

20/90

ODR No.: TO BE COMPLETED BY DST



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: 19th November 2020

Officer Making Decision: Denise McGuckin (Managing Director)

Subject / Description and Reason for Decision: Hartlepool Roman Catholic Primary School Playing Fields – grant of long leases.

6 Roman Catholic primary schools in Hartlepool are currently undergoing conversion to academy status. Under the Academies Act 2010 the Council is required to grant a long lease of 125 years of the school sites, or those parts of it which it owns, to the Academy Trust taking over the running of the schools.

The schools undergoing academy conversion are:

- Sacred Heart RC Primary School Hart Lane
- St Teresa's Primary RC School Callander Road
- St Joseph's RC Primary School Musgrave Street
- St Cuthbert's RC Primary School
- St John Vianney RC Primary School King Oswy Drive
- St Begas RC Primary School Thorpe St

In this instance the Council owns only the playing fields (or parts of them), the remainder of the school sites being owned by the RC Diocese of Hexham and Newcastle. In the case of St Begas School the Council does not own any of the site so will not need to grant a lease. Leases of the other school fields will be granted as briefly outlined below:

1. Tenant: Bishop Hogarth Catholic Education Trust Academy Trust

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2. Term: 125 years from academy conversion dates
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.
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 per school to cover legal and other costs incurred in the academy conversion process.

The areas of land are shown verged red on the plans 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, 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 and Rejected:

None. The grant of the leases and their terms are a requirement under the Academies Act 2010. The freehold transfers are also a statutory requirement under the School Standards and Frameworks Act 1997.

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Any Declared Register of Interest No
If yes specify

OFFICER WITH THE DELEGATION

NAME

Denise McGuckin

POSITION: Managing Director

DATE: 19th November 2020

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Plans



LOCATION	Sacred Heart RC School Playing Field, Hart Lane, Hartlepool UPRN - 0570 AREA - 437.79 sq/m	DRAWN BY	CT	DATE	01/04/00
		SCALE		1:1250	

DEED PACKET	CE163925	OS MAP	NZ 4035NE	DRWG No	-
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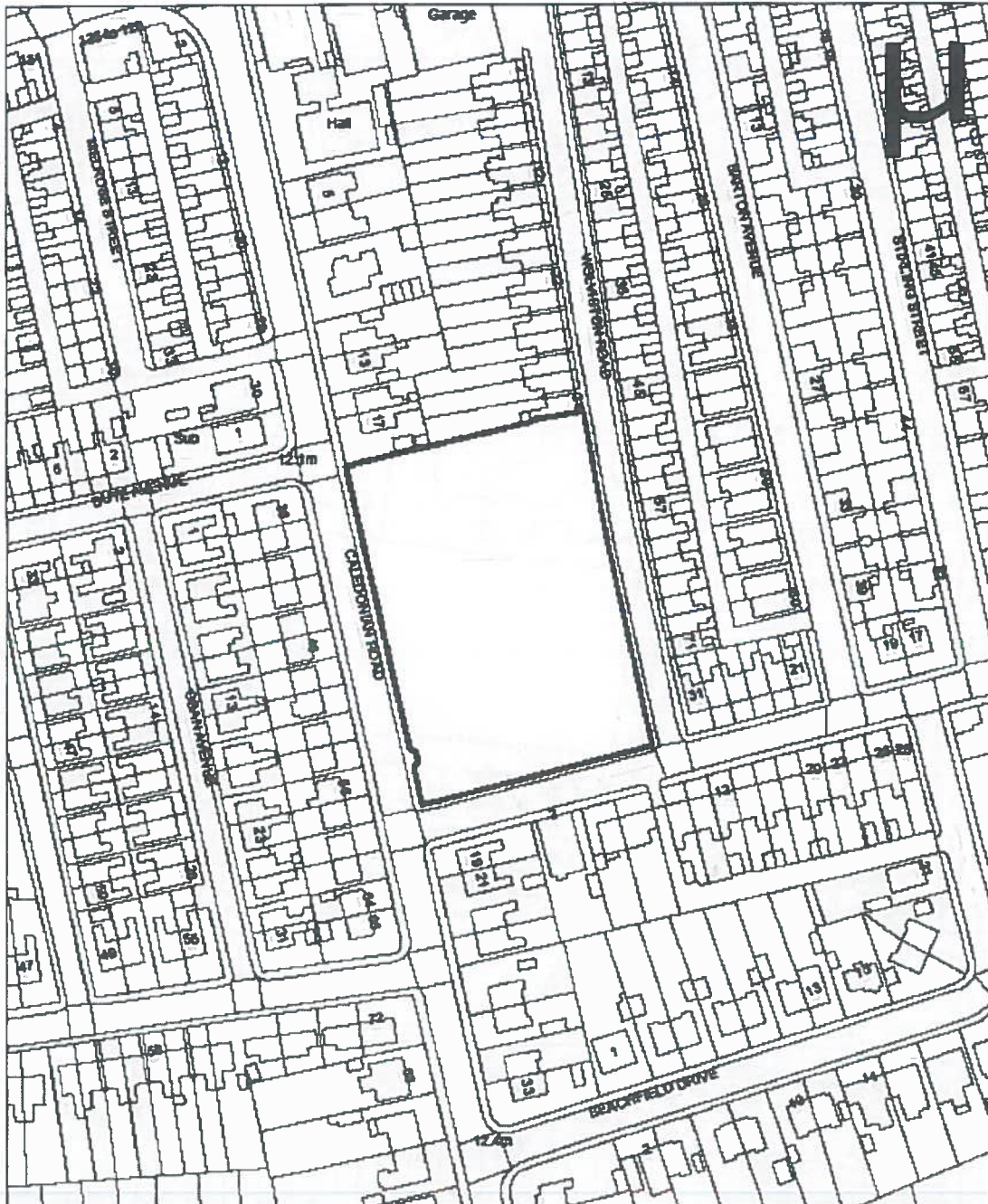



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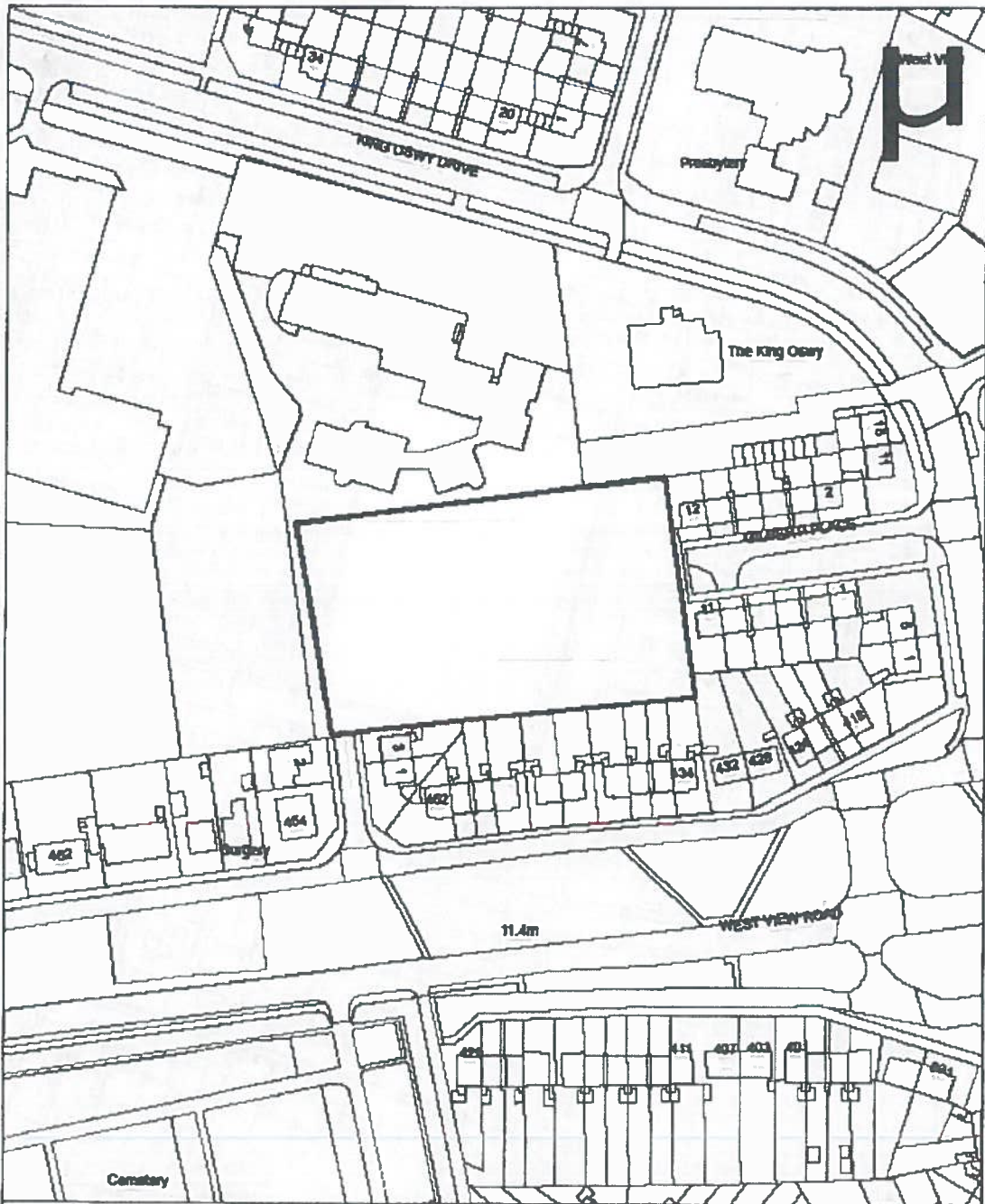
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LOCATION St. Cuthberts RC Primary School Field, Hartlepool UPRN - D440 AREA - 5,223.01 sqm		DRAWN BY CT	DATE 01/04/09
DEED PACKET CE163173		SCALE 1:1250	
OS MAP NZ 5031SW		DRWG No -	
 <p>Hartlepool Borough Council Neighbourhood Services Department Procurement & Property Services Division Cristina Pennington S.Eng@HCBOS Head of Procurement, Property & Public Protection LeaRitter Building Gardens Street Hartlepool TS24 7PL</p>		<p>C.Eng. M.I.C.E. TEL: 01423 205332 FAX: 01423 522889</p>	
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LOCATION	St. John Vianney RC Primary School Field, Hartlepool UPRN - 0434 AREA - 5,148.79 sq/m	DRAWN BY	CT	DATE	01/04/09
		SCALE	1:1250		

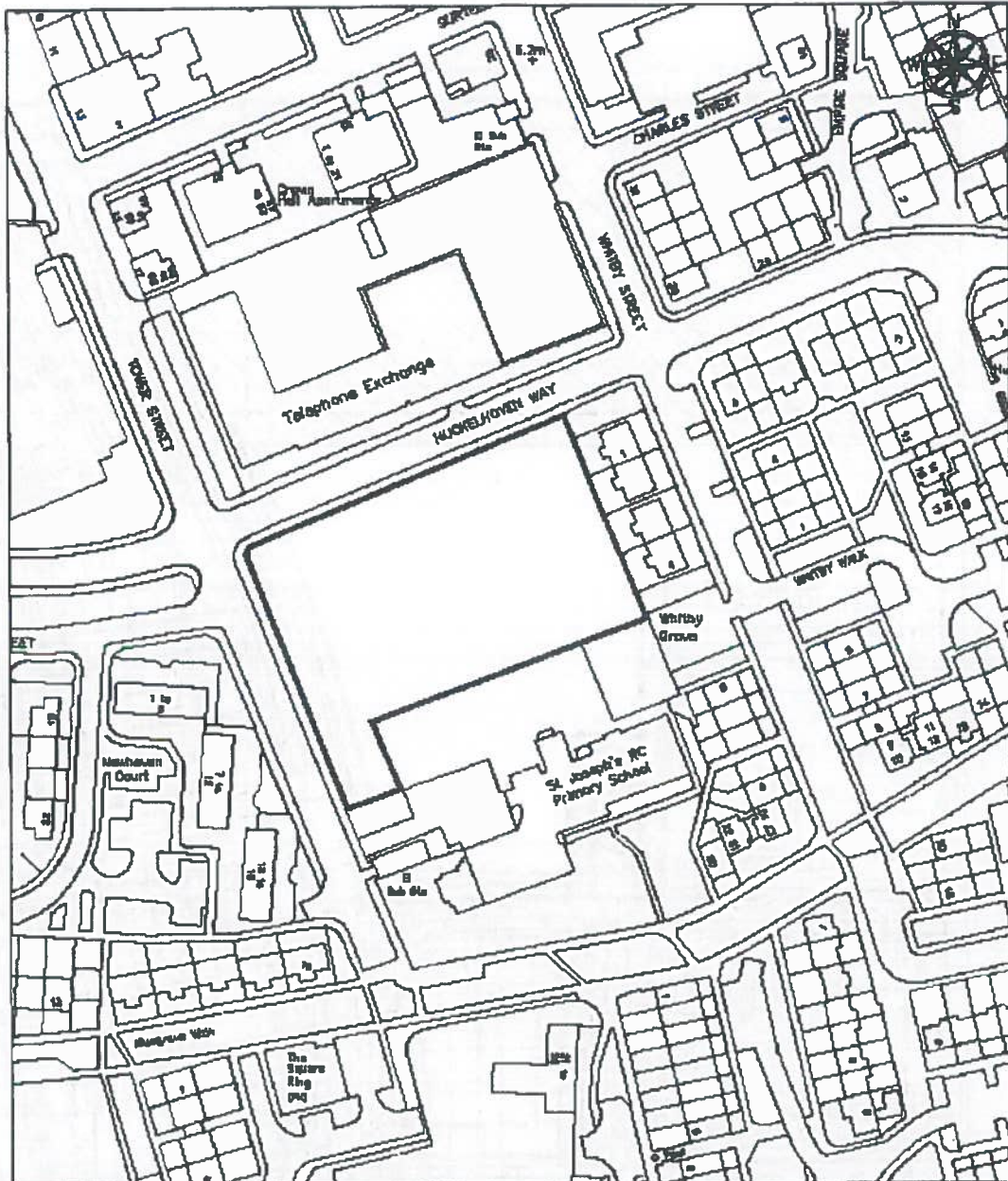
DEED PACKET	CE172468	OS MAP	NZ 4835SE	DRWG No	-
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LOCATION	Land at St Josephs Primary School, Musgrave Walk, Hartlepool	DRAWN BY CT	DATE 17/11/20
DEED PACKET	-	OS MAP	-
		SCALE	1:1250
		DRWG NO	EG/048



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