



# HARTLEPOOL BOROUGH COUNCIL

## OFFICER DECISION RECORD

Department:	Resources and Development
Division:	Resources and Development (Development and Growth) Estates and Asset Management Section
Date of Decision / Issue of Licence:	10 <sup>th</sup> May 2023
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description & Reason for Decision:	<p>Sale of land at Golden Flatts. The Council's land holding at Golden Flatts now extends to approximately 51.5 acres (20.8 ha) following the recent sale of 5.1 acres to Port Homes for a residential development of 76 homes. A further 3.8 acres (1.54 ha) of the site is committed to the construction of the new SEMH Free School. The school access road is currently under construction, and following its completion, work will begin on the school site by the Department for Education's contractor and the Council and DfE will complete a lease of the site for a 125 year term at a peppercorn rent. The school, which is due to open in September 2024, will be operated by Spark of Genius Academy Trust.</p> <p>The access road, and school and Port Homes sites are shown on the plan below.</p> <p>The remainder of the Golden Flatts site is currently used in part for grazing but it is intended to use the site for a variety of purposes including bio-diversity net gain, tree planting funded by Section 106 payments and other appropriate development.</p> <p>The terms include a sale of the currently "land-locked" land adjoining the rear of Whitethorn Gardens, the land involved being shown verged red on the plan below.</p> <p>The full terms are set out in the <b>CONFIDENTIAL ANNEX</b>.</p>
Type of Decision:	Non Key
Nature of Delegation Being Exercised:	Committee Delegated Authority

**ODR No.: 23 - 195**

In accordance with paragraph 4.2 of the Delegation Scheme set out at Part 3 of the Constitution the Managing Director is authorised to exercise any of those functions delegated to the Directors and hereby exercises the delegation as set out below:

DRD74	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

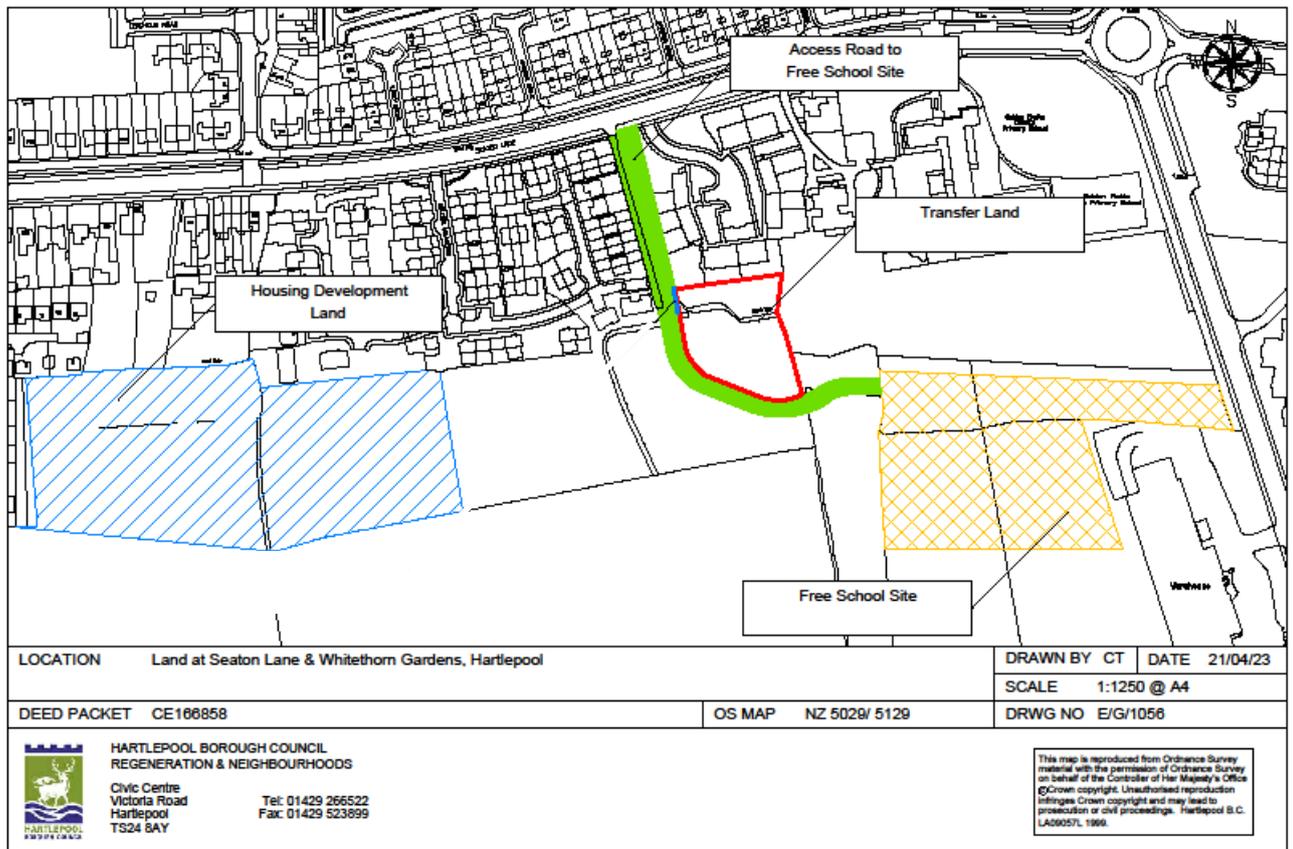
**OFFICER WITH THE DELEGATION**

SIGNED: \_\_\_\_\_

NAME: Denise McGuckin

POSITION: Managing Director

DATE: 10<sup>th</sup> May 2023



Sale Land Verged Red

Access Rd Coloured Green

Land sold to Port Homes Hatched Blue

New Free School Cross Hatched Orange