



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:	20 th May 2021
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description and Reason for Decision:	<p>Licence to carry out works. Following a tender process for a Community Asset Transfer lease in 2020, FC Hartlepool were selected as the preferred bidder. It is proposed to grant a 25 year lease with the tenant being responsible for all repairs and insurance and to maintain the operation of the premises as a sporting facility open to the public and other clubs as well as being the home ground for FC Hartlepool.</p> <p>Part of the business plan for the club involves refurbishing the first floor as a club bar and function room and FC Hartlepool would like to carry out the work prior to lease commencement so that they can start to obtain revenue from it at an early stage. It has not been possible until now to allow the work to go ahead due to the presence of the Covid Testing site but the site has now been handed back as the test facility has moved to the Waterfront site.</p> <p>It is therefore proposed to grant a licence to allow the works to be carried out.</p> <p>The terms of the Licence are in brief:</p> <p>Licensee: FC Hartlepool Licence Fee: Nil Licence Period 24th May 2021 to 30th June 2021 Licence Area: As shown edged red on the plan below</p>

ODR No.: 21/45

Permitted Use: Carrying out of refurbishment work as detailed in the licence.

Licensee to indemnify the Council against costs or losses.

Delaying the work will impinge on the club's ability to raise sufficient ongoing revenue to cover all the costs of running Grayfields.

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 and Rejected: Refusal of consent for the work to proceed until the lease is signed.

Any Declared Register of Interest: No
If yes specify

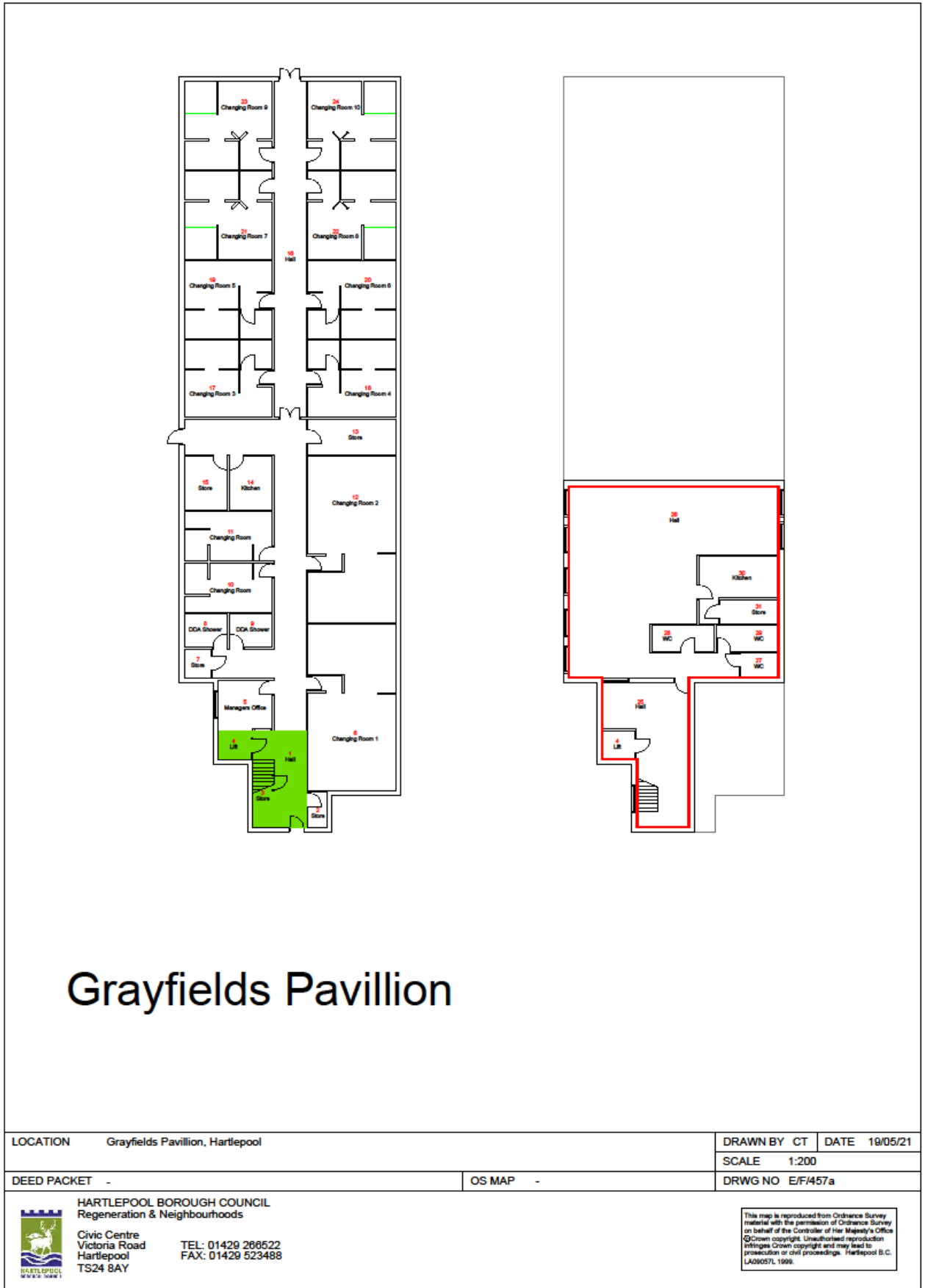
OFFICER WITH THE DELEGATION

NAME _____

Denise McGuckin

POSITION: Managing Director

DATE: 20th May 2021



Grayfields Pavillion

LOCATION	Grayfields Pavillion, Hartlepool	DRAWN BY	CT	DATE	19/05/21
DEED PACKET	-	OS MAP	-	SCALE	1:200
		DRWG NO	E/F/457a		

HARTLEPOOL BOROUGH COUNCIL
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