

Stourbridge Area Committee – 15th October 2012

Report of the Director of Corporate Resources

Mary Stevens Centre, Hagley Road, Oldswinford - Request to Grant Lease to Dudley MIND of part of 1st Floor

Purpose of Report

1. To obtain consent from the Stourbridge Area Committee as Trustees of the Ernest Stevens Trust to formalise the occupation of Dudley MIND by way of a lease.

Background

2. Dudley MIND has been in occupation of part of the 1st floor of the Mary Stevens Centre, Hagley Road, Oldswinford for a number of years, as shown marked on the plan attached.
3. Dudley MIND is a mental health charity that aims to improve the mental health of people in the Borough of Dudley and assist the recovery of those who have mental health problems, but there is no formal agreement for their occupation.
4. Dudley MIND therefore needs to regularise their occupation and require the Council to consider granting them a lease of part of the 1st floor of Mary Stevens Centre. It is therefore proposed to grant a lease at a peppercorn, provided Dudley MIND meets the requirements of the Charity Commission Scheme under which the Council owns and manages the property.
5. Mary Stevens Centre forms part of the Ernest Stevens Trust where Stourbridge Area Committee are the Trustees. Consent of the Stourbridge Area Committee is therefore required for a lease to be granted to Dudley MIND.

Finance

6. There are no financial implications to the Trustees.

Law

7. The Council is the registered Trustee of the charity and in accordance with the Councils Constitution has delegated the administration of the charity to the Stourbridge Area Committee.
8. Section 139 of the Local Government Act 1972 empowers the Council to accept, hold and administer gifts of property, where it enables them to discharge any of their functions and where the gifts are for the purposes of benefiting the inhabitants of their area.

9. The Law relating to Trusts which are charitable is contained in various legislations. The key legislations being the Charities Acts 1960, 1992, 1993 and the Trustees Investment Act 1961.

Equality Impact

10. The proposal takes into account the Council's equal opportunities policies.

Recommendation

11. It is recommended that the consent of Stourbridge Area Committee as Trustees be granted to approve the lease to Dudley MIND.



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