division:	Strategic Asset Management Section
Date of Decision / Issue of Licence:	5 <sup>th</sup> June 2020
Officer Making Decision:	Tim Wynn (Strategic Asset Manager)
Subject / Description & Reason for Decision:	<p>Property – Seaton Carew Sports Club Elizabeth Way Seaton Carew – shown verged red on the plan below.</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 1<sup>st</sup> March 2010. The tenant is responsible for all repairs and insurance.</p> <p>The Trustees have established a Charitable Incorporated Organisation and the Council has agreed to grant consent to assign the lease to the new organisation</p> <p>The club is planning to extend and improve the built facilities at the property and to strengthen its role in Seaton Carew as both a sporting and general community activity centre. They have lodged a planning application for a significant extension and refurbishment of the building and are planning to take forward this and related projects over the next 5 years or so.</p> <p>Given these ambitions the club requested an extension of the lease and terms have now been agreed for an Option for Lease on the terms set out in the <b>CONFIDENTIAL ANNEX</b>. <b>This item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely, (para 3) information relating to the financial</b></p>

**or business affairs of any particular person (including the authority holding that information).**

This arrangement effectively gives the club an option to take a new longer lease whilst not committing them at a stage when their planning application has not yet been decided and funding has not been finalised for the building works. It also represents a satisfactory arrangement for the Council which is seeking to support the club's ambitions whilst also adhering to principles of good asset management.

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: An immediate surrender and renewal of the lease was discussed between the parties but rejected in favour of the more flexible agreement outlined above.

Any Declared Register of Interest No

#### OFFICER WITH THE DELEGATION

NAME: \_\_\_\_\_  
Denise McGuckin

POSITION: Director of Regeneration and Neighbourhoods

DATE: \_\_\_\_\_

