

Ref: ES7

File Ref:  
Contact: SJH

## EXERCISE OF DELEGATED POWER

**Title :** Management of the Council's Tenanted Non-Residential Property Portfolio

Gateshead Council Constitution (15<sup>th</sup> 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:** Making Gateshead a place where everyone thrives

**Proposal:** Following Cabinet approval, 20/02/2018 (Min. No. C165), the Council's TNRP was transferred to PSP, by way of a Lease for 7 years from 01/04/2019. The Council & PSP have agreed to adjust the assets under Lease, periodically, to reflect the actual properties under management.

**Statutory Power:** s.123 Local Government Act 1972

**Property/Premises:** as per attached schedule

Surveyor		Team Leader		Property Manager	
----------	--	-------------	--	------------------	---

Approved by:	M Barker  Strategic Director, Corporate Services & Governance	Date: 7/1/20
--------------	--	--------------

## SCHEDULE

### Properties to be included in PSP (TNRP) Portfolio

Address	Lease Type	Tenant	Commencement Date	Term	Rent
Cramer Dykes, Durham Road	Commercial Ground Lease	Springfield Cars Ltd	31/5/19	125yrs	£23,716
35 Earlswood Park, Low Fell	Residential Ground Lease	A Ridley	8/8/19	Extension of 90 years ending 20/12/2158	NIL