



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:	15 th March 2023
Officer Making Decision:	Denise McGuckin (Managing Director)
Subject / Description & Reason for Decision:	<p>Acquisition of Hartlepool Magistrates Court and Probation Building.</p> <p>The Council is the freeholder of Hartlepool Magistrates Court and Probation Building but the property is held by His Majesty's Courts and Tribunal Service (HMCTS) by way of a 999 year lease from 2005. The rent under the lease is a peppercorn per annum and a service charge is also payable, principally covering the cost of utilities and heating shared with the adjoining Civic Centre. The courts building has been empty and disused since 2017, with no realistic prospect of re-use by the courts service or a sale or letting to a third party for other uses, due to its age, construction and layout and value levels in Hartlepool.</p> <p>Following a lengthy period of negotiation and discussion with HMCTS, terms have now been agreed for the surrender of the lease with a reverse premium being paid by HMCTS that reflects the costs of ownership which will pass to the Council.</p> <p>Outstanding issues regarding the service charge amounts in previous years will also be resolved, with the agreement being in full and final settlement of all matters between the parties.</p> <p>This decision is urgent due to timescales imposed by HMCTS in that they need the matter to be completed by the end of the current financial year.</p> <p>The terms of the surrender are set out in the CONFIDENTIAL ANNEX.</p>

ODR No.: 23 - 179

The property is shown verged and hatched red on the plan below.

Type of Decision: Key Forward Plan Ref – None – decision made under provisions for urgent Officer Decisions

Nature of Delegation Being Exercised: Officer Delegation – Managing Director

MD 14 - In consultation with the Leader (or in his absence the Deputy Leader), Chair of the relevant Committee (or in his absence Vice Chair) and Monitoring Officer, the Managing Director (or in his/her absence the Director of Resources and Development) may take a decision normally reserved to Full Council or a Committee where:

(a) Failure to take the decision quickly would, or would be likely to, harm the interests of the Council and the public.

(b) The decision is so urgent that it cannot wait until the next meeting of the Committee at which the decision would normally be taken.

The record of urgent decisions will be held by the Democratic Services team and will be made available for inspection. Following the decision, it will be reported to the next meeting of the relevant committee explaining:

- the decision;
- the reasons for it; and
- the reasons why the decision was treated as a matter of urgency.

Alternative Options Considered and Rejected:

The acquisition has been agreed as the financial terms are considered fair and reasonable – if this had not been the case, the Council would have looked to HMCTS to re-purpose the site, but this may have resulted in the building continuing to be vacant for a long period.

Any Declared Register of Interest

No

OFFICER WITH THE DELEGATION

SIGNED: _____

NAME: Denise McGuckin

POSITION: Managing Director

DATE: 6.4.23

In consultation with the Leader/.Chair of Finance and Policy Committee:

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and

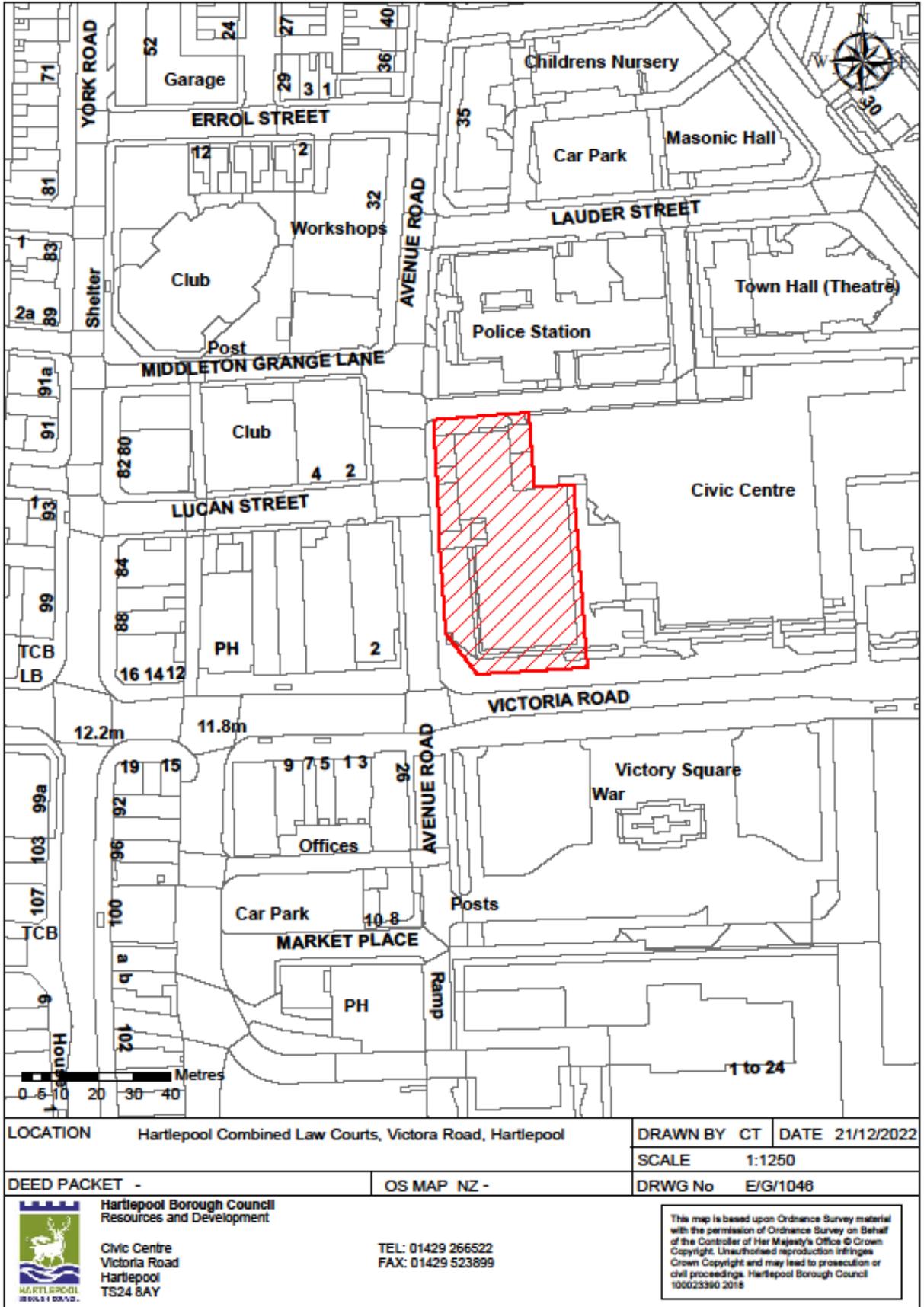
Chris Little, Director of Resources and Development

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and

Hayley Martin, Monitoring Officer

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LOCATION	Hartlepool Combined Law Courts, Victoria Road, Hartlepool	DRAWN BY	CT	DATE	21/12/2022
DEED PACKET	-	SCALE	1:1250		
OS MAP	NZ -	DRWG No	E/G/1046		



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Resources and Development

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