

AGENDA ITEM No.

UNIVERSITY HOSPITALS BIRMINGHAM NHS FOUNDATION TRUST

BOARD OF DIRECTORS

THURSDAY 27 JANUARY 2011

Title:	THE SEALING & SIGNING OF A LEASE TO MORRIS CENTRE SOCIAL CLUB FOR PREMISES AT QUEEN ELIZABETH HOSPITAL
Responsible Director:	Director of Corporate Affairs
Contact:	Lynne Darby Land & Property Manager (Ext 8024)

Purpose:	To request approval from the Board of Directors to seal, in accordance with Standing Order 6.1, a Lease of premises at Queen Elizabeth Hospital
Confidentiality Level & Reason:	N/A
Medium Term Plan Ref:	N/A
Key Issues Summary:	<p><u>Background</u></p> <p>On 31 December 2010, the Lease under which Morris Centre Social Club ("the Club") occupies its premises expired. Since that time occupation has been by way of a Tenancy at Will.</p> <p>It is in the Trust's interest that the Tenant's continued occupation is documented by way of a formal lease which will be executed as a Deed under seal and the new lease, based on identical terms and conditions as the current document has been issued to the Club for signature.</p> <p>The lease has been negotiated and agreed between the parties and will be on a peppercorn-rent basis for a term to expire on 31 December 2013. To ensure that the Trust's future space requirements remain flexible, the lease will be terminable at any time on three months written notice to the Tenant</p>
Recommendations:	<p>The Board of Directors is requested to authorise:</p> <p>David Burbridge Director of Corporate Affairs, and Lynne Darby Land and Property Manager severally to exercise the powers of the Trust in relation to negotiating, approving and amending the Lease and any associated documents, without limitation save that such authority may only be exercised to the extent that the Lease is materially as described in this Report, and to do all such acts and things as may be required in order to give effect to the Resolution(s) resulting from this Report and implement the Lease to include the finalising and delivery of all such</p>

	<p>notices, confirmations, applications, letters, transfers, appointments, certificates, powers of attorney, deeds, forms, notice of drawing, notice of withdrawal or notice of utilisation and any other documents as required; and</p> <p>any one or more Directors of the Trust and, in the case of any documents that are Deeds, the Foundation Secretary, severally to sign, execute and deliver the Sublease and Licence to and any associated documents save that, where any such other documents are Deeds, execution will be by any two Directors or a Director and the Foundation Secretary.</p>
<p>Resolution</p>	<p>The Board of Directors is asked to:</p> <p>(a) NOTE that the Tenant's continued occupation of Trust premises is to be documented by way of a formal lease</p> <p>(b) APPROVE the use of the Trust Seal, pursuant to Standing Order 6.1</p> <p>(c) the Recommendation above</p>

<p>Signed:</p>	<p>Date: 2011</p>
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