

Appendix 3

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| Title | Housing Centre Lease Information |
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| Date | July 2018 |

1. Summary

This document summarises the Housing Centre lease information as requested by Procurement Advisory Board members in April 2018. The Housing Centre is located at Unit 1 Fairway Trading Estate, Eastergate Road, Moulsecoomb.

2. Housing centre lease information

- 2.1. The Housing Centre currently acts as the hub of the delivery for our housing maintenance services.
- 2.2. Mears, K&T Heating and council Housing teams are based here. The building is leased to the council.
- 2.3. The current approach has been for contracts to be let with a requirement that contractors co-locate with the council in the Housing Centre and consequently do not charge for local office space. This has allowed the council to benefit in the following ways:
 - Ensure close working and problem solving with main contractors
 - Smooth mobilisation of contracts by providing office space to contractors
 - Ensure contractors have a local operation
 - Maximise use of Housing Centre space
 - Take financial risk and influence of local commercial space provision away from key contracts
 - Avoid contract preliminaries and overheads and profit being applied to office space
- 2.4. The lease for the housing centre began on 2nd July 2010. It runs for 20 years until 1st July 2030.
- 2.5. There are two break causes in the lease 2nd July 2020 and 2nd July 2025.
- 2.6. 7 months' notice is required to act on a break clause.

