



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Regeneration & Neighbourhoods Directorate

Division: Strategic Asset Management Section

Date of Decision : 18th June 2020

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Property – Sale of Rockhaven, 36 Victoria Road, Hartlepool

The property, as shown in the attached plan, has been vacant for over two years and is deemed to be surplus to operational requirements. Whilst being marketed by an external agent since January 2019 a number of offers were been received which have either been too low or have never come to fruition. The present offer is not only the highest received but is for the creation of various office suites which is considered in keeping with the surrounding area, will reduce vacancy rates and will help stimulate confidence in presently challenging economic times.

It is therefore proposed that the Council sells the freehold interest of the property with vacant possession to a company, to be yet incorporated belonging to Goldcrest Property Investments Ltd at a price of £85,000. This money will go towards achieving the Council's capital receipt target and will reduce the Council's long term repairing liability for buildings of this kind. The proposed use is for the creation of office suites with the creation of a parking area to the front of the premises off Victoria Road.

Type of Decision: Non Key

If Key, Forward Plan entry number:

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

ODR No.: 20/42

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:

Not to proceed with the offer made and await further higher offers which is not only considered highly unlikely but may be for uses not compatible with the area and thus not to be recommended. Further the property continues to be an ongoing maintenance liability.

Any Declared Register of Interest

No
If Yes, specify:


OFFICER WITH THE DELEGATION

NAME: _____
Denise McGuckin

POSITION: _____
Director of Regeneration and Neighbourhoods



LOCATION	Rockhaven, 36 Victoria Road, Hartlepool UPRN - 0494 AREA = 268.24 sq/m	DRAWN BY	CT	Date	01/04/09
		SCALE	1:1250		
DEED PACKET	CE163915	OS MAP	NZ 5032NW		
		DRWG No	-		

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