

**EXERCISE OF DELEGATED POWER**

**Title :** **Surrender of Ground Lease – Land at Bute Road, High Spen, Rowlands Gill, NE39 2AP**

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

(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.

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

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

**Proposal:** Surrender of Ground Lease

**Property/Premises:** Surgery at Bute Road, High Spen, Rowlands Gill, NE39 2AP

**Tenant:** **A O Cassells J E Holiday and A K Walker**




**Surrender Premium:** £4,500 payable by the Council.

**Costs:** Each Party Bears own Costs

**Lease Details:** Ground Lease – 15<sup>th</sup> March 1974 for 99 years

**Conditions:** Council to remove/demolish existing building

**Comments:**

Surveyor	<i>Attorney</i>	Team Leader		Property Manager	
Approved by:	 M Barker Strategic Director, Corporate Services & Governance				
	Date: 20 <sup>th</sup> June 2018				