



HARTLEPOOL BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Development, Neighbourhoods and Regulatory Services
Division:	Development and Growth - Estates and Asset Management Section
Date of Decision / Issue of Licence:	14 th December 2023
Officer Making Decision:	Tony Hanson
Subject / Description & Reason for Decision:	<p>Grant of lease of the former Throston Library premises, Glamorgan Grove Hartlepool.</p> <p>The proposal to re-locate the services provided at Throston Library was approved at Adult and Community Based Services Committee on 30th September 2021. At that meeting it was also agreed that officers engage further with Catcote School (Hartlepool Aspire Trust) so that more detailed feasibility work could be undertaken to secure the long term use of the current Throston Library building. The Trust were interested in the building as a location for additional post 16 special needs provision.</p> <p>Subsequently the Council carried out a scheme of refurbishment and alteration of the building on behalf of Hartlepool Aspire Trust, which was completed in September 2023.</p> <p>Terms have now been agreed for the grant of a lease to the Trust as outlined below:</p> <ol style="list-style-type: none">1. Lessor: Hartlepool Borough Council2. Lessee: Hartlepool Aspire Trust of C/O Catcote Academy, Catcote Road, Hartlepool, TS25 4EZ, Company number 086040373. Term: 10 years from 1st September 20234. Rent: £1 per annum

ODR No.: 23 - 245

5. Repair and Insurance: Lessee to be responsible for all repair and building insurance
6. Permitted Use: Education of secondary, post 16 and post 19 students with special educational needs only
7. Alienation: Assignment of whole permitted subject to Lessor's prior written consent being obtained, such consent not to be unreasonably withheld or delayed; sublease of whole or part not permitted, charging not permitted.
8. Costs: Lessee to be responsible for the Lessor's reasonable legal costs

It is proposed to proceed with the grant of the lease on these terms.

The property is shown verged red on the plan below.

Type of Decision: Non Key

Nature of Delegation Being Exercised: Officer Delegated Authority

EDDNRS223	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: Tony Hanson

POSITION: Executive Director of Development, Neighbourhoods and Regulatory Services

DATE: 14th December 2023

Plan



LOCATION	Throston Grange Branch Library, Glamorgan Grove, Hartlepool UPRN - 0382 AREA - 831.69 sq/m	DRAWN BY CT	DATE 01/04/09
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DEED PACKET DU3083	OS MAP NZ 4833NE	SCALE 1:1250	DRWG No -
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	<p>Hartlepool Borough Council Neighbourhood Services Department Procurement & Property Services Division Graham Frankland B.Eng(HONS) Head of Procurement, Property & Public Protection Leadbetter Buildings Stockton Street Hartlepool TS24 7NU</p>	<p>C.Eng. M.I.C.E. TEL: 01429 28522 FAX: 01429 523899</p>	<p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on Behalf of the Controller of Her Majesty's Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Hartlepool Borough Council 100023380 1099.</p>
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