



# HARTLEPOOL BOROUGH COUNCIL

## OFFICER DECISION RECORD

Department:	Resources, Development and Legal
Division:	Resources and Development (Development and Growth) Estates and Asset Management Section
Date of Decision / Issue of Licence:	16 <sup>th</sup> November 2020
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description & Reason for Decision:	<p>Sale Of Freehold Interest Subject To Long Ground Lease at 58-60 Northgate, Hartlepool</p> <p>The above mentioned site, shown verged on the attached plan, was originally let and subsequently developed as three units on separate leases. All leases, at nominal ground rents, are for a term of 200 years, with one commencing in September 1887 and the other two in September 1895.</p> <p>The units were subsequently converted into a single unit and are currently being used as a retail store by Martin McColl Ltd.</p> <p>Earlier this year, the tenants agent approached the Council to enquire as to whether it was prepared to extend the lease or dispose of its freehold interest in the site.</p> <p>The request was given due consideration and given that the Council only receives a nominal rent for a significant period, it was decided to enter into negotiations for the disposal of the site.</p> <p>Following protracted negotiations agreement has been reached to dispose of the site for a consideration that meets the Councils duty to obtain best value under the Local Government Act 1973, plus the payment of the Council's professional fees.</p>
Type of Decision:	Non Key

**ODR No.: 20-62**

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:

The Council could have refused to dispose of its interest and continued with the letting however it is considered that it is in the Councils best interests to receive a capital sum rather than continue to receive a nominal rent.

The Council could have advertised its interest for sale on the open market however it is considered that the proposed sale represents best value and it is extremely unlikely that a higher price could be achieved avoiding the time and expense of marketing.

Any Declared  
Register of Interest

No

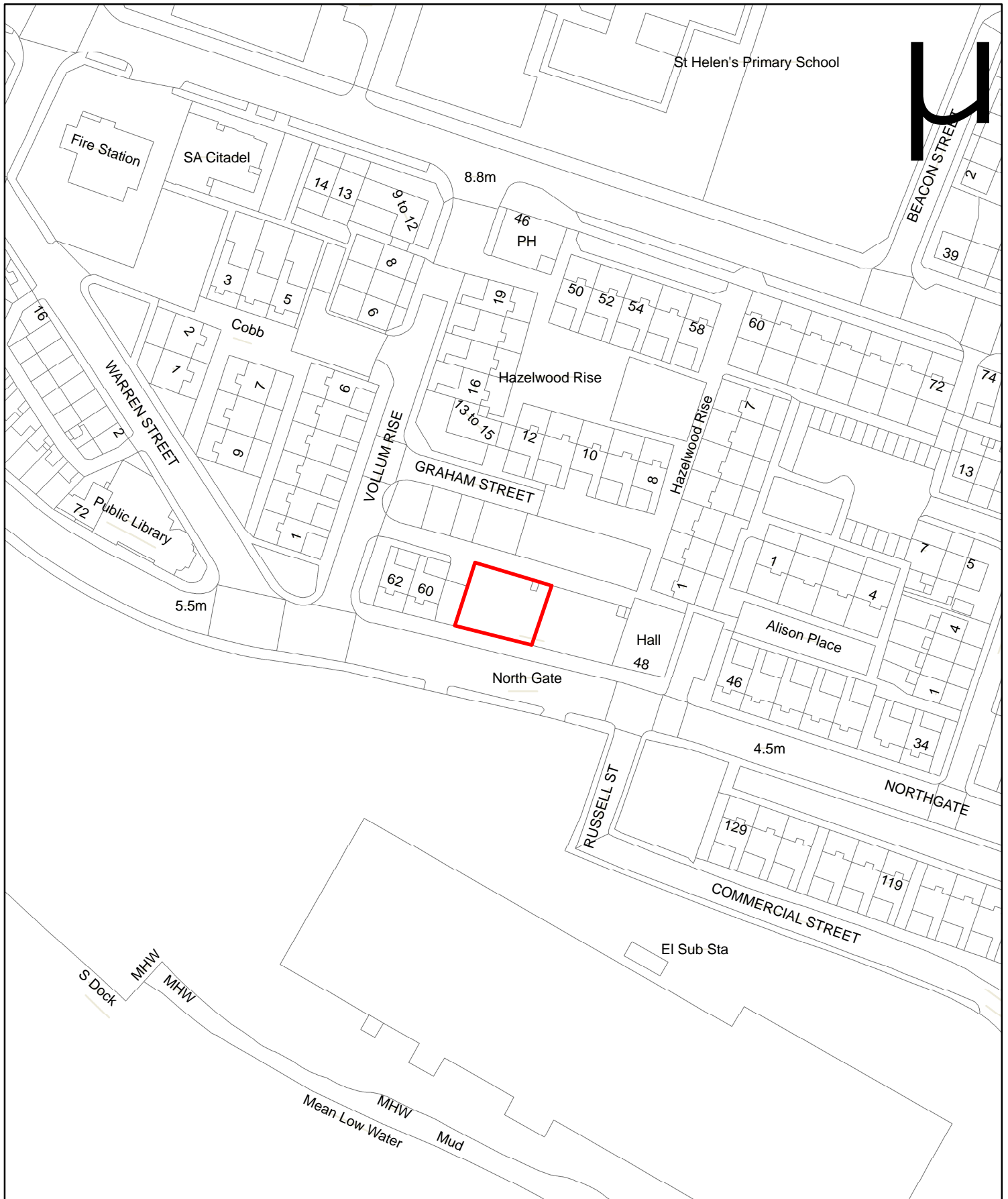
**OFFICER WITH THE DELEGATION**

NAME \_\_\_\_\_

Denise McGuckin

POSITION: Managing Director

DATE: November 2020



LOCATION	Land at Northgate (Ground Lease), Hartlepool UPRN - 0524      AREA = 311.29 sq/m	DRAWN BY	CT	Date	01/04/09
		SCALE	1:1250		

DEED PACKET	-	OS MAP	NZ 5034SW	DRWG No	-
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