



# 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:	24th September 2021
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description and Reason for Decision:	<p><b>Electricity Substation Lease at Dodsworth Walk</b></p> <p>The ongoing review of the Councils land and property portfolio aims to identify opportunities to optimise its utilisation and one area that has recently been reviewed is the letting of land for electricity sub-stations.</p> <p>Over the years the Council has granted a number of long term leases to Electricity Utility Companies, the majority of which are at a nominal or peppercorn rent.</p> <p>It was apparent that the cost of managing these sites exceeds the actual income received, however, until the leases expired there appeared little opportunity to address the situation.</p> <p>It was however decided to approach the lessee of the sites, which due to various company changes is now Northern Powergrid, to see if they would be prepared to surrender all their leases and accept a long term lease for a one off premium payment.</p> <p>Protracted negotiations followed and agreement has been reached in principle to a surrender all leases and the grant of a 60 year lease on revised lease terms.</p>

## ODR No.: 21/82

Authority has previously been given in 2020 to proceed with new leases however during the course of that work it has been found necessary to renew another lease which did not form part of the initial tranche.

The subject substation is shown on the attached plan is at Dodsworth Walk. The lease was granted in May 1968 for 21 years and the tenant has been holding over in occupation on the same terms since the lease expired in 1989. Agreement has been reached to surrender the lease and grant a new 60 year lease.

Northern Powergrid have already agreed to make a contribution towards the Council's costs surveyor's fees and legal fees on completion of each new lease.

Delegated Approval is therefore required to terminate the lease of the site and implement a new 60 year lease.

Type of Decision: Non Key

Nature of Delegation Being Exercised: 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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**ODR No.: 21/82**

Alternative Options  
Considered and  
Rejected:

The Council could have agreed terms for the renewal of the lease for a shorter period, however, the prevailing market rent level would barely cover administration costs and this option was rejected.

Any Declared  
Register of Interest

No

**OFFICER WITH THE DELEGATION**

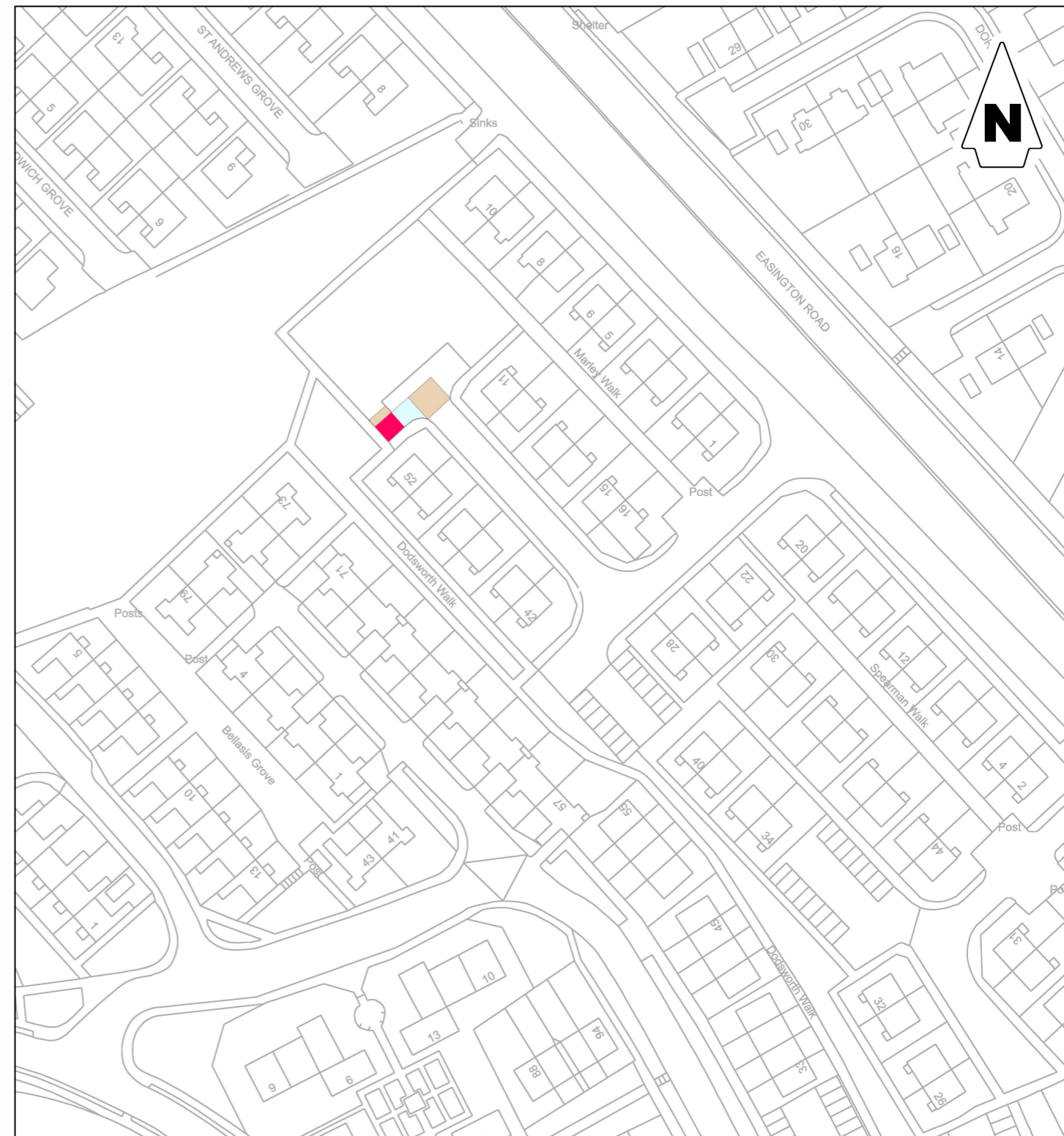
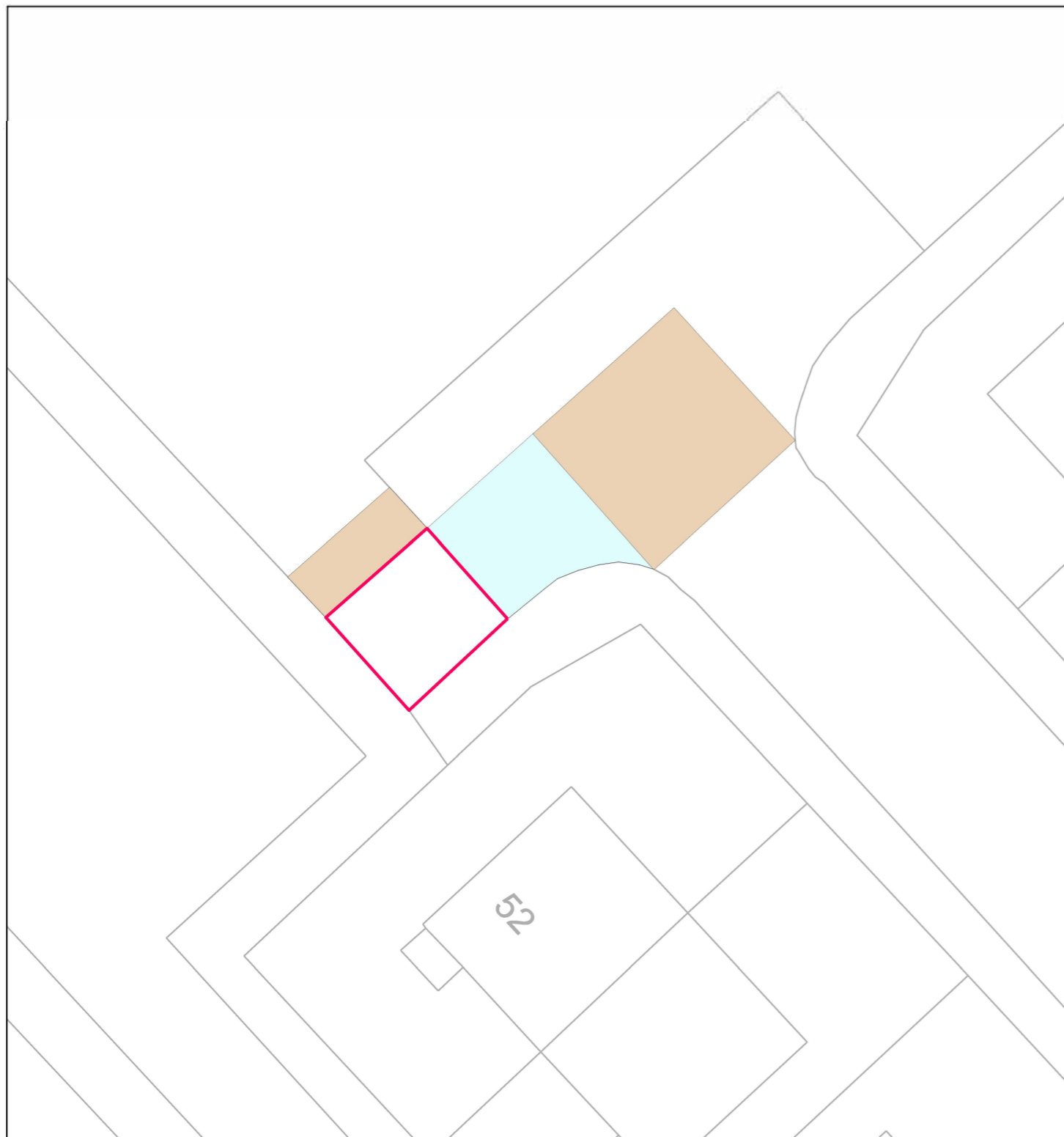
NAME \_\_\_\_\_

Denise McGuckin

POSITION: Managing Director

DATE: 24th September 2021


**Plan Referred to**



**DETAIL PLAN 1:200**

**AREA 22sq M OR THEREABOUTS**

**LOCATION PLAN 1:1250**

National Grid Reference ..... NZ 48672 35467				<b>Lloyds Court, 78 Grey Street, Newcastle Upon Tyne, NE1 6AF</b>			
1:50,000 Sheet Number .....				HARTLEPOOL DODSWORTH S.S. DODSWORTH WALK HARTLEPOOL LEASE			
Local Authority ..... HARTLEPOOL B.C.		Designed/Requested By J. SMITH		Document Details LEGAL DRAWINGS PLANS			
.....		Sheet Number n/a Scale AS SHOWN		Drawing Number C1105279CF			
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		Revised 28/06/2021		Grid Reference NZ 48672 35467		Revision	
		Date Issued 28/06/2021		Checked By J. SMITH		Notes	

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