

EXECUTIVE SUMMARY**REPORT TO THE BOARD OF DIRECTORS****WEDNESDAY 15th NOVEMBER 2017**

Subject	Corporate Seal
Supporting TEG Member	Sandi Carman, Assistant Chief Executive
Author	Sarah Hardy, Land and Property Manager/Sue Coulson, Business Manager, Board of Directors
Status¹	A*

PURPOSE OF THE REPORT

Board of Directors' approval is sought to the affixing of the Corporate Common Seal to the following documents:

- Lease Renewal for 10 Beech Hill Road (see Appendix 1)
- Lease renewal with UK Neqas at the Northern General Hospital (see Appendix 2)
- Contract between Sheffield Teaching Hospitals NHS Foundation Trust and T & C Williams (Builders) Ltd. for works to provide a new GP Centre at the Northern General Hospital. (Contract Value is £897,450.00 and forms part of the 2015/16 Capital Programme)
- Contract between Sheffield Teaching Hospitals NHS Foundation Trust and Britcon (UK) Limited for works to construct new care parks at the Northern General Hospital (Contract value is £699,209.00 and forms part of the 2016/17 Capital Programme)
- Contract between Sheffield Teaching Hospitals NHS Foundation Trust and Jarvale Construction Limited for works to refurbish Huntsman Ward 1 to form a new Frailty Unit at the Northern General Hospital (Contract value is £1,245,916.00 and forms part of the 2015/16 Capital Programme)

KEY POINTS

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IMPLICATIONS²

AIM OF THE STHFT CORPORATE STRATEGY 2012-2017		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 affixing of the corporate seal to the above documents.

APPROVAL PROCESS

Meeting	Date	Approved Y/N

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

² Against the five aims of the STHFT Corporate Strategy 2012-2017

SHEFFIELD TEACHING HOSPITALS NHS FOUNDATION TRUST**EXECUTIVE SUMMARY****REPORT TO BOARD OF DIRECTORS****HELD ON 15 NOVEMBER 2017**

Subject	Renewal of lease for 10 Beech Hill Road
Supporting TEG Member	Sandi Carman Assistant Chief Executive
Authors	Sarah Hardy Land & Property Manager
Status¹	A*

PURPOSE OF THE REPORT

To obtain Board of Directors approval for the renewal of a lease for 10 Beech Hill Road (Nursery)

KEY POINTS

- The property is leased from the Sheffield Hospitals Charity
- The lease is for a term of 10 years
- The rent will be £55,000 pa
- There will be a rent review after 5 years based on RPI
- There is an option to break the lease after 5 years on at least 3 months prior notice
- Each party will pay its own legal costs
- The Trust originally signed and sealed the engrossment on September 16th 2015 and the Trust solicitor has been trying to register the lease with the Land Registry ever since. The Land Registry have had a large backlog and advised the Trust solicitor some months ago that the Landlord (Sheffield Hospitals Charity) had not executed the lease correctly. They were advised that as the Landlord is a Trust, the four named trustees are required to sign the lease rather than two trustees signing it on behalf of the charity as a whole. The charity director advised that they had passed a Section 82 Agreement which allows for just two trustees to sign the lease but the Land Registry are refusing to register our interest in the lease until all the Charity's named trustees have signed the new engrossment. Consequently the Trust needs to sign and seal the lease again so that a correctly executed document can be sent to the Land Registry for registration.

IMPLICATIONS²

AIM OF THE STHFT CORPORATE STRATEGY 2012-2017		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

That the Board of Directors approve, sign and seal the lease
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APPROVAL PROCESS

Meeting	Date	Approved Y/N
TEG	1/7/15	Y
TEG	Sept 17	Y

SHEFFIELD TEACHING HOSPITALS NHS FOUNDATION TRUST**EXECUTIVE SUMMARY****REPORT TO THE BOARD OF DIRECTORS****HELD ON 15TH NOVEMBER 2017**

Subject	Lease renewal with UK Neqas at the Northern General Hospital
Supporting TEG Member	Professor Hilary Chapman, Chief Nurse
Author	Sarah Hardy, Land & Property Manager
Status¹	A*

PURPOSE OF THE REPORT

To obtain Board approval for the renewal of a lease with UK Neqas for space (two rooms) within the Old Histopathology Building (Block 30) at the Northern General Hospital

KEY POINTS

- This will be their fifth lease with the Trust
- The new lease will be based on the form of their current lease
- The rent will be inclusive of utilities costs (as per the current lease)
- The rent will be reviewed on the same basis as now i.e. RPI
- The start date of the term of the lease will be 8th November 2017 and the lease will be for a period of seven years

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

That the Board of Directors approve the renewal lease with UK Neqas

APPROVAL PROCESS

Meeting	Date	Approved Y/N
TEG		