



# 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:	3rd December 2021
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description and Reason for Decision:	<p>Sale of Rockhaven, 36 Victoria Road, Hartlepool</p> <p>The property has been marketed by an agent since <i>November 2018</i> with an asking price of £95,000 or offering a letting at £10,000 per annum. A number of offers had been made in this time, though each of these has subsequently failed to proceed. Re-use of the property by the Council had also been considered, however, no departments considered it to be suitable for their needs.</p> <p>In <i>October 2021</i> a number of offers were received in a short period so best and final offers were invited and duly received.</p> <p>Given that the Council continues to pay the running costs but has no use for the property it is proposed that the Council proceed with the offer from LJP Developments/ LHL Properties Ltd for use as a HMO with residential on the upper floors and commercial use on the ground floor, set out in the confidential version of this report.</p>
Type of Decision:	Non Key
Nature of Delegation Being Exercised:	<p>Committee Delegated Authority</p> <p>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:</p>

**ODR No.: 21/99**

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: Not to sell the property

Any Declared Register of Interest: No

**OFFICER WITH THE DELEGATION**

NAME \_\_\_\_\_

Denise McGuckin

POSITION: Managing Director

DATE: 3<sup>rd</sup> December 2021



LOCATION	Rockhaven, 36 Victoria Road, Hartlepool UPRN - 0494 AREA = 268.24 sq/m	DRAWN BY	CT	Date	01/04/09
		SCALE	1:1250		

DEED PACKET	CE163915	OS MAP	NZ 5032NW	DRWG No	-
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