

EXECUTIVE SUMMARY**REPORT TO THE BOARD OF DIRECTORS****H****29 OCTOBER 2019**

Subject	Lease: Gift Shop B Floor, Royal Hallamshire Hospital
Supporting TEG Member	Sandi Carman, Assistant Chief Executive
Author	Phil Brennan, Estates Director
Status¹	A*

PURPOSE OF THE REPORT

- For approval of the lease and to apply the Trust seal to the lease document.

KEY POINTS

- The parties to the lease are Sheffield Teaching Hospital NHS FT (Landlord) and Sheffield Hospitals Charity (Tenant).
- The lease sets out a guide to what merchandise and gifts will be sold in the shop.
- The first year rent is £580.00, thereafter the rent shall be an equivalent to the Capital Charge.
- The term is to 2034 with break clauses at years 2024 and 2029.
- The lease contains a further landlords break clause (clause 10) which enables the Trust to terminate the lease with immediate effect should the tenant place merchandise goods or other things in front or elsewhere outside the premises (i.e. the shop).

IMPLICATIONS²

AIM OF THE STHFT CORPORATE STRATEGY 2017-2020		TICK AS APPROPRIATE
1	Deliver the Best Clinical Outcomes	
2	Provide Patient Centred Services	✓
3	Employ Caring and Cared for Staff	
4	Spend Public Money Wisely	
5	Deliver Excellent Research, Education & Innovation	

RECOMMENDATIONS

- The Board of Directors is asked to approve the lease and to apply the Trust seal to the lease document.

APPROVAL PROCESS

Meeting	Date	Approved Y/N
TEG	16 October 2019	Y
BoD	29 October 2019	

¹ Status: A = Approval
A* = Approval & Requiring Board Approval
D = Debate
N = Note

² Against the five aims of the STHFT Corporate Strategy 2017-20