

EXERCISE OF DELEGATED POWER

Title : Lease of 18 Lumley Gardens, Gateshead

Gateshead Council Constitution (Fourteenth Edition – July 2017, as amended January 2018)
Schedule 5 - Executive Functions Delegated to Managers.

Part 1 – Delegations to Individual Managers.

4. Strategic Director, Corporate Services & Governance.

(19) To acquire or dispose of land and/or property by sale, lease, licence or any other legal estate or interest, and to incur any necessary expenditure for those purposes (where any disposal represents best consideration) subject to prior consultation with:

- The Leader and Deputy Leader of the Council;
- Any relevant portfolio holder;
- Any affected ward councillor; and
- The Strategic Director, Corporate Resources

Statutory Power: Section 32 of the Housing Act 195 and the General Consent for the Disposal of Land held for the purpose of Part 11 of the Housing Act 1985

Policy: Capital Strategy, Vision 2030, Gateshead's Sustainable Community Strategy

Proposal: To grant a Lease for a term of 3 years excluded from the Landlord and Tenant Act 1954

Premises: 18 Lumley Gardens, Gateshead

Tenant: Oasis Aquila Housing Limited

Rent: £3684.20 per annum

Break Option: One month's notice to be given at any time by the Tenant

Use: The permitted use to be residential accommodation for the Tenant's clients, being people of a vulnerable nature who need support

Comments: The lease forms part of a wider project whereby the Council lets residential properties to providers of supported housing, allowing them to grant short term licences to their service users. The Gateshead Housing Company will continue to manage the properties and collect the rent and as such will be party to the lease.

Surveyor		Team Leader		Property Manager	
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Approved by:	 Mike Barker Strategic Director, Corporate Services and Governance Date: 21/3/19
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