

NORTH KENSINGTON LIBRARY AND YOUTH CENTRE SITE

Summary notes of meeting held at RBKC Offices on 17th September 2014

Attending:

Richard Egan: Head of Investment and Development RBKC
Danielle Torpey: Senior Development Surveyor RBKC
Guy Parks: Project Manager, Capital Projects RBKC
Freddie Murray: Asset Management, RBKC
Martin Mortimer: Senior Development Surveyor RBKC
John Mackay: Co Chair Notting Hill Prep School
Mark Nelson Smith : Finance Director Notting Hill Prep School
Caroline Armstrong : Bursar Notting Hill Prep School
Andrew Hanson: Hanson Architects (NHPS)
Stephen Hodgen: Hanson Architects (NHPS)

1. NHPS confirmed that they are interested in securing additional accommodation in the existing North Kensington Library and also in the new building which is proposed to accommodate both a new Library and a replacement Youth Centre. This would be on the basis of a long term lease of circa 25 years with rent reviews on an RPI adjusted basis.
2. NHPS also advised that following review of practical and financial considerations they no longer wished to progress the potential for a basement element incorporating a gym, but that their architects had suggested revised proposals which would locate these facilities on upper floors. This requirement for extra volume would ideally provide an internal height of circa 6.5M for a gym facility.
3. NHPS indicated that they would be prepared to enter into an Agreement to Lease for both the existing North Kensington Library building and also for the new accommodation to be developed. RBKC indicated that to protect their position if a deal was agreed , a 'fallback option' in relation to design of the new building may need to be incorporated within an Agreement to Lease in case planning requirements prevented approval being received for the optimum scheme. NHPS indicated that they would be prepared to accept appropriate provisions within the A to L to accommodate this.
4. Richard Egan and Danielle Torpey outlined the process they are required to follow within RBKC in addition to complying with the obligation to prove best value. The process would also involve liaison with other services within RBKC in terms of library youth centre, as well as various internal and Cabinet approvals.

5. NHPS advised that they would be prepared to offer a market rent for the proposed accommodation with an agreed uplift to reflect the 'marriage value' situation. It was proposed that the valuer acting for RBKC, Mark Belsham of HNG (0203 205 0205) and Andrew Pilbrow of DJ Levy acting for NHP (0207 747 0166) should be instructed to arrive at a market rent to which a premium could then be applied. This process would be most productive once parameters of areas that may be provided are established following the meeting between Hanson Architects, Guy Parks and RBKC Design team.
6. Meeting with architects arranged for 2pm 1st October at RBKC offices (Freeman Suite entrance).
7. M Mortimer would arrange for a Draft Memorandum of Understanding Agreement to be prepared and circulated which would include a long stop date.
8. A target programme would be put together by MM following the 1st October meeting.
9. It was confirmed that Martin Mortimer would be taking over the project from Danielle Torpey.

Circulation: Those attending plus: Mark Belsham HNG