



UCLH Charity

Huntley Street Renovation Programme

Briefing Note 25 June 2013

The Charity has been concerned for some time at the condition of the houses at 46-60 Huntley Street.

It has decided to embark on a full renovation programme, (except 56 which has already been completed) for all the remaining properties it owns in the terrace.

Huntley Street is to **be retained** and not sold upon completion of the redevelopment/refurbishment works.

Last year the Charity had to undertake extensive works to the external elevations of the properties replacing all the roofs, renovating the mansard windows and undertaking repairs to the brickwork. They also completely upgraded two houses (numbers 56 and 70) to a high standard.

To undertake the complete works at Huntley Street, UCLH Charity will need vacant possession of all the flats. Work will have to start in the near future and will initially concentrate on the properties that are currently vacant.

The current tenants are a mix of private tenants, hospital workers (10) and 2 clergy. (Note the rent for the clergy is paid by the Foundation Trust, which is already looking into re-housing them).

The 3 x regulated tenants will remain (see attached tenancy schedule).

No 52 is fully vacant (see attached)

A system of communication has been put into place and the Charity will provide as much assistance as it can to help tenants.

UCLH Charity has expressed flexibility in the timings of regaining control of the properties and has also offered to help re-house tenants.

Whilst the Charity must give tenants at least two months' notice in writing that they require possession they will be as flexible as possible in allowing tenants time to relocate and provide them with assistance in doing so.

Once the refurbishment proposals are finalised, tenants will then be given their formal notice to terminate their tenancy. The Charity must give tenants at least two months notice but has decided to give tenants advance notice of their intentions as they appreciate how time consuming it can be to find alternative accommodation.

The Charity remains committed to supporting its tenants where it possibly can and in this instance, will provide some financial assistance towards moving costs, in the form of a grant.

If tenants wish to leave their flat at an earlier date, they will accommodate any requests and help in any way they can.

The first refurbished flats will be available from beginning of September with the full programme complete by the end of the calendar year and will be offered back to existing tenants in the first instance, at market rent levels. Future revenue will be re-invested back into education, medical research, equipment and people.

To assist tenants in finding alternative accommodation, the Charity has produced a comprehensive document of options and suitable contact details including local letting agents, trusts and Housing Associations and is offering advisory via the UCLH Foundation Trust. (**Note** all tenants who were required to move last year from Cleveland Street, Highwood House and Goodge Street have been re-housed).

There will be a meeting at the Charity's offices next week where the team will be happy to answer questions and offer guidance where appropriate. Lauren Buck and Alasdair McGowan of Urbaninvest, have been employed on this refurbishment project and will be happy to answer questions and be a main point of contact for the Charity.

Peter Burroughs, Enterprise Director for UCLH Charity, said, "As part of the Charity's ongoing programme of refurbishment to maintain its properties to the highest of standards, quality and safety and maximise its re-investment back into its core charitable commitments in education, medical research and people, it has been necessary to commence proceedings to terminate the leases on these properties and to help our tenants as far as we possibly can".

UCLH Charity

UCLH Charity has recently re-focused its activities to solely invest in innovative, cutting edge and ground-breaking activity and is the main repository for donations to UCLH's hospitals.

Revenue earned from any sales or upgrading works within the Charity's investment portfolio has been re-invested back into education, medical research, equipment and people.

Examples include:

First 4* hotel designed with patients in mind

The first PET MR in UK + £6 million grant in 2010 for PET MR

Grants totalling £7M for clinical research and education

An Education Centre £4M

Developing the Patient Experience programme
Accredited e-learning package

Innovative cardiac training aid

Games and Christmas gifts for patients and children