



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Regeneration & Neighbourhoods Directorate
Division:	Strategic Asset Management Section
Date of Decision / Issue of Licence:	July 3 rd 2020
Officer Making Decision:	Denise McGuckin - Director of Regeneration and Neighbourhoods
Subject / Description & Reason for Decision:	<p>Rocket House Seaton Carew</p> <p>Rocket House is a detached two storey property situated in Rocket House car park to the rear of The Front, Seaton Carew. It is shown verged red on the attached plan (as shown in Appendix 1).The property is in need a fair degree of refurbishment and repair work</p> <p>Given its size, the potential uses for the property are limited and as such it is currently used as storage for the lifeguards and as a rest area for Street Wardens. Such uses are capable of being relocated to premises nearby.</p> <p>An offer was recently received from the owners of a nearby property and retailers within Seaton Carew, who wish to acquire the building for the retail sale of beach goods, seaside confectionary and giftware but they have asked the property to be sold on the basis that it can be used for any A1 use, which is acceptable.</p> <p>Such offer takes into account the cost of refurbishment necessary to bring the property into such use.</p> <p>The Council is under a duty to obtain best value under the Local Government Act 1973, therefore, in order to assess whether the offer can be considered best value, and inform the Councils options, an independent valuation report of the</p>

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building has been obtained. The independent Valuers opinion is that the offer received satisfies the Councils obligation to get best consideration.

The options available to the Council are therefore as follows:-

1. Do nothing
2. Advertise the property for sale or to let on the open market
3. Accept the offer received

Whilst alternative arrangements will have to be found for the existing users, given the buildings position relative to Front Street and the sea front itself, the building is presently underutilised.

There is no certainty that the Council would receive a higher offer if the property was marketed and marketing costs would be incurred.

The offer received is considered to be best value and the refurbishment of the proposed purchasers nearby property, has certainly added to the regeneration of the area.

It is however recognised that there are plenty of examples in the town where prominently located properties have been left vacant and fallen into disrepair with the Council having to address the effects of blight on the area. It is therefore proposed that the sale is conditional upon :-

1. planning permission being obtained before completion of sale,
2. the property being renovated to the Councils satisfaction and being used within 18 months of sale completion, failing which the Council reserves the right to repurchase the property at the original purchase price or market value whichever is the lesser, and,
3. a restrictive covenant requiring the property to be kept in good and substantial repair and not to be used for any use other than A1 retail use.

RECOMMENDATIONS

It is therefore recommended that the Council accept the offer.

Type of Decision: Non Key

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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:

As previously stated there are two other options ie do nothing, or advertise the property for sale or to let on the open market. In respect of the former, the buildings present use is considered to be an underutilisation of a prominently located property. In respect of the latter the independent valuation demonstrates best value and avoids the time and expense of marketing

Any Declared
Register of Interest

No / Yes

(delete as appropriate)

If Yes, specify:

OFFICER WITH THE DELEGATION

NAME: _____

Denise McGuckin

POSITION: Director of Regeneration and Neighbourhoods

DATE: _____