



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Resources and Development
Division:	Resources and Development (Development and Growth) Estates and Asset Management Section
Date of Decision / Issue of Licence:	16 th September 2020
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description and Reason for Decision:	<p>Property – Land at Hartlepool Scout Association Headquarters Brierton Lane Hartlepool.</p> <p>The Scouts Trust Corporation have a lease from the Council of the Hartlepool Scout District Headquarters building and grounds located at the Brierton Lane/Stockton Road junction and adjoining the south side of Stranton Cemetery. The lease is for a term of 99 years from 29th March 1978 at a current rent of £331 per annum. The rent is reviewed every 7 years in line with the change in the Retail Prices Index.</p> <p>The property is shown verged red and blue on the plan below. Hartlepool Scout District are proposing to carry out improvements to the building and wanted to acquire the freehold. Terms have now been agreed for the transfer of the freehold interest to the Scouts Trust and surrender of the lease as set out below:</p> <ol style="list-style-type: none">1. Landlord: Hartlepool Borough Council of Civic Centre Victoria Rd Hartlepool TS24 8AY2. Tenant: Scout Association Trust Corporation of Gilwell Park, Chingford, London, E4 7QW3. Interest to be transferred: The freehold interest in the land shown verged red on the attached plan (Title no. CE166894 (part)) will be transferred to the tenant, subject to the imposition of a covenant restricting the use of the property to

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Scouting and community recreational, sporting and ancillary purposes and meetings and the like.

4. Surrender of Lease: The tenant will contemporaneously surrender to the Landlord the lease dated 2nd August 1982 and made between the Landlord and Tenant in respect of the land shown verged red and the land verged blue on the attached plan. There will be no other consideration paid for the transfer of the land.
5. The Landlord will grant the Tenant a permanent right of way on foot and with vehicles of any type along the land coloured green on the attached plan.
6. The Tenant will be responsible for fencing the boundary.
7. Each party will be responsible for their own legal costs.

The Council will retain the land shown verged blue on the attached plan which currently forms part of the lease and will thus regain vacant possession of this area.

Type of Decision: Non Key

Nature of Delegation Being Exercised: Committee Delegated Authority

In accordance with paragraph 4.2 of the Delegation Scheme set out at Part 3 of the Constitution the Managing Director is authorised to exercise any of those functions delegated to the Directors and hereby exercises the delegation as set out below:

DRN7	Power to approve land and property disposals, leases, lettings, licences, wayleases, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters within prescribed thresholds as set out in the Finance and Policy committee arrangements.
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Alternative Options Considered & Rejected: Consideration was given to transferring the whole of the property for a cash consideration but the agreed deal is considered more advantageous for both parties.

Any Declared Register of Interest: No

OFFICER WITH THE DELEGATION

NAME _____

Denise McGuckin

POSITION: Managing Director

DATE: 18/09/2020

Plan referred to

