



HARTLEPOOL
BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:

Division:

Date of Decision / Issue of Licence: 20/10/2025

Officer Making Decision: MRS DG MCGUCKIN

Subject / Description & Reason for Decision: (for publication) Lease of the Upper West Wing at Bovis House. Hartlepool Jobs & Skills Service deliver between 6 and 8 classroom-based learning sessions every day during term time. In 2024/25 there were 985 individuals enrolled on Skills courses and 1,047 enrolled on Learning for Inclusion courses. Therefore, classroom space is always in demand to accommodate up to 2,000 learners.

Community Hubs are based in the areas of greatest need throughout the town, but space is at a premium. There is one dedicated classroom in Community Hub Central and one in Community Hub South. Sessions are also delivered in other rooms but that is limited by their capacity and availability within the Hubs.

Courses are delivered across the town, but the demand is significantly higher in the town centre, particularly with ESOL (English Speakers of Other Languages) courses. This is due to a lot of learners living near the town centre and preferring a central location, and other learners preferring it due to the accessibility of the town centre.

To enable Hartlepool Jobs and Skills to continue to meet the demands of learners it is necessary to explore additional space within a town centre location that satisfies the requirements of the service and learners.

Type of Decision: Non Key

Nature of Delegation Being Exercised: GD31 Powers for a variety of transactions within £100,000 in capital value and £50,000 in rental value (annual figure). The powers are to approve land and property disposals and acquisitions, 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.

Alternative Options
Considered & Rejected:

Various options have been explored however there is limited accommodation in the town centre that meet the requirements of dedicated classroom space.
Hourly rental of some space has been used in the interim however provides limited capacity.

Any Declared Register of
Interest:

No

OFFICER WITH THE DELEGATION

NAME: MRS DG MCGUCKIN
POSITION: Managing Director

IN CONSULTATION WITH...