



# 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:	29 <sup>th</sup> June 2022
Officer Making Decision:	Denise McGuckin (Managing Director)  Disposal of land and building at Raby Road
Subject / Description and Reason for Decision:	<p>Around 2018 the Council was approached by Advanced Retail Solutions Ltd expressing an interest in acquiring land around and including the Willows on Raby Road and a small area of additional public open space.</p> <p>Their proposal was for a major redevelopment comprising of student accommodation and ground floor retail space, fronting on to Museum Road and Raby Road which would also include the adjacent former Engineers' Club which was in their ownership.</p> <p>Following numerous discussions, meetings and a number of iterations of schemes, agreement has been reached to dispose of the area shown verged red on the attached plan which comprises of the Willows and a small strip of land to the rear. It is proposed to redevelop as ground floor retail space with residential accommodation above.</p> <p>The Willows building was formerly used by the Council's Drug and Alcohol team but is vacant and surplus to operational requirements.</p> <p>The sale at what is considered best value will be subject to planning permission being granted for the proposed development.</p>

## ODR No.: 22-135

The proposal has been submitted through the Councils One Stop Shop process and the Councils Planning Committee will consider and determine the matter in due course.

It is therefore recommended that authority is given to proceed with the disposal to Advanced RS Developments Ltd., subject to planning permission being granted for the proposed development.

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:

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: The Council could have marketed the property but it was considered that a disposal to the adjoining property owners will result in a comprehensive redevelopment of a prominent Town Centre site.

Any Declared Register of Interest No

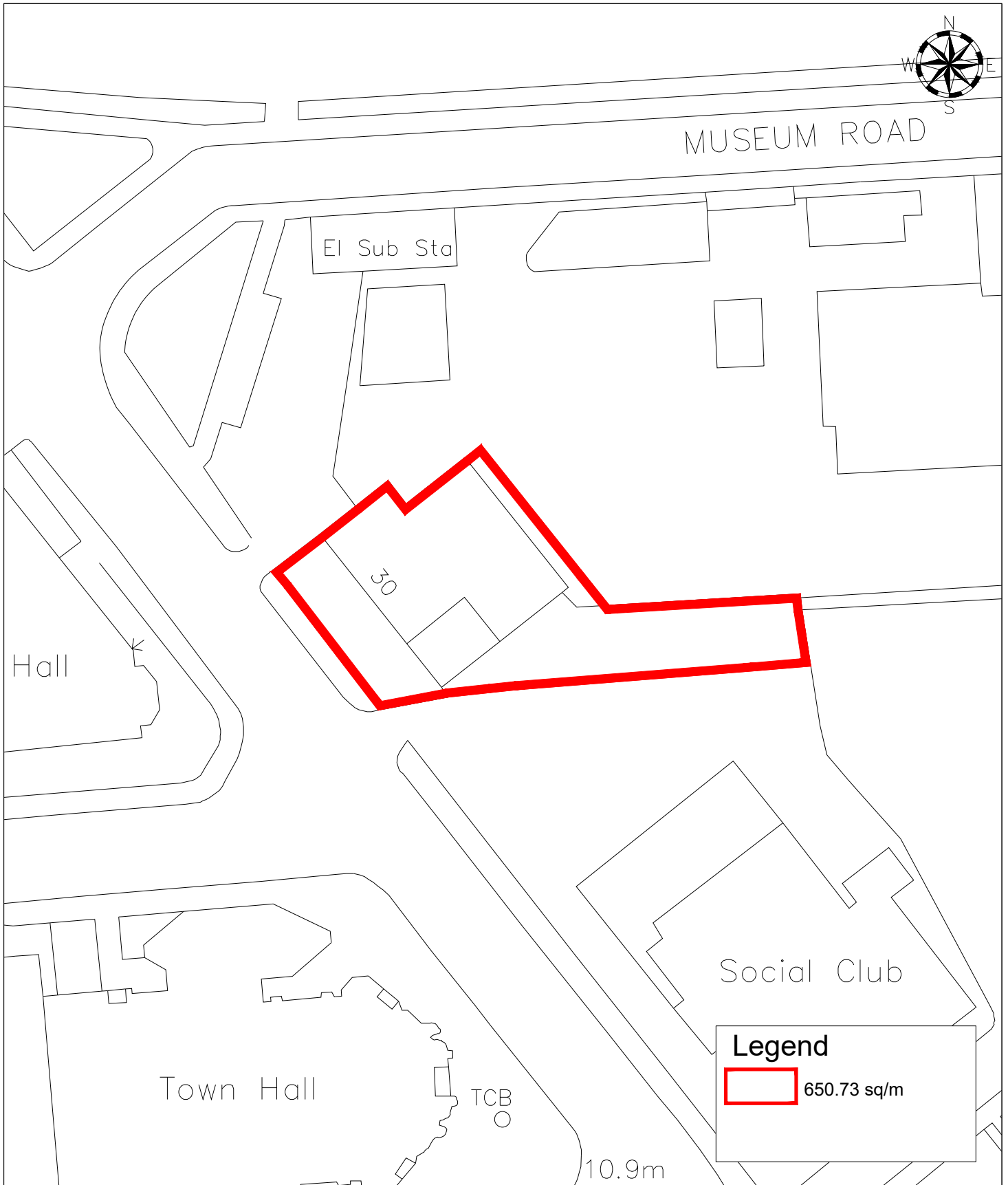
### OFFICER WITH THE DELEGATION

NAME \_\_\_\_\_

Denise McGuckin

POSITION: Managing Director

DATE: 29<sup>th</sup> June 2022



LOCATION	Land at Raby Road & Museum Road, Hartlepool	DRAWN BY	CT	DATE	21/06/22
DEED PACKET	CE172398	OS MAP	NZ 5032 NE	SCALE	1:500
				DRWG NO	E/S/929a



HARTLEPOOL BOROUGH COUNCIL  
REGENERATION & NEIGHBOURHOODS

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