



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Resources, Development and Legal

Division: Resources and Development(Development & Growth)
Estates and Asset Management Section

Date of Decision / Issue of Licence: 4th September 2020

Officer Making Decision: Tim Wynn (Strategic Asset Manager)

Subject / Description & Reason for Decision: Wharton Annexe, Wharton Terrace, Hartlepool
The above mentioned property which is shown verged red on the attached plan, is effectively let to Wharton Trust on a 10 year lease from 1st January 2012.

The tenant had expressed an interest in acquiring the property under the Councils Community Asset Transfer policy. A formal application has yet to be submitted, and if supported, the transfer would probably take the form of a long lease at a nil rent.

In 2019 however the tenant contacted the Council to inquire as to whether the Council would transfer the freehold interest in the property.

After establishing that the property was surplus to Council requirements, negotiations were undertaken with the tenant and agreement has been reached to dispose of the property at its market value plus payment of the Councils costs.

Recommendation

It is therefore recommended that the Council accept the offer from Wharton Trust for the Wharton Annexe and dispose of the freehold interest.

Type of Decision: Non Key

ODR 20/50

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 continued to let the property which would accord with the Councils Community Asset Transfer policy which was established to assist local community groups deliver their own solutions to local needs and demands for services.

The tenant considers that it is in their best interests to acquire the freehold in order to access external funding and greatly assist in optimising community activity in area.

They are a well organised and supported community group and as they are prepared to pay market value for the property it is considered that a disposal is in the best interests of both parties.

The Council could have advertised the property for sale on the open market but it is not considered that a higher price could be achieved and marketing costs would be incurred. A purchaser other than the existing tenant could seek to end the occupation of the Trust which would be a significant loss to the local community.

Any Declared
Register of Interest

No

OFFICER WITH THE DELEGATION

OFFICER WITH THE DELEGATION

NAME: _____
Tim Wynn

ODR 20/50

POSITION: Strategic Asset Manager

DATE: 04/09/2020

IN CONSULTATION WITH

NAME:

Denise McGuckin

POSITION: Managing Director

DATE: 15/09/2020



LOCATION	Dyke House Community Team Library & Resource Centre, Hartlepool UPRN - 0377 AREA - 364.32 sq/m	DRAWN BY	CT	DATE	01/04/09
		SCALE	1:1250		

DEED PACKET	CE163971	OS MAP	NZ 5033NE	DRWG No	-
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