

Note of Meeting held with Notting Hill Prep at Kensington Town Hall, Hornton Street W8

26th March 2015

Attending:

Mark Nelson-Smith – Finance Director and Governor, Notting Hill Prep (MNS)

Caroline Armstrong - Bursar, Notting Hill Prep (CA)

Richard Egan - Head of Investment Development and Asset Management, RBKC (RE)

Martin Mortimer – Senior Development Surveyor, RBKC (MM)

1. MNS advised that following discussions between the respective surveyors acting for NHP and RBKC in relation to market rental levels for both the new accommodation above the proposed Library and the existing Library building, the surveyors had been unable to reach agreement. In relation to the Old Library their view on market rent was close but in relation to the new building, it appeared that there was a significant differential in relation to the rental value required by RBKC to demonstrate best value. Therefore NHP were unable to progress discussions on the new library building based upon the levels indicated. However if following marketing of the new library building accommodation, market rent was established at a lower level, they would still wish to pursue this accommodation.
2. MNS advised that the ability to have the shared use of any new MUGA facility within the new building was very important to NHP both in terms of their existing facilities and any expansion as NHP currently occupy playground space under licence from RBKC on land forming part of the redevelopment proposals. RE confirmed that NHP will be given the opportunity to have further discussions regarding a shared use of the MUGA once the position is further advanced in terms of the new library accommodation, to which RBKC would be receptive. RBKC would use reasonable endeavours to secure NHP shared use of the MUGA with the ultimate tenant without the requirement for NHP to lease accommodation within the new building.
3. It was likely that a tenant of the new accommodation above the library would also require use of the MUGA in addition to the Youth Centre. On this basis, the potential for some form of moveable screen to enable two separate allocated playground areas to be created was discussed, which MM will investigate further. This would still enable the entire MUGA space to be utilised for matches on a pre agreed basis. NHP felt that this would provide a more workable solution for a simultaneous shared use of this area during break periods if necessary.
4. In view of the position on the new library accommodation, NHP felt that it would be worth considering the former WIC unit on Ladbroke Grove which is now being marketed. MM to arrange plans and inspection (post meeting note- inspection undertaken 1/4/15 and plans provided).

5. NHP advised that if the WIC unit proved to be suitable, a combination of this building together with the existing library could provide the necessary accommodation for their expansion, although if there was any residual space available in the new library building then this would still be of interest. This was in addition to the shared MUGA referred to in 2. above.
6. In relation to NHP's interest in the existing library, the requirement for compliance by RBKC in terms of obtaining best value would continue to apply. Once a market value for this building had been established, a premium would need to be offered by NHP to reflect the 'marriage value' arising from the adjacent NHP building in order for RBKC to be able to clearly demonstrate that best value had been obtained.
7. It was noted that in terms of the existing library, a survey would be required to confirm any works that may be required to the structure of the building, for which RBKC would be responsible. The intent is that any terms agreed would be on the basis that the tenant would undertake any works to the interior, depending upon the findings of the survey.. RBKC will progress this.
8. It was agreed that further discussions would take place following inspection of the WIC.
9. NHP also requested that RBKC give consideration to their continued use of small area of playground adjacent to the existing Youth Centre building, especially during the period of the works as NHP will have almost no outside space. RBKC advised that the ability to use this area will be dependent upon finalisation of plans for the new building as well as Health and Safety requirements during construction. MM will investigate relevant area with RBKC legal team.

Circulation: Those present plus:

Guy Parks, RBKC

Mark Belsham HNG