

Strategic Partner	Agreement Expiry Date	Agreement Type	Annual Rent received	Market rent	Difference	Ratable value	Value of discretionary rate relief	comments	Housing		Funding	Rent	Rates	Housing	Total	Year 1	Year 2	Year 3	Year 4	Year 5
									Funding	Notes										
Age UK Dacorum			N/A	N/A	N/A	Not currently assessed seperately	N/A	New lease with Day Centre being agreed which will regularise them as an undertenant. Their underleasenot finalised but says this is based on £30% of £250 (what we are charging our tenant initially) plus £300. This calculation for working out the rent is up to 19/08/2018 and thereafter the subtenant to pay 30% of the tenants rent. DBC have not been involved in how the tenant (Centre in the park) has determined the rent review of the subtenant.	£25,000	£15K to Friendship Team & £10K to Handyperson	£40,950	£0	£0	£25,000	£65,950	£65,950	£131,900	£197,850	£263,800	£329,750
Citizens Advice Bureau	31-Mar-14	Lease	£1,000	£7,000	£6,000	£6,600	£651	Holding over at lease expiry			£171,890	£6,000	£651	£0	£225,059	£225,059	£450,117	£675,176	£900,234	£1,125,293
	31-Mar-16	lease	£250	£19,500	£19,250	£23,000	£2,268	Not known if they subket any space?	£25,000			£19,250	£2,268	£25,000						
Community Action Dacorum (CAD)	01/05/24	Lease	£250	£16,500	£16,250	£22,000	£2,169	Unusual building, not in a tradional office market location.			£146,780	£16,250	£2,169	£0	£165,199	£165,199	£330,398	£495,598	£660,797	£825,996
DENS	31/03/19	Lease	6,200	£6,750	£550	£6,500	£641	No application for discretionary relief yet received			£20,500	£550	£641	£0	£48,047	£48,047	£96,094	£144,141	£192,188	£240,235
	29/11/19	Lease	£2,150	£2150 * until rent review	£0	BAND C	N/A	Note * The tenant undertook works so the rent reflect the tenants investments plus DBC invested £10,000 over the 3 properties , the properties will revert to market value at rent review on 30/11/2017 which is currently £6,500 p.a				£0	£0	£0						
	29/11/19	Lease	£2,150	£2150 * until rent review	£0	BAND B	N/A	Note * The tenant undertook works so the rent reflect the tenants investments plus DBC invested £10,000 over the 3 properties , the properties will revert to market value at rent review on 30/11/2017 which is currently £6,500 p.a				£0	£0	£0						
	29/11/19	Lease	£2,150	£2150 * until rent review	£0	BAND B	N/A	Note * The tenant undertook works so the rent reflect the tenants investments plus DBC invested £10,000 over the 3 properties , the properties will revert to market value at rent review on 30/11/2017 which is currently £6,500 p.a				£0	£0	£0						
	31/01/15	Lease	50% OF THE RENTAL RECEIVED	£10,000	£5,000	BAND E	N/A	At lease renewal currently,				£5,000	£0	£0						
	29/11/17	Lease	£0	£16,500	£16,500	£49,250	£4,856	previous income over £30,000, but building needs substantial repair which would affect the market rent. No application for discretionary relief yet received				£16,500	£4,856	£0						
	Procurement has details	Procurement has details	Procurement has details				BAND D	N/A	No data known				£0	£0						
Druglink	29/09/2015	Tenancy - 3	£1	£10,000	£9,999	£10,000	£986				£63,330	£9,999	£986	£0	£87,195	£87,195	£174,389	£261,584	£348,779	£435,974
							N/A					£0	£0	£0						
							N/A					£0	£0	£0						
							N/A					£0	£0	£0						
							N/A					£0	£0	£0						
			Licence	£1	n/a	N/A	£41,500	£4,092	rental value blighted as property is to be developed so they are making DBC they are saving the Council business rates payments There are two separately rated parts of this property (2nd floor, and Sth Wing ground floor). Each has an RV of 20,750 and rate relief of £2045.95				£0	£4,092						
06-Oct-15	Licence - 1	£1	£8,000	£7,999	£8,000	£789					£7,999	£789	£0							
Mediation Hertfordshire					N/A	£5,100	£503	No data known Leased from Affinity Sutton	£10,000	to provide mediation services for tenants due to the volume of referrals	£33,730	£0	£503	£10,000	£44,233	£44,233	£88,466	£132,699	£176,931	£221,164
Relate	01/07/28	Underlease	£250	£7,750	£7,500	£15,500	£1,528	DBC has a landlord and we have a restricion on the use for the building it has steep 2nd staircase and is not designed for offices, but has been reasonably adapted			£48,610	£7,500	£1,528	£0	£57,638	£57,638	£115,277	£172,915	£230,553	£288,192
Signpost (aka urban access)					N/A	no rateable occupation known	N/A	No data known			£10,600	£0	£0	£0	£10,600	£10,600	£21,200	£31,800	£42,400	£53,000
The Centre in the Park	19-Aug-13	Lease	£1	£8,800	£8,799	£11,000	£1,085	Building modified for intended use with internal ramps, and accessibility			£34,200	£8,799	£1,085	£0	£44,084	£44,084	£88,167.20	£132,250.80	£176,334.40	£220,418
Volunteer Centre Dacorum	11/03/17	Licence - 6	£250	£7,800	£7,550	£12,000	£1,183	Unusal building, site the buildign sits on has legal issues so cannot be let on a lease			£56,960	£7,550	£1,183	£0	£65,693	£65,693	£131,386.40	£197,079.60	£262,772.80	£328,466

£105,397

£20,750

£627,550

£105,397

£20,750

£60,000

£813,697

£813,697

£1,627,395

£2,441,092

£3,254,789

£4,068,487

Key