



HARTLEPOOL
BOROUGH COUNCIL

OFFICER DECISION RECORD

Department: Development, N/hoods and Regulatory Servs

Division: Neighbourhood Services

Date of Decision / Issue
of Licence: 25/09/2025

Officer Making Decision: MR KA BOSTOCK

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

Transfer of land at Grayfields to the Greatham Foundation. The Greatham Foundation own Gretton Court, Heather Grove, located off Jesmond Gardens and adjoining to the south the Grayfields site let to FC Hartlepool by the Council. The Foundation is proposing to redevelop the site and has made a planning application for "conversion and partial demolition of the former Gretton Court Care Home to create 14no. dwellings for independent living and dementia care and associated works". (Planning Application reference H/2025/0114).

The Foundation has suffered from anti-social behaviour over a number of years, primarily from youths entering the site from the overgrown strip between the Foundation boundary fence and the Council's fence which is set about 2.5 metres to the south. This strip is not included in the lease to FC Hartlepool and thus remains the Council's responsibility to maintain, although the fence is within the leased area and therefore a tenant responsibility.

In order to allow the Foundation to control the area and prevent further anti-social behaviour, it is proposed to transfer ownership of the strip of land between the 2 fences to the Foundation on the terms set out in the Confidential Annex. The land extends to approximately 244 square metres.

The Greatham Foundation was formerly known as the Hospital of God at Greatham and is a registered charity providing residential care for the elderly, day care and support for people with dementia, and family support services. The use of the land will be restricted to these purposes.

Transfer of the land will not only assist the Foundation with its development and help prevent anti-social behaviour occurring in this location but will also reduce the Council's liabilities for maintenance.

The land is shown verged red on the plan attached.

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 Corporate Affairs Committee arrangements

Alternative Options Considered & Rejected: Not to transfer the land.

Any Declared Register of Interest: No

OFFICER WITH THE DELEGATION

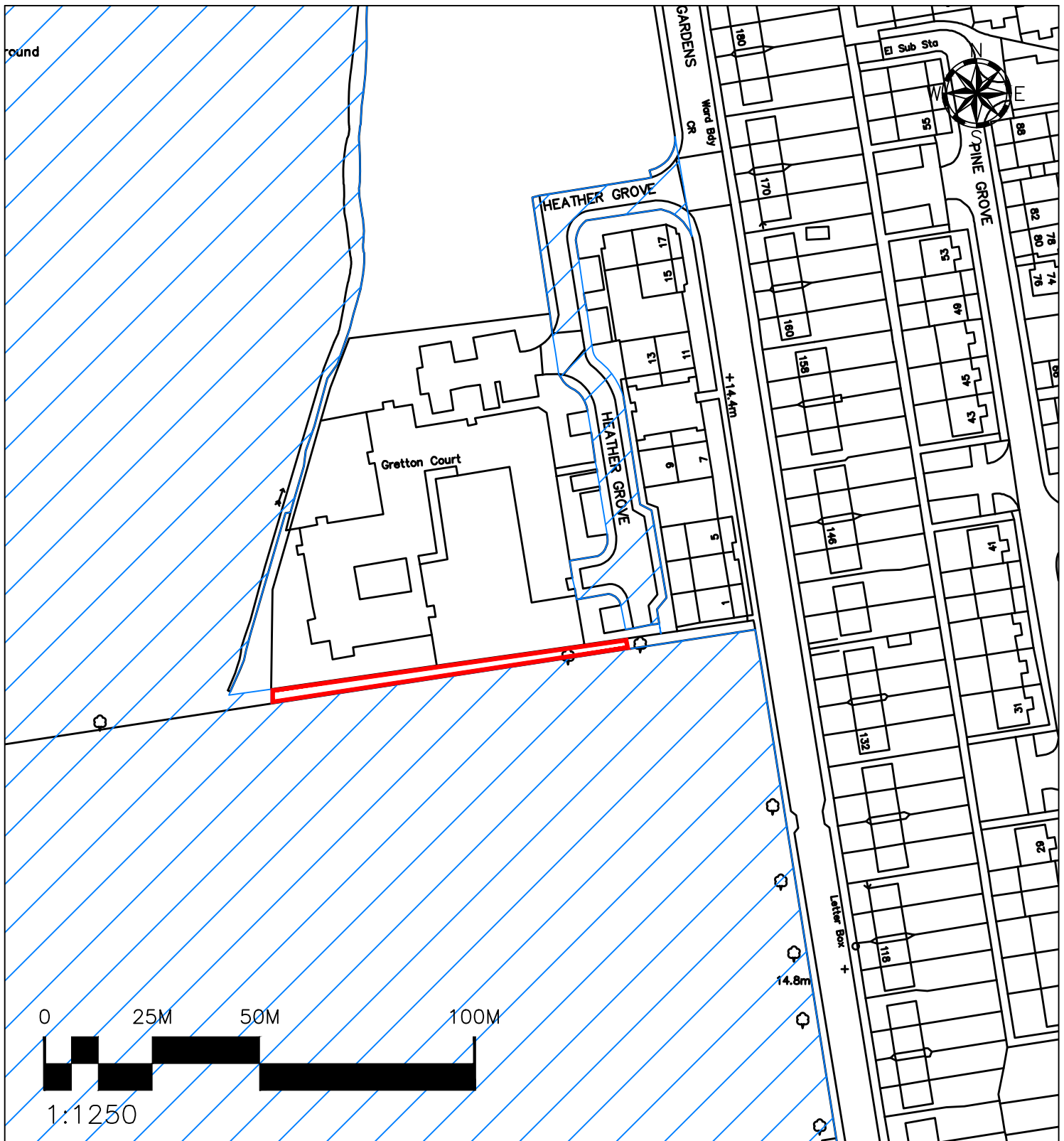
NAME: MR KA BOSTOCK

POSITION: Assistant Director (Neighbourhood Serv)

IN CONSULTATION WITH...

NAME: KIERAN BOSTOCK

POSITION: Assistant Director (Neighbourhood Serv)



LOCATION	Land at Grayfields, Jesmond Road, Hartlepool AREA - 244.43 sq/m	DRAWN BY CT	DATE 29/04/25
DEED PACKET	CE164221	OS MAP NZ 4933 NE	SCALE 1:1250 @ A4 DRWG NO E/S/954



HARTLEPOOL BOROUGH COUNCIL
Regeneration & Neighbourhoods

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