



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Regeneration & Neighbourhoods Directorate
Division:	Strategic Asset Management Section
Date of Decision / Issue of Licence:	7 th July 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 1st March 2010. The tenant is responsible for all repairs and insurance.</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>As required by the lease terms the club have requested a licence for alterations, which it is proposed to grant subject to all necessary statutory consents being obtained, the works being commenced within 24 months and completed within 48 months and the work being carried out to a satisfactory standard, together with other general obligations and the payment of the landlord's reasonable legal and surveyor's costs.</p>
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:

None. The alterations and extensions will enhance the value of the asset and promote sports development.

Any Declared
Register of Interest

No

OFFICER WITH THE DELEGATION

NAME: .

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Denise McGuckin

POSITION: Director of Regeneration and Neighbourhoods



