

Case Study

Helping the NHS vacate and relocate, achieving £1.6m compensation

STEPHENSON HOUSE LONDON

Background

Site:

Held a lease on the top three floors of this six-floor building, consisting of office space

Customers:

- NHS England
- Camden Clinical Commissioning Group (CCG)
- Other NHS bodies

NHSPS representatives:

- Leo Grunhunt (Senior Property Manager)

The Challenge

The lease expired in October 2018, and therefore NHSPS needed to negotiate a vacating deal, assist the move out and help the tenants' relocation. We had a variety of tenants, each with unique needs on space and location, and connecting to wider organisational estates strategies.

The Solution

NHSPS leveraged tenant protection under the 1954 act to secure compensation from the landlord of £1.6 million for handing back the three floors of office space, due to the landlord's plan to redevelop the property and not renew the lease. We added a further £27,000 to this compensation by negotiating the inclusion of the 24 car parking spaces. We split this compensation to support the tenants' relocation, allocating the funds based on the proportion of the building occupied by each tenant.

NHSPS offered a range of advice and support for tenants depending on their requirements. For example, we identified options for Camden CCG, but moved the London ambulance team into another one of our properties in Waterloo by utilising vacant space there.

Finally, we prepared the building ahead of vacating, managing often difficult relationships with the head landlord.

The Result

Our biggest result was securing **£1.6 million compensation helping to cover relocation costs**. By vacating the site we also **saved ongoing spend on a very expensive property** and managed to absorb some tenants into existing leases to avoid further costs.

