



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 th March 2023
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description & Reason for Decision:	<p>Sale of Former Garage Site at Dumfries Road, Hartlepool</p> <p>On 29th March 2004 the Council transferred its housing stock and garage sites to Housing Hartlepool. There were a few exceptions with one such being the former garage site at the rear of Dumfries Road with the understood reason being that the site was disused and the garages boarded up at the time.</p> <p>Although there is an alley gate in situ to secure and restrict access to the site there have been a range of management issues over the years, which have taken significant officer time to address. These issues have been mostly around boundary discrepancies with neighbouring properties that were identified during a routine management inspection a number of years ago. There has also been an issue with the padlock on the gate having been changed by an unknown party on a number of occasions. To address these matters locks were changed and letters were sent out and notices erected to reaffirm that the site is owned by the Council. Despite this, upon further inspections the lock has been changed again on a considerable number of occasions. Letters sent to the encroaching neighbours have also received limited response.</p> <p>Given the considerable officer resources that have been used to manage the site it was considered that a solution could be to sell the site to a 3rd party for development though they would be made aware of the difficulties endured. The property was therefore marketed and a number of bids were received and subsequently assessed.</p>

ODR No.: 23 - 188

Details of the bids received are available in the **CONFIDENTIAL ANNEX**. It is proposed to proceed with a sale of the freehold interest on the terms set out in the **CONFIDENTIAL ANNEX**.

The land 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: Not to sell the land or to sell to another bidder

Any Declared Register of Interest No

OFFICER WITH THE DELEGATION

SIGNED: _____

NAME: Denise McGuckin

POSITION: Managing Director

DATE: 29th March 2023



LOCATION Dumfries Road Garages, Hartlepool UPRN - 1335 AREA - 1,477.21 sq/m		DRAWN BY CT	DATE 06/04/09
DEED PACKET CE170026		OS MAP NZ 4929NE	
 Hartlepool Borough Council Neighbourhood Services Department Procurement & Property Services Division Graham Frankland B.Eng(HONS) Head of Procurement, Property & Public Protection Leadbitter Buildings Stockton Street Hartlepool TS24 7NU		C.Eng. M.I.C.E. TEL: 01429 266522 FAX: 01429 523699	SCALE 1:1250 DRWG No -
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