

**EXERCISE OF DELEGATED POWER**

**Title : Lease – Units 1 & 2 Penshaw Way, Birtley**

Gateshead Council Constitution (14<sup>th</sup> Edition - July 2017)  
 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

(3) To agree terms for granting or acceptance of any tenancy not exceeding 25 years, and any occupational licence other than any housing accommodation and garages used for domestic purposes, at a rent not exceeding £75,000 per annum exclusive of rates in each case.

Policy: Capital Strategy, Community Strategy, Towards 2030

Proposal: Licence

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

Property/Premises: Units 1 & 2 Penshaw Way, Portobello, Birtley

Landlord: Courtyard Developments (Newcastle) Ltd

Tenant: The Borough Council of Gateshead

Rent: Year 1 £55,000 p.a.


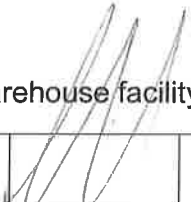


Year 2 £74,000 p.a.

Year 3 £74,000 p.a.

Term: 3 years

Break Option: N/A

Use: Offices and warehouse facility for street scene service

Surveyor		Team Leader		Property Manager	
Approved by:	 M Barker Strategic Director, Legal, Democratic & Property Services				Date: 18/5/18