

EXERCISE OF DELEGATED POWER

Title : **Surrender, Offices 15-16, and New Lease Offices 14-16**

Gateshead Council Constitution (Thirteenth Edition – July 2016)

Part 3 – Responsibility for Functions

Schedule 5 - Executive Functions Delegated to Managers.

Part 1 – Delegations to Individual Managers.

4. Strategic Director, Corporate Services & Governance.

Service Director, Legal, Democratic and Property Services

(10) To manage the Council's non-operational property and carry out functions that do not involve a new letting, sub-letting or lease renewal; to include all decisions relating to, rent reviews, assignments, landlord's consents, lease surrenders, terminations and other interests in land.

(11) To approve all leases granted in accordance with agreed parameters, fees and charges and external funding conditions for space within Council business centres.

Statutory Power: Section 123 of the Local Government Act (1972).

Policy: Capital Strategy, Community Strategy, Towards 2010.

Proposal: Surrender and grant of a new lease.

Property/Premises: Office 14, 15 & 16, Greenesfield Business Centre, Mulgrave Terrace, Gateshead, Tyne and Wear, NE8 1PQ.

Tenant: Dribhut Enterprise Limited, Office 16, Greenesfield Business Centre, Mulgrave Terrace, Gateshead, Tyne and Wear, NE8 1PQ (Company No. 08453158).

Rent: £17,230.32 p.a.

Term: Until 31 December 2019.

Break Option: N/A.

Use: Office.

Comments: The leases currently in place for office 15 & 16 are to be surrendered and a new lease granted for offices 14, 15 and 16.



Gateshead
Council

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Surveyor <i>EC</i>	Team Leader <i>[Signature]</i>	Property Manager <i>[Signature]</i>
Approved by:	M E Harrison <i>M.E.H.</i> Service Director, Corporate Services & Governance Date: 3. 5. 17	