

**EXERCISE OF DELEGATED POWER**

**Title :** Lease of Studio 4, 2<sup>nd</sup> Floor, Northern Design Centre

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

(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: Medium Term Financial Strategy, Vision 2030, Council Plan 2015 – 2020, Corporate Asset Strategy and Management Plan 2015 - 2020.

Proposal: Lease.

Property/Premises: Studio 4, 2<sup>nd</sup> Floor, Northern Design Centre, Abbots Hill, Baltic Business Quarter, Gateshead, NE8 3DF.

Tenant: People Can Fly UK Limited, PO Box 1295 20 Station Road, Gerrards Cross, Buckinghamshire, SL9 8EL (Company No. 10475786).

Rent: £6,915.00 p.a.

Term: One year, with effect from completion.

Break Option: Tenant only rolling break, subject to no less than 28 days written notice.

Use: Office.

Comments:

Surveyor: <i>E. Williams</i>	Team Leader:	Property Manager: <i>SBM</i>
Approved by: M E Harrison <i>M.E. Harrison</i> Service Director, Corporate Services & Governance	Date: <i>01/09/2017</i>	