



# 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:	18 <sup>th</sup> July 2022
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description & Reason for Decision:	<p>Lease of Seaton Sports and Social Club Hornby Park Elizabeth Way Seaton Carew: Surrender of existing lease by the Trustees of the club and grant of a new lease to Seaton Carew Community and Sports Club Charitable Incorporated Organisation.</p> <p>In 2010 the Council granted a 42 year lease to the Trustees of Seaton Carew Sports and Social Club at an initial rent of £350 per annum subject to review every 10 years based on Consumer Prices Index change.</p> <p>Since that time the club has carried out alterations and improvements to the club buildings and car park and has established a Charitable Incorporated Organisation (CIO) in order to become a charity, reflecting its aim of serving the local community more generally, rather than simply as a sports club. Charitable status also assists with fund-raising.</p> <p>The club has plans to carry out further significant development of the building and expansion of its activities including an expanded social function / community use facility which should also increase the club's revenue. However in order to be able to access significant grant funding in the medium term the club will need a longer unexpired lease period.</p> <p>It has therefore been agreed that the Trustees of the club will surrender their lease and a new longer lease will be granted to the CIO. The terms of the surrender and renewal are set out in the <b>CONFIDENTIAL ANNEX</b>.</p> <p>Whilst the terms of the new lease are still below market value it represents a satisfactory arrangement for the Council which is</p>

**ODR No.: 22 - 140**

seeking to support the club's ambitions whilst also adhering to principles of good asset management.

It has also been agreed that a public right of way affecting the pitches at the premises will be diverted to a more suitable route.

The property 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: More commercial terms were considered for the lease but the Council wishes to support the club in view of its contribution to the sporting and community life of Seaton Carew and the borough more widely.

Any Declared Register of Interest No

**OFFICER WITH THE DELEGATION**

SIGNED: \_\_\_\_\_

NAME: Denise McGuckin

POSITION: Managing Director

DATE: 18<sup>th</sup> July 2022

Plan

