

# Independent Schools

## Lease Consultancy



Our dedicated Lease Consultancy team approaches lease events (rent reviews, lease renewals, break clauses) as an opportunity to obtain the best terms for whomever we are acting, whether taking the lead in negotiations process, identifying opportunities for extracting best value or formulating long term rental strategies, our advice is based upon specialist market knowledge and a detailed appreciation of property trends.

### Skills bank

Our experts in rent review, lease renewal and lease restructuring negotiations are based in ten regional offices working closely with one another within a national structure. In particular we have a small number of niche professionals who have significant long term experience in the field of educational property.

In particular we have two members of staff who are members of the Royal Institution of Chartered Surveyors Arbitrator Panel accepting appointments on Arbitration, Independent Expert and PACT alternative Dispute Resolution matters specifically in the educational sector. We also have a total of approximately six Directors in total who are members of this panel but not specific in the education sector.

### Our services

**Rent review & lease renewal** – ensuring the right result in a simple and cost effective manner

**Lease restructure** – to create added value for landlords and occupiers, often involving the removal of break clauses which are now so commonplace

**Lease negotiations** – taking the lead in the process, agreeing objectives and planning tactics, using the latest rental and investment market information to inform and guide either party

**Strategic review** – keeping clients' lease arrangements under constant review to take advantage of future opportunities for rationalisation or restructure, either to maximise returns, reduce costs or improve terms

**Dilapidation valuation/Section 18 claims** – advice and negotiations

**Legal conformity** – ensuring documentation, notice service and dates are correctly drawn up, filed and completed providing reassurance that our clients' full rights are reserved and not undermined by administrative failure

### Educational sector market knowledge

We have represented schools, colleges, further education establishments including universities and acted in respect of both teaching facilities and student residential accommodation. We have also acted for landlords on occasions which enables us to provide a balanced view, as it is important to be able to understand both the landlord's and the tenant's argument in any negotiations or representations.



The principal contact within Lease Consultancy specifically in the educational sector is Duncan Locke, Head of Lease Consultancy. He is based in our West End Office and he is ably supported by Dana Genis, consultant to the practice who is also based in the same offices. We have specific additional skills in this sector with David Borrell in our City team and Will Holliday in our Birmingham office.

Duncan Locke is a member of the RICS Panel of Experts & Arbitrators, accepting appointments in the educational field.

### Specific examples of our experience over many years include:

#### Independent Schools

- Rent review of a preparatory school in Guildford (twice)
- Rent review of an independent school in Twickenham (three times)
- Rent review of an independent school in East Grinstead (twice)
- Rent reviews on 5-10 nursery schools in the Greater London area
- Lease renewal of an independent school in Kensal Green (current)
- Rental valuation for accounting and tax purposes of a nursery school in Highgate
- Rent reviews and lease renewal advice for independent school in Birmingham concerning their investment portfolio

#### Universities & colleges

- Rent review of offices and surrender for University of Cambridge
- Rent reviews and lease renewals for University of Greenwich
- Rent review and lease advice on student hall of residents for London Metropolitan University
- Independent Expert determination of Bedford College, Regent's Park
- Lease renewal of educational premises in Hatfield
- Rent review of private sector corporate training facility for vocational skills in Vauxhall/Brixton
- Acquisition of 35,000 sq ft industrial premises for vocational training incorporating planning for change of use.
- Rent review of educational /conference premises in Islington
- Rent review of historic library in Bloomsbury
- Rent review of 20,000 sq ft college of law in London, WC2 (current instruction)
- Rent review of 10,000 language school in Holborn (current instruction)

For further information, please contact:

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