



**Hartlepool**  
Borough Council

**OFFICER DECISION RECORD**

Department: Neighbourhoods and Regulatory Services

Division:

Date of Decision / Issue  
of Licence: 12/01/2026

Officer Making Decision: MR KA BOSTOCK

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

Extension of lease of Grayfields Recreation Ground.  
In 2021 the Council granted a 25 year Community Asset Transfer lease to FC Hartlepool, following a period of marketing and competitive tendering, of Grayfields Recreation Ground including the pavilion building/clubhouse, car park, grass and 3G pitches and other hard surfaced and ancillary areas. The leased area is shown verged red on the attached plan. The lease excludes the playground.  
The lease is at a peppercorn rent fixed for the full term but FC Hartlepool are obliged to make the pitches available for other teams and members of the club on a pricing basis agreed with the Council.  
Since the lease was granted, FC Hartlepool have been very active in improving the facilities and promoting the use of the property and they now host 55 teams, have about 800 members and employ 8 people. The male first team is established in the Northern League and aiming for further promotion.  
The Club now has a number of proposals for further development including the construction of 6 padel tennis courts on the former tennis court area of the site, an extension of the clubhouse with a terrace / balcony overlooking the enclosed pitch, security fencing around the junior pitches to prevent misuse and damage and a full size 3G pitch.  
The padel tennis facility is to be developed by a third party company with a commercial sub-lease to be granted to it by FC Hartlepool. Given the very substantial capital investment required to set up the padel tennis, the company require a minimum 30 year term to ensure it has a long enough secure term to obtain funding and the return on the investment.  
Given that the current lease to FC Hartlepool has less than 21 years to run, the club requested a lease extension in October last year in order to enable it both to grant a suitable length sub-lease for the padel tennis and also to secure the return on its own investment in the clubhouse and pitches.  
Terms have now been agreed to extend the lease as set out in the CONFIDENTIAL ANNEX.  
The reasons for agreeing the extension, together with consent to the sub-lease and alterations are in brief as follows:  
The club have demonstrated considerable commitment to the site, the financially sustainable provision of sporting facilities and the physical and social improvement of the building and grounds. The successful development of the padel tennis courts will both add to the choice of activities and support the operation of the site as a whole, but it cannot proceed without the proposed lease extension.

Type of Decision:

Non Key

Nature of Delegation Being Exercised: In accordance with paragraph 13.2 of the Delegation Scheme set out in the Constitution the Director Of Neighbourhoods and Regeneration Services is authorised to exercise the following specific functions as set out below.

DNRS216 Power to accept subject to contract the highest tender received by the Borough Council for property advertised for sale or to let by way of lease or licence upon the open market and to report back to the appropriate Committee/Board for information  
DNRS217 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: A request by FC Hartlepool for a longer extension was considered and rejected, together with alternative terms.

Any Declared Register of Interest: No

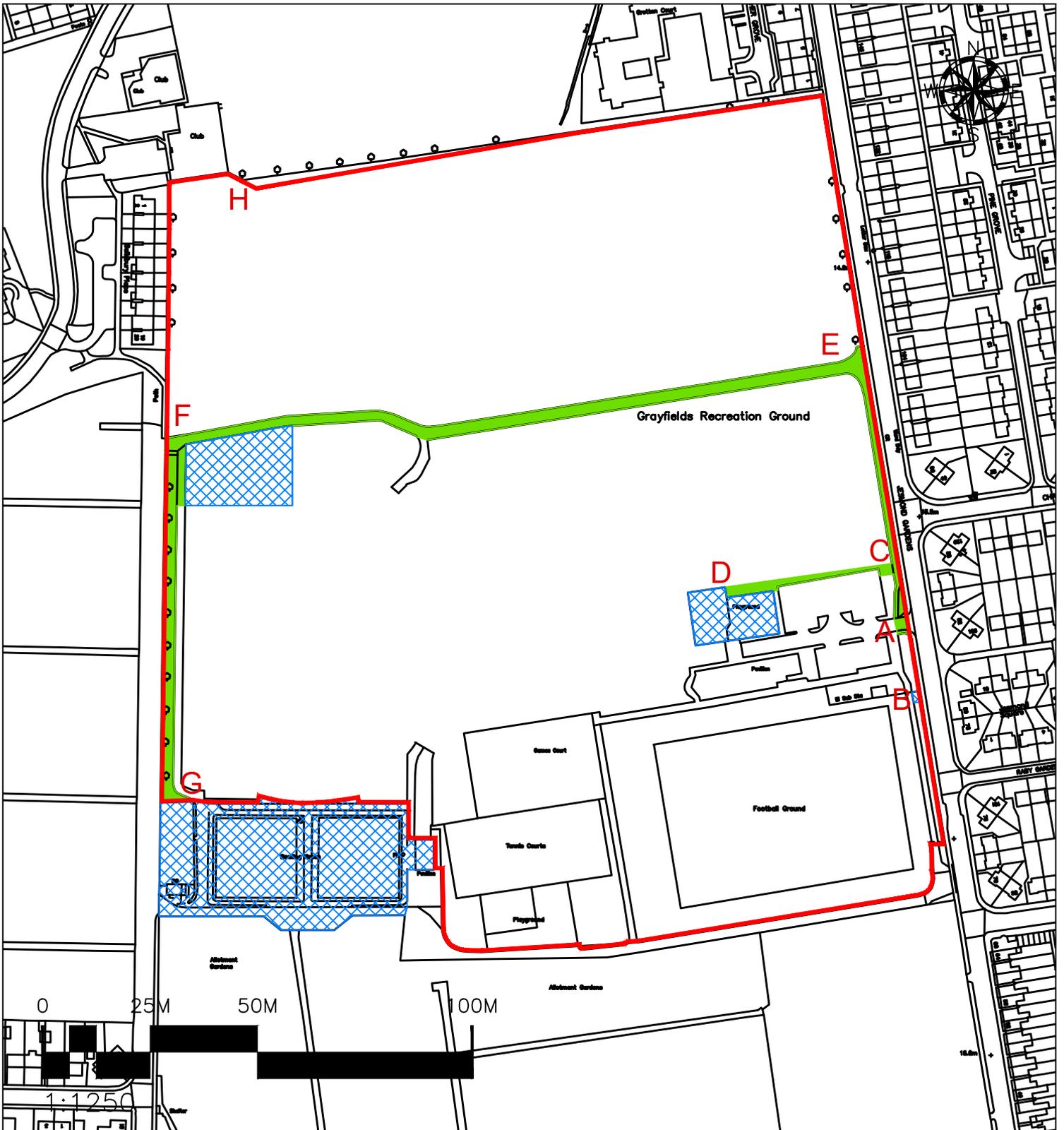
Other Considerations:

**OFFICER WITH THE DELEGATION**

**NAME:** MR KA BOSTOCK  
**POSITION:** Director of Neighbourhoods & Reg Servs

**IN CONSULTATION WITH...**

**NAME:** KIERAN BOSTOCK  
**POSITION:** Director of Neighbourhoods & Reg Servs



LOCATION	Grayfields, Jesmond Road, Hartlepool	DRAWN BY	CT	DATE	12/02/20	
		SCALE	1:2500 @ A4			
DEED PACKET	CE164221	OS MAP	NZ 4933		DRWG NO	E/L/572



**HARTLEPOOL BOROUGH COUNCIL**  
Regeneration & Neighbourhoods

Civic Centre  
Victoria Road  
Hartlepool  
TS24 8AY

TEL: 01429 266522  
FAX: 01429 523488

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