

## EXERCISE OF DELEGATED POWER

**Title :**                   **Lease:   Office 23, Gateshead International Business Centre**

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

(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.

(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:   Office 23, Gateshead International Business Centre, Mulgrave Terrace, Gateshead, NE8 1AN.

Tenant:                 The Broadband Computer Company Limited, Third Floor City Gate, St James' Boulevard, Newcastle, NE1 4JE (Company No. 05408252).

Rent:                   £5,071.50 per annum exclusive of VAT.

Term:                   Five years, with effect from completion.

Break Option:        Tenant only rolling break, subject to 28 days written notice being served.

Use:                    Office.

Comments:            Simultaneous surrender of Office 8.

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>3/5/18</i>				