



**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:	19 th October 2022
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description & Reason for Decision:	<p>Greatham Primary School – grant of academy lease</p> <p>Greatham Primary School governing body has obtained an Academy Order and intends to join Melrose Learning Trust, which is based in Durham and currently has 4 schools. As it is a church school only the playing field is owned by the Council, although part of this has been developed and will therefore be transferred to the Durham Diocesan Board of Education. In order to facilitate the academy conversion it is intended to grant an academy lease of the playing field on the following main terms:</p> <ol style="list-style-type: none">1. Tenant: Melrose Learning Trust2. Lease Term: 125 years from 1st December 20223. 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 withheld

7. Repair and Insurance: Tenant responsibility (except for pre-existing defects)

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

The playing field area to be leased is shown verged blue 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

Any Declared Register of Interest No

OFFICER WITH THE DELEGATION

SIGNED: _____

NAME: Denise McGuckin

POSITION: Managing Director

DATE: 19th October 2022

