
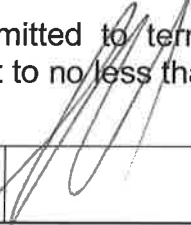




### EXERCISE OF DELEGATED POWER

**Title :**                    **Lease Renewal – Eslington Communal Lounge**

Gateshead Council Constitution (14<sup>th</sup> Edition - July 2017)  
 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  
 (3) To agree terms for the granting or acceptance of any tenancy not exceeding twenty five 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.

**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 renewal.  
  
**Property/Premises:**    Eslington Communal Lounge, Bolam Street, Gateshead, NE8 2TT.  
  
**Tenant:**                    Teams & Bensham Community Care Limited of Holy Rosary Parish House, Northumberland Street, Teams, Gateshead, NE8 2PQ (company no. 06402655; charity no. 1122735).  
  
**Rent:**                      Peppercorn.  
  
**Term:**                      5 years with effect from completion.  
  
**Break Clause:**            Landlord permitted to terminate at any point after 2 years, subject to no less than 6 months written notice at any time.

<b>Surveyor:</b> 	<b>Team Leader:</b> 	<b>Property Manager:</b> 
<b>Approved by:</b>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">   <b>M Barker</b>            Strategic Director, Corporate Services &amp; Governance         </div> <div style="text-align: right;"> <b>Date:</b> 7/9/18         </div> </div>	