

AGENDA ITEM NO:

**UNIVERSITY HOSPITAL BIRMINGHAM NHS FOUNDATION TRUST
BOARD OF DIRECTORS
THURSDAY 22 JULY 2010**

Title:	THE SEALING OF A LEASE AGREEMENT BETWEEN THE TRUST AND BIRMINGHAM RESEARCH PARK FOR LABORATORY PREMISES FOR OCCUPATION BY BIRMINGHAM QUALITY (FORMERLY UK NEQAS)
Responsible Director:	Director of Corporate Affairs
Contact:	Lynne Darby, Land & Property Manager (Ext 8024)

Purpose:	<p>The purpose of this paper is to request approval from the Board of Directors to seal, in accordance with Standing Order 6.1, a lease agreement for laboratory premises at Birmingham Research park.</p> <p>Birmingham Quality (formerly UK NEQAS)(a Trust department) currently occupies Units 61-72 at Birmingham Research park under a lease agreement which expired on 30 June 2010.</p> <p>It is intended that Birmingham Quality will remain in occupation of the premises and to that end a new lease will be entered into by the parties.</p> <p>It is in both parties' interest that this occupation is documented by way of a formal lease which will be executed as a Deed under Seal.</p>
Financial or Business Implications:	<p>The lease has been negotiated and agreed between the parties and their respective legal representatives.</p> <p>The lease is for a term of six years, expiring on 30 June 2016.</p> <p>The initial rent has been agreed at £65,619.40. It has been agreed and documented in the lease that the rent will rise to £67,536.85 on 1 July 2012 and to £69,241.25 on 1 July 2014</p>

Recommendations:	The Board of Directors is asked to: (a) NOTE that the Trust's continued occupation of the premises is to be documented by way of a formal lease (b) APPROVE the use of the Trust Seal, pursuant to Standing Order 6.1
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Signed:	Date: 22 July 2010
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