

Request Title: Sale of Harcourt House - Southend

FOI Reference: PSC-62689-B3X1

Date of Disclosure: 30/06/2021

Date Range: 2005-2018

FOI Request:

I'm looking for information on the property disposal and sale of an NHS asset; namely Harcourt House, Southend.

It used to be the headquarters of Southend CCG until they moved to Britannia House and formed under the Long Term Plan.

- To be specific – I'm looking for information regarding the tendering process; the leasehold information and companies house information for any transfer of deed.*
- I would also like the maintenance reports and surveys for this building if they are held.*
- Any clarification - please feel free to email me to discuss further.*
- If there was a public record or searchable index I would be grateful.*

Our Response:

- NHS Property Services do not own the freehold of this property and had no involvement therefore in the sale of the property or its redevelopment.”
- NHS Property Services do not hold maintenance reports or surveys for Harcourt House
- NHS Property Services held a sublease for the second floor only at Harcourt House for 13 years from February 2005 until it expired in June 2018. This sublease was excluded from security of tenure provisions of s24-28 of the Landlord and Tenant Act 1954 which meant there was no right to renew this lease. second floor of the property had been occupied by Essex Partnership University NHS Foundation Trust and Southend CCG, both of whom vacated on

expiry of the lease In June 2018, we understand the freehold owner of Harcourt House was RSBS Developments Ltd.

- NHS PS had two subleases from Assura for which we received formal notice to quit on 20th June 2018 which is the date they were due to expire as outside L&T Act '54 (i.e., NHS PS was obligated to give VP).
- The leases covered ground & first floor from 16th Nov 2000, and 2nd floor from 1st Feb 2005. At some point during last 25 years the NHS in whatever form at the time, likely PCT, may have also occupied 3rd floor by way of a third sublease but we have no details readily available.
- Assura 25 year headlease expired 23rd June 2018.
- Owner let to Assura.