

AGENDA ITEM No.

UNIVERSITY HOSPITAL BIRMINGHAM NHS FOUNDATION TRUST REPORT TO BOARD OF DIRECTORS ON THURSDAY 24 MARCH 2011

Title:	THE SEALING OF A LEASE AGREEMENT BETWEEN THE TRUST AND THE UNIVERSITY OF BIRMINGHAM FOR STORE ROOM PREMISES IN THE MEDICAL SCHOOL
Report by:	Director of Corporate Affairs
Contact:	Lynne Darby, Land & Property Manager (Extension number 8024)
Purpose	To request approval from the Board of Directors to seal, in accordance with Standing Order 6.1, a lease agreement for Pathology archive storage premises in the West Extension of the University's Medical School
Key Issues Summary	<p>For many years the Trust occupied laboratory premises in the West Extension of the University's Medical School, more recently under the terms of a lease dated 22 July 2009.</p> <p>The new pathology facilities within the new QEHB became ready for occupation and the 2009 lease was surrendered on 31 December 2010 and the premises vacated.</p> <p>The new hospital does not afford the Trust the amount of storage/archive space it requires and it has therefore been agreed that a room which formed a part of the 2009 lease premises should be occupied temporarily for this purpose until more permanent archive arrangements can be made</p> <p>The Trust already occupies the storeroom and it is in the parties' best interests 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:	The Lease has been negotiated and agreed between the parties and their respective legal representatives. The term of the lease is for six months expiring on 1 July 2011 and at a total rent of £2,750
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</p>

	<p>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:	15 March 2011