

EXERCISE OF DELEGATED POWER

Title : Lease of 55 Saltwell Road, Gateshead

Gateshead Council Constitution (Fifteenth Edition – May 2019)

Schedule 5 - Executive Functions Delegated to Managers.

Part 1 – Delegations to Individual Managers.

4. Strategic Director, Corporate Services & Governance.

(19) Following consultation with the Strategic Director, Corporate Resources, to acquire or dispose of land and/or property by sale, lease, licence, consent, or any other legal estate or interest and to incur any necessary expenditure for those purposes

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 7 years excluded from the Landlord and Tenant Act 1954

Premises: 55 Saltwell Road, Gateshead


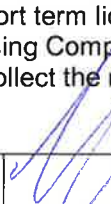


Tenant: Oasis Aquila Housing Limited

Rent: £4200.04 per annum

Break Option: Three 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	
Approved by:	 Mike Barker Strategic Director, Corporate Services and Governance			Date:	18/9/19