

EXERCISE OF DELEGATED POWER

Title : LEASE SURRENDER – NORTHUMBRIA UNIVERSITY,
GROUND & FIRST FLOOR, NORTHERN DESIGN CENTRE
ABBOTS HILL, BALTIC QUARTER, GATESHEAD NE8
3DF

Gateshead Council Constitution (15th edition May 2019)
Schedule 5 - Executive Functions Delegated to Managers.
Part 1 – Delegations to Individual Managers.
2. Strategic Director, Corporate Services & Governance

(25) To manage the Council's non-operational property and carry out all functions including new lettings, sub-lettings, lease renewals, rent reviews, assignments, landlord's consents, lease surrenders, terminations and other interests in land

Policy: Capital Strategy, Community Strategy, Towards 2030

Proposal: Lease Surrender

Statutory Power: Section 123 of the Local Government Act (1092)

Property/Premises: Ground & First Floor, Northern Deign Centre,
Abbots Hill, Gateshead NE8 2DF

Tenant: The University of Northumbria

Rent: £148,699.71 per annum



Term: 5 years from 19th August 2013 to 18th August 2018.

Agreed lease surrendered date - 2nd August 2019.

Use: Design, creativity, theatre, showroom and offices.

Main Terms: As above

Comments: A surrender of the existing lease to Northumbria has been agreed at a lease surrender and dilapidation settlement of £5,000.

Surveyor		Team Leader		Property Manager	
Approved by:	M Barker  Date: 7/5/19 Strategic Director, Corporate Services & Governance				