

**EXERCISE OF DELEGATED POWER**

**Title :** LEASE OF FORMER COUNCIL OFFICES, PRINCE CONSORT ROAD

**Policy:** Capital Strategy, Community Strategy, Vision 2030

**Proposal:** On 29 April 2014 (Min. No. C259) Cabinet authorised the grant of a Lease to Gateshead Health NHS Foundation Trust and delegated authority to the Strategic Director, Development & Enterprise (now Corporate Services & Governance) to negotiate the details of the long lease and Strategic Director, Finance & ICT (now Corporate Resources) to finalise the rent payable to cover the cost of the development.

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

**Property/Premises:** Former Council Offices, Prince Consort Road

**Tenant:** Gateshead Health NHS Foundation Trust

**Rent:** £160,000pa (to cover the repayment costs of a Loan being granted to the Trust by the Council, to meet the cost of fit-out).

**Term:** 99 years from a date to be agreed

**Break Option:** Tenant only breaks at every 3 years, subject to the repayment of all outstanding Loan monies at that point.

**Use:** Delivery of free Public Health care and community uses only.

Surveyor		Team Leader		Property Manager	<i>SOH</i>
Approved by:	M E Harrison <i>M E Harrison</i> Service Director, Legal, Democratic & Property Services Date: 5/1/17				

Approved by:	D Collins Strategic Director, Corporate Resources Date:
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