



# HARTLEPOOL BOROUGH COUNCIL

## OFFICER DECISION RECORD

Department:	Development, Neighbourhoods and Regulatory Services
Division:	Development, Neighbourhoods and Regulatory Services (Development and Growth) Estates and Asset Management Section
Date of Decision / Issue of Licence:	30 <sup>th</sup> June 2023
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description & Reason for Decision:	<p>Grant of renewal farm business tenancy – amendment of terms.</p> <p>In 2017 a new 6 year farm business tenancy was granted over approximately 150 acres (60.7 hectares) of land west of Hart village. Part of the land lies near the Hart Moor national and Northern Powergrid substations and following the announcement by National Grid of a competition for the provision of electricity storage facilities it became apparent that there was potential for the Council's nearby land to be used for this purpose. This land (approximately 14 acres/ 5.7 hectares) was therefore excluded from the proposed renewal of the farm business tenancy.</p> <p>Interest was received from a number of operators for a lease for grid storage operations and a tender was accepted from one of them. However they were unsuccessful in the National Grid competition and so were not able to proceed.</p> <p>The land reserved for this purpose therefore became available for agricultural purposes again.</p> <p>Whilst the land could have been offered to the market as was recently done with the land at The Fens / Hart East, the location and layout of the land would have made letting to a different farm tenant less straightforward and the existing tenant has operated the land and tenancy in a very professional and satisfactory manner. It was therefore decided that it was in the interests of good estate management to offer</p>

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the land to the existing tenant, who made a satisfactory offer for it following discussions.

It is now therefore proposed to include the land within the new farm tenancy. Terms have been agreed with the tenant as set out in the **CONFIDENTIAL ANNEX**.

The plan below shows the land originally included in the renewal tenancy verged red and the additional land verged and hatched blue.

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: Offering the land to the market by way of tender. However the location and layout of the land would have made this more difficult than the other areas of land at Hart.

Any Declared Register of Interest No

**OFFICER WITH THE DELEGATION**

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

NAME: Denise McGuckin

POSITION: Managing Director

DATE: 3<sup>rd</sup> July 2023

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