

EXERCISE OF DELEGATED POWER

Title : **Tenancy at Will, Former Front Street Nursery Building, Whickham**

Gateshead Council Constitution (14th 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: Tenancy at Will.

Property/Premises: Former Front Street Nursery Building, Laburnum Grove, Whickham, Newcastle upon Tyne, NE16 4AE.

Tenant: Whickham Playzone Limited, 6 Henderson Avenue, Whickham, Newcastle upon Tyne, NE16 4AZ (company number 05883722).

Daily Use & Occ Fee : £19.18, equating to £7,000 per annum for the first year of the Term. Increasing to £23.29 thereafter, equating to £8,500 per annum.

Term: Upon completion, until such time the agreement is terminated by either party.

Use: The Tenant will use the Property for the provision of childcare including as a nursery for children from 2 years old.

Comments:

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| Surveyor: <i>E. Williams</i> | Team Leader: <i>[Signature]</i> | Property Manager: <i>SM</i> |
| Approved by: | <i>[Signature]</i> M Barker Strategic Director, Corporate Services & Governance Date: <i>22/6/18</i> | |