



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 2022
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description and Reason for Decision:	<p>Springwell School Academy Conversion – grant of long lease.</p> <p>Springwell School has been granted an Academy Order by the Secretary of State for Education and will convert to academy status on a date to be decided, provisionally 1st September 2022. Under the Academies Act the Council is therefore required to grant a lease to the Academy. The main terms will be as follows:</p> <ol style="list-style-type: none">1. Tenant: Extol Academy Trust of Eldon Grove Academy, Eldon Grove, Hartlepool, TS26 9LY2. Term: 125 years from academy conversion date3. Rent: Nil4. User: Educational Purposes in accordance with Academies Act 2010 only5. 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 withheld7. Repair and Insurance: Tenant responsibility (except for pre-existing defects)

ODR No.: 22/129

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

The school is shown verged red on the plan below.

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:

DRD74	Power to approve land and property disposal, 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 is a requirement under the Academies Act 2010.

Any Declared Register of Interest No

OFFICER WITH THE DELEGATION

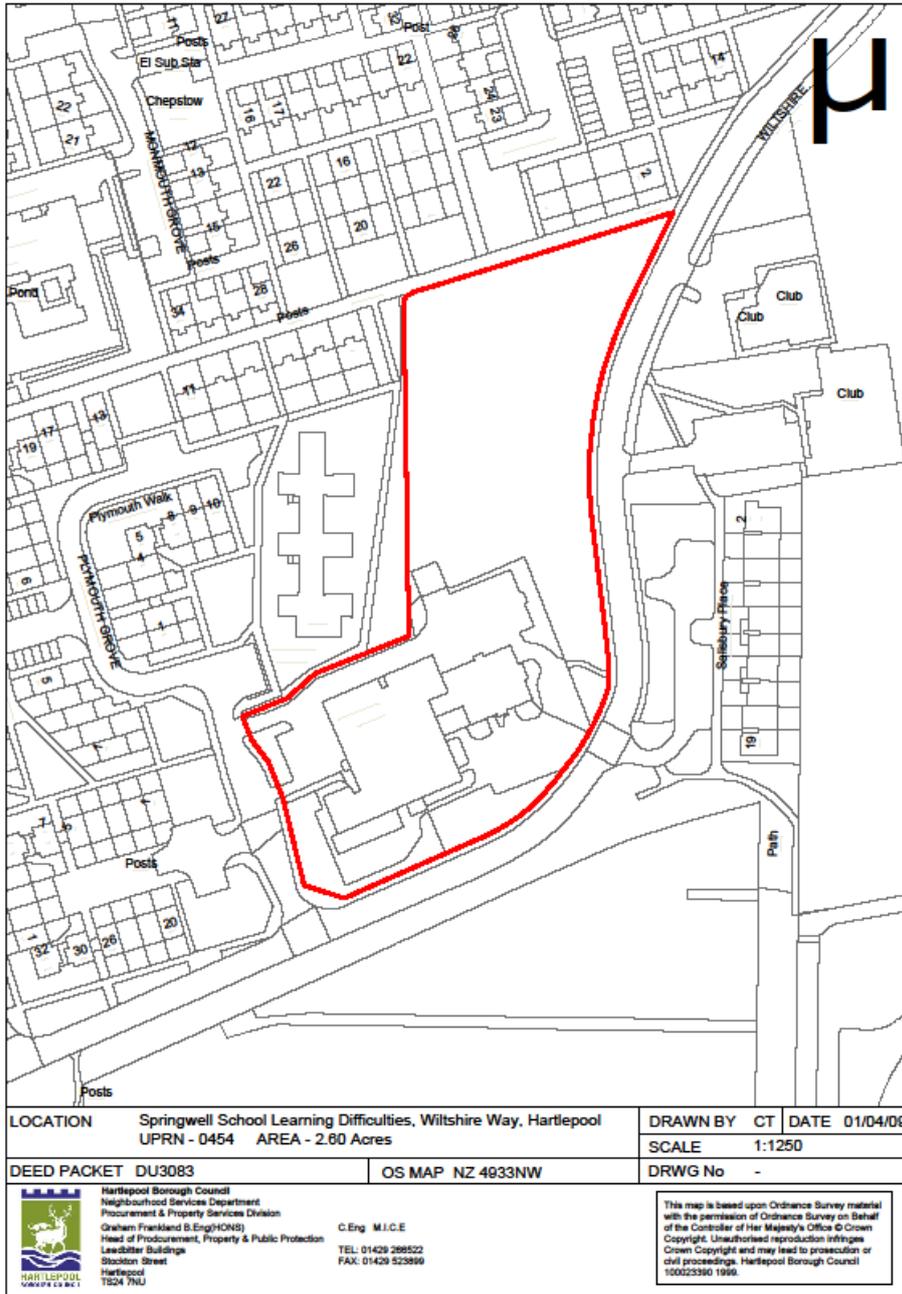
NAME _____

Denise McGuckin

POSITION: Managing Director

DATE: 20th May 2022

Plan



LOCATION	Springwell School Learning Difficulties, Wiltshire Way, Hartlepool	DRAWN BY	CT	DATE	01/04/09
	UPRN - 0454 AREA - 2.80 Acres	SCALE	1:1250		
DEED PACKET	DU3083	OS MAP	NZ 4933NW		
 Hartlepool Borough Council Neighbourhood Services Department Procurement & Property Services Division Graham Frankland B.Eng(HONS) Head of Procurement, Property & Public Protection Leadbetter Buildings Stockton Street Hartlepool TS24 7NU		C.Eng. M.I.C.E. TEL: 01429 288522 FAX: 01429 523866		This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Hartlepool Borough Council 100023390 1999.	