

LEASES - RBKC OPERATIONAL PROPERTIES

DRAFT

Property name	Resident BG	Landlord	Expiry date	Current rent (Estateman Nov 2010)
Maxilla Nursery Bay 14/15, 4 Maxilla Walk W8 6NX	FCS	Westway Development Trust	31/07/2012	£57,750
Royal Hospital South Grounds SW3	TELS	Commissioners of the Royal Hospital Chelsea	23/06/2014	£8,000
Violet Melchett Family Centre Flood Walk SW3 5RR	FCS	Cadogan Estates Holdings Company	28/09/2018	£270
Earls Court Station Public Convenience SW5 9OA	TELS	TFL	27/07/2019	£5,500
Chelsea Open Air Nursery 51 Glebe Palce SW3 5JE	FCS	Church Commissioners England	23/06/2023	£59,500
Portobello Green Public Conveniences, Acklam Road	TELS	Westway Developemnt Trust	30/04/2052	£400
Kensington Recruitment (formerly St Mary Abbots Health Centre) 2, Beatrice Street, W8 6NX	HHASC	Secretary of State for Health	24/12/2090	£0
Westway Centre (Epics) 2/4 Malton Rd W10 5UP	HHASC	Secretary of State for Transport	30/04/2102	£0.01
Westway Information & Aid Centre 140 Ladbroke Grove W10 5ND	FCS	Secretary of State for Transport	30/04/2102	£0.01
Piper House Residential Home 2B St Marks Rd W11 1RQ	HHASC	Kensington Housing trust	14/08/2103	£5,462
Travellers Site Westway	HHASC	TFL	25/12/2012	£10,500
Total rent				£147,382

Leases not being renewed as part of SPACE programme

84 Pembroke Road	HHASC	Pearlcrown ltd (via Grand Metropolitan Estates)	31/01/2014	£34,250
125 Freston Road (part ground floor)	FCS	Chrysalis group PLC	21/10/2011	£51,000
125 Freston Road (Third floor)	FCS	Chrysalis group PLC	21/10/2011	£137,000

Agreement type/details (eg. Lease/Memorandum of Occupation)
Lease Outside Act. Either party can break by giving 4 months notice
Rent review outstanding
Head Lease. Second Floor Lease transferred to Brent Kensington & Chelsea and Westminster Mental Health National Health Service Trust with effect from 01/04/1999. Following the expiry of the First Floor Lease Riverside Community Health Care have entered into a Tenancy at Will pending agreement as to the terms for a new Underlease.
Rent review outstanding Landlord not initiated
Next rent review 2013
(Current rent to be confirmed)
Peppercorn rent + service charge.
Long ground lease under the Westway
Long ground lease under the Westway
Current rent until 15 August 2038 thereafter peppercorn.
Travellers site under the Westway. Managed by HHASC.

Lease excluded from Part II of 1954 Landlord and Tenant Act