

AGENDA ITEM No.

UNIVERSITY HOSPITALS BIRMINGHAM NHS FOUNDATION TRUST

BOARD OF DIRECTORS

THURSDAY 24 FEBRUARY 2011

Title:	THE SEALING & SIGNING OF A LEASE OF TO BADGER HEALTHCARE LTD OF ROOMS AT SELLY OAK HOSPITAL RADDLEBARN ROAD SELLY OAK BIRMINGHAM
Responsible Director:	Director of Corporate Affairs
Contact:	James Gooch (Extension number 3601)

Purpose:	To request approval from the Board of Directors to seal, in accordance with Standing Order 6.1, a Lease.
Confidentiality Level & Reason:	None
Medium Term Plan Ref:	
Key Issues Summary:	<p><u>Background</u></p> <p>The Trust have previously let part of the Main Outpatients Department at Selly Oak Hospital to Badger Healthcare Limited ("the Tenant") to carry out the terms of their service contract with the Trust. The previous lease to the Tenant expired on 30th November 2010 and they have continued to occupy the Property under the terms of that lease.</p> <p>The new Lease contains provisions equivalent to the existing lease made between the Trust and the Tenant.</p> <p>The term of the new Lease to be granted to the Tenant will be from 1st December 2010 to 31st March 2011.</p> <p>The initial rent under the new Lease will be £30,504 per annum being that payable under the existing lease.</p> <p>It is in the Trust's interest that the Lease be completed to ensure the continued occupation of the Tenant is correctly documented.</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</p>

	<p>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 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 Lease 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>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Signed:	Date: 22 February 2011
----------------	-------------------------------