

	<p style="text-align: center;">Executive 26 May 2009</p> <p style="text-align: center;">Report from the Director of Finance and Corporate Resources</p>
<p style="text-align: right;">Ward Affected: Tokyngton</p>	
<p>Lease Renewal of Suites 122 and 123 , 1st Floor , 1 Olympic Way, Wembley</p>	

Forward Plan Ref: F&CR-09/10-1

1.0 SUMMARY

- 1.1 To renew the lease at Suites 122 and 123, 1st Floor, 1 Olympic Way, Wembley.

2.0 RECOMMENDATIONS

- 2.1 To delegate authority to the Head of Property and Asset Management in conjunction with the Borough Solicitor to renew the lease in accordance with the details set out below.

3.0 DETAIL

- 3.1 The Council lease accommodation which is used by Brent In 2 Work to deliver English Training programmes to help unemployed people into training and employment. This service is funded by the Working Neighbourhoods Fund.
- 3.2 The accommodation is leased for 2 years commencing 29 May 2007 at a total inclusive rent of £118,929 per annum from Business Environment Wembley (No 1) Limited..
- 3.3 The accommodation is 315 m2 located in one of the better office buildings in Wembley. It benefits from a very accessible location in terms of public transport and is well suited to providing access to the particular target groups.
- 3.4 The current financial climate has seen some moderation in rental increases and the landlord is keen to retain Brent Council as a tenant. It is therefore proposed that the Executive delegate authority to the

Head of Property and Asset Management to agree terms to renew the lease on the best financial terms possible. The term would be renewed for a further 2 years from 25/5/09 on identical terms apart from the annual rental charges which is currently subject to negotiation but which is to be no greater than the annual rent passing and such other terms as considered appropriate by the Borough Solicitor.

- 3.5 The rent includes the provision by the landlord of the following: lighting, electricity, heating, repair and maintenance of the common parts of the building and the fabric of the space leased, uniform business rates, cleaning of common areas, security and reception staff

4.0 FINANCIAL IMPLICATIONS

- 4.1 There will continue to be a rental liability of at least £118,930 per annum which will be funded by the grant from the London Development Agency.
- 4.2 Officers have assessed the accounting treatment of the lease which they consider to be an operating lease. As such, the property is not required to be identified as an asset of the authority in the Balance Sheet and payments under the lease will solely be a charge to revenue.

5.0 LEGAL IMPLICATIONS

- 5.1 The Council has power to acquire land or premises used for the purposes of any of their functions by virtue of section 120 Local Government Act 1972
- 5.2 The term will be 2 years from 26 May 2009, expiring 25 May 2011.
- 5.3 The lease will be excluded from the security of tenure provisions of sections 24-28 Landlord and Tenant Act 1954.

6.0 DIVERSITY IMPLICATIONS

- 6.1 The borough of Brent has one of the largest refugee and asylum seeker populations in London. By continuing this provision, Brent in 2 Work will continue to provide a much needed focus for employment and integration.

7.0 STAFFING/ACCOMMODATION IMPLICATIONS

- 7.1 There are no specific staffing implications. The building does have access for the disabled.

8.0 BACKGROUND PAPERS

Property files of the Head of Property and Asset Management
Contact Officer; James Young,
Deputy Head of Property and Asset Management ext 1398

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