

# **WESTMINSTER CITY COUNCIL**

## **STATEMENT OF DECISION**

**SUBJECT: 90-104 BERWICK STREET – SURRENDER AND RE-GRANT OF HEADLEASE**

Notice is hereby given that the Cabinet Member for Finance and Smart City has made the following executive decision on the above mentioned subject for the reasons set out below.

### **Recommendations**

The Cabinet Member for Finance and Smart City has approved:

1. the surrender of the existing head-lease of 90-104 Berwick Street and the payment of monies up to £10.888million (net of VAT and insurance premium tax);
2. the simultaneous grant of the Retail Lease to BSS; and
3. the subsequent assignment of the Retail Lease by BSS to SSL and the entry by the Council into a necessary deed of covenant.

### **Reasons for Decision**

Under the existing head-lease the Council receives a net rent equivalent to 54.5% of the commercial income derived from the Property, which includes 11 vacant retail units. The total income currently received totals £1 million per annum.

Following the proposed surrender and grant of a new head-lease, the Council's income will be solely derived from the letting of a new hotel within the re-development to Whitbread/Premier Inn. This is currently the sum of £2 million with uplifts linked to the consumer price index in 2026 and every 5 years thereafter.

**Stuart Love, Chief Executive,  
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64 Victoria Street  
LONDON SW1E 6QP**

**Publication Date:** 22 March 2022

**Implementation Date:** 30 March 2022

**Reference:** FSC22-13