



GIG
CYMRU
NHS
WALES

Bwrdd Iechyd Prifysgol
Caerdydd a'r Fro
Cardiff and Vale
University Health Board

Freedom of Information Act 2000 - Request Reference FoI/21/518
CD1 Lease Information - Amendment

Information Requested:

I am writing to you under the Freedom of Information Act 2000 to request the following information from Cardiff and the Vale University Health Board. Please may you provide me with,

- Any information you have on Cardiff and the Vale University Health Board lease of Building CD1, Longwood Drive in respect of an agreement for lease dated 15 May 2020.

Response Details:

Under our Section 16 obligation to provide advice and assistance, the UHB can inform you that the completed lease will be published via HM land registry, as outlined below:

- The interior of the premises known as "Ground and First Floors, Building CD1, Longwood Drive, Forest Farm, Cardiff, CF14 7YT" forming part of the Building the floor plans of which are shown edged red on Plan 1 and Plan 2, please see attached.
- The lease term is 15 years.
- There is a twelve month rent free period commencing on the date of the lease.
- The initial rent is £500,000 per annum (exclusive of VAT) subject to review.
- The rent is to be reviewed on the fifth and tenth anniversary of the date of the lease. The rent is to be reviewed on an upward only basis in line with UK RPI increases. This is subject to a cap of 3% per annum; and a collar of 1% per annum. These increases are compounded annually for the purpose of the review.
- There is a Service Charge Cap of £3.50 per square foot subject to annual RPI uplift.
- The UHB will be paying an insurance rent – to be confirmed (as it varies with the market).

In completing a search for the information requested, Cardiff and Vale University Health Board (the UHB) considers the information held within the commercial Agreement for Lease to be exempt from disclosure under the Freedom of Information Act 2000, Section 41(1) – Information provided in confidence. This information was provided in confidence by the supplier and its disclosure may result in an actionable breach of confidence. This exemption is absolute and therefore there is no requirement to apply the public interest test. For the avoidance of doubt, the UHB also still considers the information in the commercial Agreement for Lease to be exempt under Section 43 of the FOIA.

