



# 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:** 19<sup>th</sup> November 2020

**Officer Making Decision:** Denise McGuckin (Managing Director)

**Subject / Description and Reason for Decision:** St Hild's Church of England School Playing Field – grant of long lease.

St Hild's school is going to convert to academy status with the proposed conversion date being 1<sup>st</sup> April 2021. Under the Academies Act 2010 the Council is required to grant a long lease of 125 years of the school site, or those parts of it which it owns, to the Academy Trust taking over the running of the school.

In this instance the Council owns only the playing field, the remainder of the school site being owned by the Anglican Diocese of Durham. A lease of the field will therefore be granted as briefly outlined below:

1. Tenant: Newcastle East mixed multi Academy Trust
2. Term: 125 years from 1<sup>st</sup> April 2021
3. Rent: Nil
4. User: Educational Purposes in accordance with Academies Act 2010 only
5. Alienation, Assignments & Under letting: Landlord's prior written consent required, not to be unreasonably withheld but assignment must be to another academy trust

**ODR No.: TO BE COMPLETED BY DST**

- 6. Alterations: Landlord's prior written consent required, not to be unreasonably withheld
- 7. Repair and Insurance: Tenant responsibility (except for pre-existing defects)

The authority usually charges the Academy Trust £2,500 to cover legal and other costs incurred in the academy conversion process.

The land is shown verged red on the plan below.

Type of Decision: Non Key  
If Key, Forward Plan entry number:

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, wayleaves, 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 and Rejected: None. The grant of the lease and its terms are a requirement under the Academies Act 2010.

Any Declared Register of Interest: No  
If yes specify

**OFFICER WITH THE DELEGATION**

NAME \_\_\_\_\_

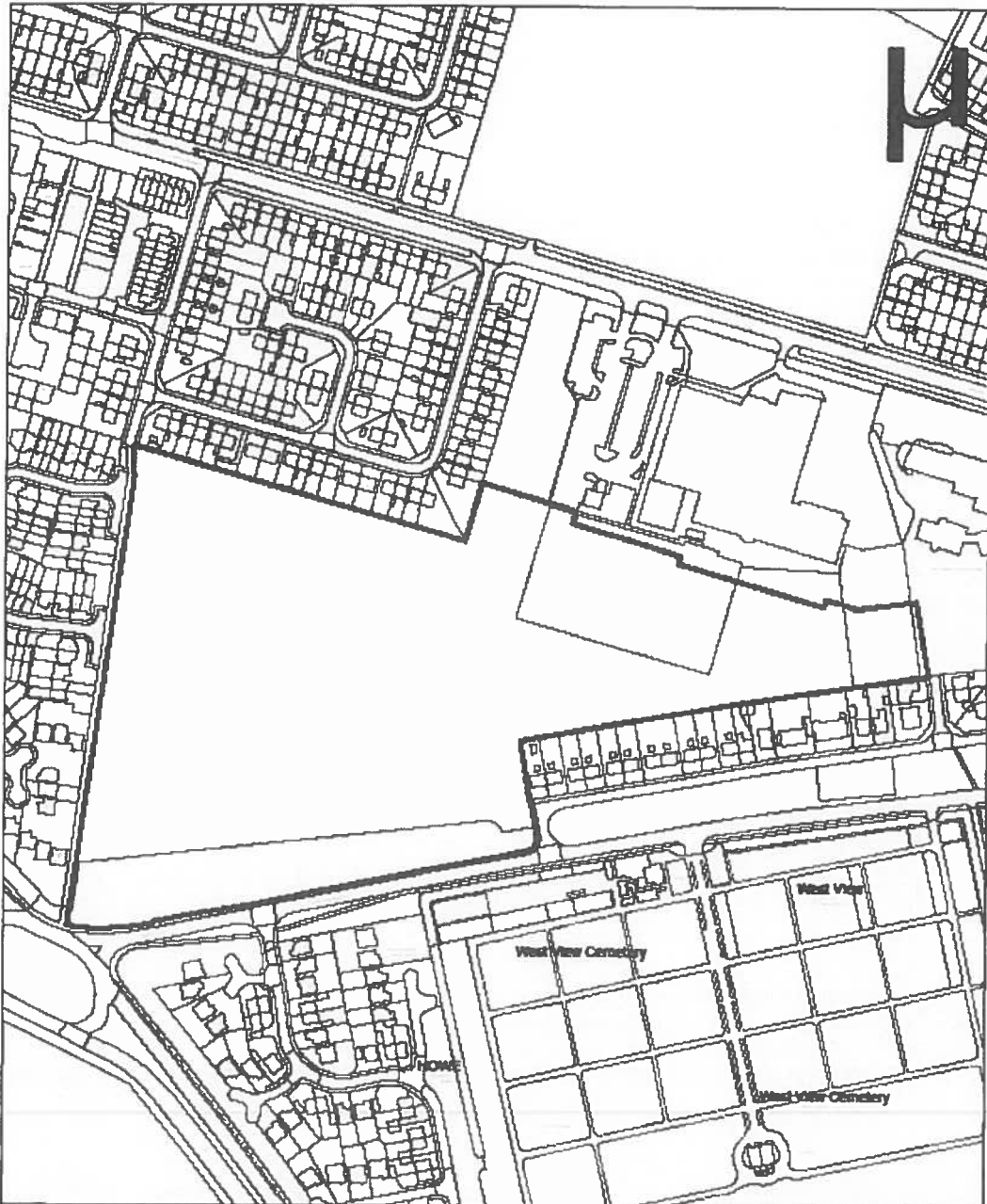
Denise McGuckin


POSITION: Managing Director

**ODR No.: TO BE COMPLETED BY DST**

DATE: 19<sup>th</sup> November 2020

Plan



<b>LOCATION</b> St Hilds Church of England School Playing Field, Hartlepool UPRN - 0446 AREA - 14.23 Acres		<b>DRAWN BY</b> CT	<b>DATE</b> 01/04/09
<b>DEED PACKET</b> CE172091/ CE172093 +		<b>SCALE</b> 1:2500	<b>DRWG No</b> -
<b>OS MAP</b> NZ 4935SE/ SW			
 Hartlepool Borough Council Neighbourhood Services Department Planning & Property Services Division Catharine Pritchard B.Sc(Hons) Head of Enforcement, Property & Public Protection Lincoln Buildings Seaburn Street Hartlepool TS24 7BJ		C.Eng. M.I.C.E. TEL: 01429 22622 FAX: 01429 22688	
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