



HARTLEPOOL
BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Development, N/hoods and Regulatory Servs

Division:

Date of Decision / Issue
of Licence: 17/09/2024

Officer Making Decision: MR T HANSON

Subject / Description &
Reason for Decision:
(for publication)

Disposal of Manor House West, Hartlepool

In 2015 the Council acquired Manor House on Owton Manor Lane and subsequently sold it on a back to back basis to a Mark Garry from Gateshead the owner of the adjoining land to assist in land assembly to create a regeneration site for the development of new housing.

The proposed development site included Manor House West, which is shown verged red on the attached plan and physically abuts Manor House. In order to facilitate a comprehensive redevelopment of the site, the Council subsequently agreed to acquire Manor House West and sell it on a back to back basis to Mr Garry.

Whilst the acquisition completed, the sale to Mr. Garry was not progressed and since that time efforts have been made to progress the disposal and redevelopment but neither has progressed. Planning permission was sought for a residential development however Mr. Garry never signed the Section 106 agreement so Planning officers eventually "disposed" of the minded to grant planning permission. Mr. Garry has also made efforts to sell the site on the open market.

Over the years the empty properties have been a cause of consternation for both local residents and blue light services. They have been the subject of a number of arson attacks, vandalism, fly-tipping, break-ins, and general anti-social behaviour. They are two buildings which figure highly on the Councils Derelict Buildings register for the Town.

Late in 2021 Mr Garry contacted the Council advising that he was wanting to resurrect the project and after further negotiations he agreed to progress the acquisition of Manor House West and delegated authority to proceed was obtained however again a sale did not progress.

A local company, Farefield Property Investments Limited (FPIL) of 33 Church Street, Hartlepool has however now agreed terms for an option to acquire Mr. Garry's interest subject to planning permission for residential development and the Council has been approached to enquire whether it would dispose of its interest in the site.

Following negotiations agreement has been reached to proceed with granting FPIL a 12 month option to acquire the Council's interest in the site.

It is therefore recommended that delegated authority is exercised to proceed with the disposal on the terms set out in the report.

Type of Decision:	Non Key
Nature of Delegation Being Exercised:	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
Alternative Options Considered & Rejected:	The Council could refuse to proceed with a disposal but the buildings will continue to blight the area and a continuance of anti-social behaviour problems.
Any Declared Register of Interest:	Offers have been made previously to acquire Mr. Garry's property interests but this has been declined and whilst the use of CPO powers have been considered it is felt a disposal with a condition to demolish the properties represents the best solution.
	No

OFFICER WITH THE DELEGATION

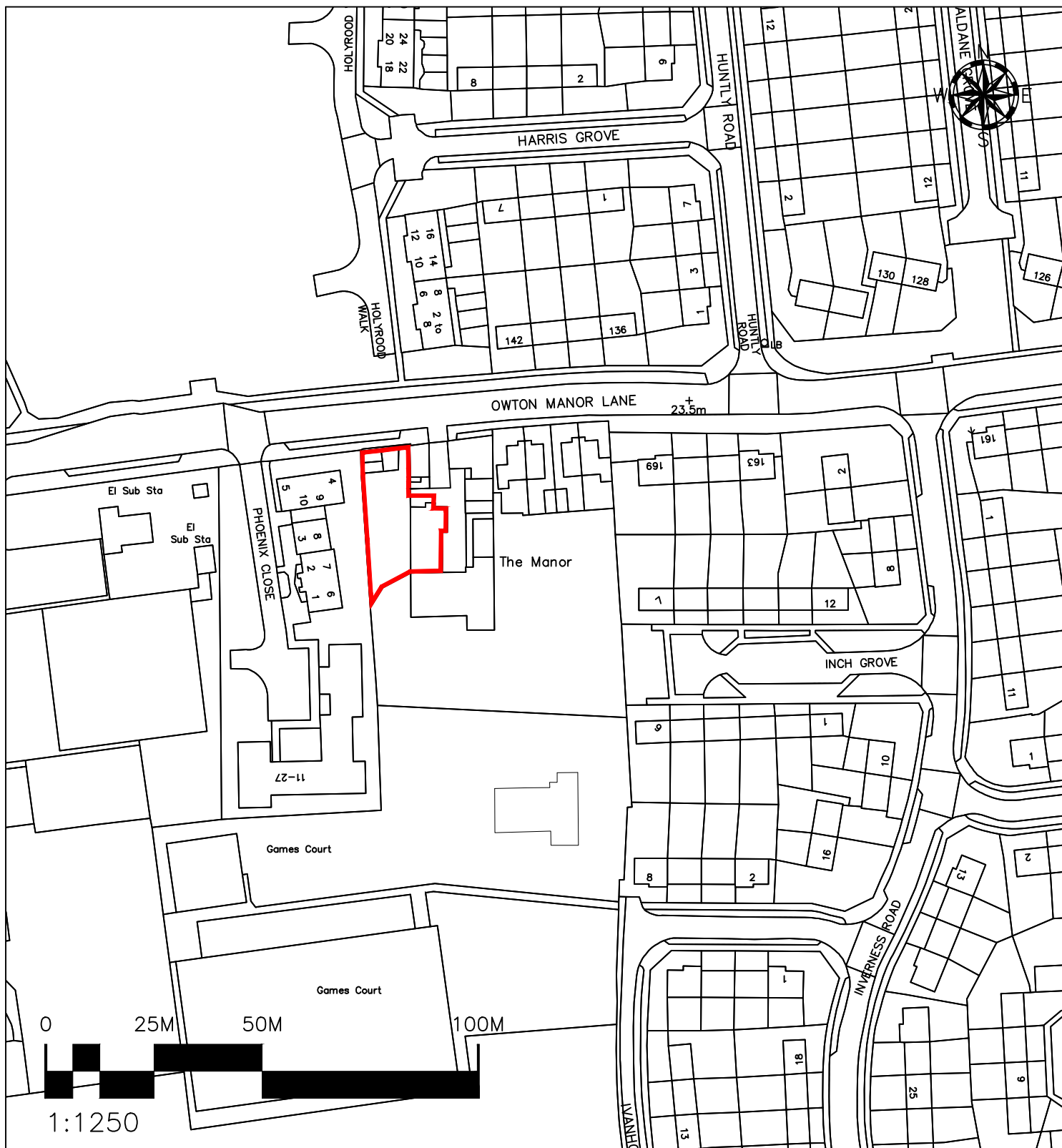
NAME: MR T HANSON

POSITION: Executive Director Dev N/hood & Reg Serv

IN CONSULTATION WITH...

NAME: TONY HANSON

POSITION: Executive Director Dev N/hood & Reg Serv



LOCATION Manor House West, Owton Manor Lane, Hartlepool

DRAWN BY CT DATE 12/03/15

SCALE 1:1250

DEED PACKET CE42586

OS MAP NZ 4929SW

DRWG NO E/G/755-B



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