



Executive
14 October 2013

**Report from the Strategic Director of
Regeneration and Growth**

For Action

Wards affected:
Wembley Central

**Lease extension Brent House, 379 High Road, Wembley,
HA9 6BZ**

Appendix 1 is not for publication as it contains the following category of exempt information as specified in Schedule 12A of the Local Government Act 1972, namely:

“Information relating to the financial or business affairs of any particular person (including the authority holding that information)”

1.0 Summary

1.1 To request authority to grant lease extensions at Brent House to a commercial occupier in the best commercial interests of the Council.

2.0 Recommendations

2.1 That authority is delegated to the Operational Director Property and Projects to agree suitable lease extensions as set out in the confidential appendix.

3.0 Detail

3.1 Brent has now completed all the moves of staff to the new Civic Centre. As part of the overall accommodation strategy Brent House has recently been marketed for sale and this will be the subject of a future report to this Committee at a later date.

- 3.2 Whilst the Council has vacated Brent House it is still occupied by Air France under an existing lease. Therefore Council leases part of the 5th floor, 6th Floor and 7th floors to Air France. A total of about 2,275 m2 of space on lease until the current contractual expiry date of 6 May 2014.
- 3.3 The Council needs to retain flexibility to be able to renew this lease if it is in the best commercial interests of Brent. We also wish to maximise the rental income whilst plans for the long term future for this building are developed. Additionally Air France is a long standing tenant of the Council and has been an important employer of local staff. Therefore it is also in the wider interests of the Borough to seek to accommodate Air France in their desire to remain in Brent House beyond the current lease expiry date.
- 3.4 As such this report requests that authority is delegated to the Operational Director Property and Projects to agree suitable lease extensions as are in the best commercial interests of Brent Council.

4.0 Financial Implications

- 4.1 These are set out in the confidential appendix.

5.0 Legal Implications

- 5.1 Under Section 123 of the Local Government Act 1972 the Council has the general power to dispose of properties by way of sale or lease .The essential condition is that the Council obtains the best consideration that is reasonably obtainable unless it is a lease of 7 years or less.

6.0 Diversity Implications

- 6.1 None

7.0 Staffing/Accommodation Implications (if appropriate)

- 7.1 None directly

Background Papers

None

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