

From: [Jacobs, Murray JTST:EX](#)
To: [Little, Christine MIT:EX](#)
Cc: [Routledge, Cam TCA:EX](#); [Mason, Hazel CSCD:EX](#)
Subject: RE: BC Presence on Regent Street in London
Date: Monday, May 31, 2010 8:30:24 AM

Hi Christine,

S13

By copy of this note to Hazel Mason, our Facilities Administrator, I'll ask her to check the lease for the other details. Thanks.

Murray

Murray Jacobs
Financial & Administrative Services
Ministry of Tourism, Culture and the Arts
3rd Floor, 800 Johnson Street
Victoria, B.C. V8W 9W1
phone: (250) 356-6950 fax: (250) 387-1590
email: Murray.Jacobs@gov.bc.ca

From: Little, Christine STED:EX
Sent: Friday, May 28, 2010 2:05 PM
To: Jacobs, Murray CD:EX
Subject: BC Presence on Regent Street in London

Hi Murray – I was just speaking with Cam Routledge who said you may be able to answer a few questions I have about BC's lease of Regent Street space in London. S13

s13 that the lease expires December 31, 2011, that Visit Britain has the lease of the 2nd and 3rd floors. Do you know:

1. When the Visit Britain lease expires?
2. What the expected cost of renewing the lease would be?
3. How big the space is overall?

I am in the process of evaluating options for a BC presence in London in 2012 (working with TCA) and I am trying to either rule in or out the Regent Street space as a potential location for activation. If it would be easier to chat on the phone, I am available on cell today s17

Thanks very much.

Christine Little

Asia Pacific Trade and Investment Division

Ministry of Small Business, Technology and

Economic Development

8th Floor, 1810 Blanshard Street

Victoria, BC

Phone: 250 952 0157

Mobile s17

From: [Little, Christine MIT:EX](#)
To: [Routledge, Cam TCA:EX](#); [Machan, Troy MIT:EX](#)
Subject: FW: Regent Street London
Date: Wednesday, June 9, 2010 2:50:35 PM

Hi Cam/Troy. I've got a little bit more information re: regent street location. I'm wondering a couple of things:

1. Is there not any way we could extend/renew/amend our lease to have the Regent Street location for another few months?
2. Is there any interest in bidding for a new lease if it is put out to competitive tender?

Would you both be free to discuss this next week some time – perhaps even pre or post our session on Thursday? I'd like to pursue this further with SSBC, but thought I should get your input on the questions above before I push this even further.

Thanks – let me know.

Christine Little

Asia Pacific Trade and Investment Division
Ministry of Small Business, Technology and
Economic Development

8th Floor, 1810 Blanshard Street

Victoria, BC

Phone: 250 952 0157

Mobile: s17

From: Bell, Barry SSBC:EX
Sent: Monday, June 7, 2010 11:54 AM
To: Little, Christine STED:EX
Subject: RE: Regent Street London

That question has been asked repeatedly over the years (I'm told) but the answer has always been no .

At the end of the term we must either fix up the property to the standard it possessed in 1913 (this is called a dilapidations clause) or we pay the Queen s16 in compensation / lieu of remedying dilapidations. In any event the property reverts to the

Queen.

The property gets rebuilt or replaced by a new lease holder who will have purchased the new lease tenure by succeeding in a competitive market / bid transaction.

It is very unlikely that the province will be bidding .

Barry Bell

Lease Manager

Operations

Shared Services BC

Ministry of Citizens' Services

250 952 8581 office / s17 cell / 250 952 8288 fax

email: barry.bell@gov.bc.ca

View our properties for lease at :

www.accommodationandrealstate.gov.bc.ca

From: Little, Christine STED:EX
Sent: Monday, June 7, 2010 11:43 AM
To: Bell, Barry SSBC:EX
Subject: RE: Regent Street London

Thanks for your research on this Barry. One clarification (because I know I will be asked) – why can't the lease be renewed or extended?

Christine Little

Asia Pacific Trade and Investment Division

Ministry of Small Business, Technology and

Economic Development

8th Floor, 1810 Blanshard Street

Victoria, BC

Phone: 250 952 0157

Mobile: s17

From: Bell, Barry SSBC:EX
Sent: Monday, June 7, 2010 11:41 AM
To: Little, Christine STED:EX
Subject: RE: Regent Street London

Christine,

It has taken a bit of time but I now know what is going to happen.

The 99 year land tenure expires July 5, 2012 and cannot be renewed or extended. This has evidently been known since 2003.

We will be handing the property back to the Queen on or before the end date .

There is no space available now nor will there be.

Regards,

Barry Bell

Lease Manager

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From: Little, Christine STED:EX
Sent: Wednesday, June 2, 2010 11:33 AM
To: Bell, Barry SSBC:EX
Subject: Regent Street London

Hi Barry – I haven't heard anything from the portfolio group on the London property. Were you able to track anyone down who might know more?

Christine Little

Asia Pacific Trade and Investment Division

Ministry of Small Business, Technology and

Economic Development

8th Floor, 1810 Blanshard Street

Victoria, BC

Phone: 250 952 0157

Mobile: s17

From: [Little, Christine MIT:EX](#)
To: [Bell, Barry SSBC:EX](#)
Subject: RE: Regent Street London
Date: Wednesday, June 16, 2010 8:59:31 AM

Thanks Barry, I know it's a bit of an uphill battle. I'd like to lease the entire space, not just the space currently occupied by Tourism. It could be a complete non starter, but I love a challenge! I'll take it up with Tourism (again) and see who's talking to who and whether the door open a crack or slammed in our face.

I'll try to stop pestering you now and really appreciate the research you've done for me (although I may have to do a briefing note for our Deputy Minister. If so, would you mind if I ran it by you for a fact check ahead of time?)

Christine Little

Asia Pacific Trade and Investment Division

Ministry of Small Business, Technology and

Economic Development

8th Floor, 1810 Blanshard Street

Victoria, BC

Phone: 250 952 0157

Mobile: s17

From: Bell, Barry SSBC:EX
Sent: Wednesday, June 16, 2010 8:53 AM
To: Little, Christine STED:EX
Subject: FW: Regent Street London

Christine,

There is no appetite by the Queen as owner to grant an extension. All indications since 2003 are that "vacant possession " is their wish. The space occupied by BC Tourism is very small relative to the size of the building so asking the owner to grant an extension which could easily impair their plans for the property is a likely non starter and any event we don't have the authority to seek an extension .

It may be that liaising with BC Tourism is your best option as perhaps they have been making inquiries independently for a new tenancy.

Our instructions are to let the lease expire without seeking a renewal. Should you be able to access provincial government decision makers through a different route then we would of course act on our instructions.

I'm sorry we can't be more help.

Barry Bell

Lease Manager

Operations

Shared Services BC

Ministry of Citizens' Services

250 952 8581 office / s17 cell / 250 952 8288 fax

email: barry.bell@gov.bc.ca

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From: Little, Christine STED:EX

Sent: Tuesday, June 15, 2010 1:19 PM

To: Bell, Barry SSBC:EX

Subject: RE: Regent Street London

Hi Barry. Sorry to be a pest again. I'm wondering if there is anyone I can talk to directly in portfolio about this lease? With the end date of July 5, 2012, I am wondering if there is any way we can even rent the place for a couple of months (till the end of September). It is unlikely the City of London or government of UK would want the location vacated during Games time, so this could be a win/win for them as well as us. I think there is an opportunity here and we just need to all work together with some creative thought.

Is there someone I can speak to directly?

Christine Little

Asia Pacific Trade and Investment Division

Ministry of Small Business, Technology and

Economic Development

8th Floor, 1810 Blanshard Street

Victoria, BC

Phone: 250 952 0157

Mobile: s17

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Subject: RE: Regent Street London

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It is very unlikely that the province will be bidding .

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Lease Manager

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Christine Little

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Ministry of Small Business, Technology and

Economic Development

8th Floor, 1810 Blanshard Street

Victoria, BC

Phone: 250 952 0157

Mobile: s17

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We will be handing the property back to the Queen on or before the end date .

There is no space available now nor will there be.

Regards,

Barry Bell

Lease Manager

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Shared Services BC

Ministry of Citizens' Services

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Sent: Wednesday, June 2, 2010 11:33 AM

To: Bell, Barry SSBC:EX

Subject: Regent Street London

Hi Barry – I haven't heard anything from the portfolio group on the London property. Were you able to track anyone down who might know more?

Christine Little

Asia Pacific Trade and Investment Division

Ministry of Small Business, Technology and

Economic Development

8th Floor, 1810 Blanshard Street

Victoria, BC

Phone: 250 952 0157

Mobile: s17

From: [Sen, Shom STED:EX](#)
To: [Little, Christine STED:EX](#); [Krieger, Brian HLS:EX](#)
Subject: RE: BC House in London UK
Date: Monday, July 26, 2010 2:29:30 PM

Thanks for the update Christine.

Unfortunate to hear, but at least we now know how to plan.

Regards

Shom

From: Little, Christine STED:EX
Sent: Monday, July 26, 2010 2:24 PM
To: Sen, Shom STED:EX; Krieger, Brian HLS:EX
Subject: FW: BC House in London UK

Hi Shom/Brian – just so you both know, I met with SSBC this morning to get more information on BC House in London. The bottom line is that this building will **NOT** be available for B.C. during the Games. It is a long and complicated story, but basically:

1. All but 1080 square feet of the building has been sub leased to 8 other tenants. All of those leases expire July 5, 2012.

2. The Crown is not interested in an agreement on the building with B.C. beyond July 5, 2012.

S13, 16

s13, s16

3. Early surrender of the building is being explored because it could result in significant savings for B.C. (there is a dilapidations clause in the lease, which states the building must be restored to 1913 standards or dollars paid to the crown. This is estimated to be s16

s16 Early surrender of the building would allow the Crown to lease to current/new tenants)

Not Responsive

Christine Little

Director, BC Pavilion London Games

Asia Pacific Trade and Investment Division

Ministry of Small Business, Technology and

Economic Development

8th Floor, 1810 Blanshard Street

Victoria, BC

Phone: 250 952 0157

Mobile: s17

From: Mackay, Ian H SSBC:EX

Sent: Monday, July 26, 2010 10:51 AM

To: Little, Christine STED:EX

Cc: Torgeson, Dyne D SSBC:EX; Marguet, Stephen R SSBC:EX

Subject: BC House in London Uk

Christine

You asked for confirmation of certain dates and floor area:

- Floor area occupied by BC Tourism office on third floor of BC House is approximately 1,080 square feet in terms of the agreement. **(1,043 square feet** according to our outsourced property managers).

- Date of reversion of 99-year head (land) lease back to the (British) Crown Estates as freehold owner is **not later than July 5, 2012**. Early surrender is being explored.

- Space Use Agreement (MOU) with Tourism BC **expires December 31, 2011**.

Let us know if there is anything further we can assist you with.

Ian H. Mackay

Technical Value Manager - Green Value and Portfolio Manager for BC House

AACI, P.App, Hons B.Comm, BA
LEED® Accredited Professional

Triple Bottom Line decisions = Green Value = Sustainability

Environmental Stewardship & Technical Value

Real Estate Portfolio Management

Integrated Workplace Solutions

Shared Services BC

Ministry of Citizens' Services

3350 Douglas Street

Phone: (250) 952-4803 Cell: s17 Fax: (250) 952-8297

Email: Ian.Mackay@gov.bc.ca

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From: [Little, Christine STED:EX](#)
To: [Fast, Don STED:EX](#)
Cc: [Sen, Shom STED:EX](#)
Subject: RE: BC House
Date: Tuesday, August 24, 2010 11:30:48 AM

Hi Don -- as requested, here is more background on B.C. House. SSBC is handling the lease. I have met with them and spoken on the phone on numerous occasions to get the background below.

BACKGROUND

In 1913, the Province entered into a 99-year land lease with the (British) Crown Estate, as owner, to build and operate B.C. House. The Province is obligated to surrender the property back to the Crown Estate in good and substantial repair on July 5, 2012.

In 2003, Treasury Board provided strategic direction for this non-core property to ^{s12}
^{s12} 1,080 square feet (3.8%) utilized by the Ministry of Tourism, Culture and the Arts on the third floor. ^{s16} ^{s12} except for
^{s16} All sub-leases expire on July 5, 2012.

The Province must either restore the property to the standard it possessed in 1913 ("the Liability to Repair" or a the Crown Estate ^{s16} in compensation in lieu of remedial dilapidations.

^{s16}

In summary, this building is not available as a location option for London 2012.

DISCUSSION

To be a viable location for a BC Pavilion, the province would need use of the entire building, and most notably the first floor store front. While the location is good, the building presents some big challenges, e.g. the space is comprised on many small rooms and only has one very tiny, very slow elevator.

According to SSBC, since 2003, all indications from the British Crown are for vacant possession when the land lease expires on July 5, 2012. There is no appetite for renewal or extension.

Even if there were an appetite for renewal or extension, the province would need to begin construction on the site at least 6 weeks prior to a recommended June 29 opening date for the pavilion (May 18 at latest). This would require breaking leases with the province's seven private sector tenants who currently occupy 96% of the building space. Fyi, one of those tenants is Visit Britain, which operates a visitor information centre on the entire first floor of the building.

As an aside, I speculate that the Crown wants an early surrender of the land lease in order to extend leases with existing tenants, most notably Visit Britain. That will allow them to keep the visitor information centre open during the Games. The information centre is presently noted on all London visitor maps.

Let me know if you require more information.

Christine Little
Director, BC Pavilion -- London Games
Asia Pacific Trade and Investment Division
Ministry of Small Business, Technology and
Economic Development

8th Floor, 1810 Blanshard Street
Victoria, BC

Phone: 250-952-0157

Mobile: s17

-----Original Message-----

From: Fast, Don STED:EX

Sent: Thursday, August 19, 2010 9:19 AM

To: Little, Christine STED:EX

Subject: RE: BC House

No rush - in the next 10 days is fine.

Don Fast

Deputy Minister

Ministry of Small Business, Technology
and Economic Development

250-952-0102 or fax 250-952-0600

-----Original Message-----

From: Little, Christine STED:EX

Sent: Thursday, August 19, 2010 9:18 AM

To: Fast, Don STED:EX

Subject: Re: BC House

Do you need info today? I'm away from access to my files until later today, but could ask shared services to get you info. Or, I'll be back in the office on Monday. Let me know.

----- Original Message -----

From: Fast, Don STED:EX

To: Little, Christine STED:EX

Sent: Wed Aug 18 18:03:14 2010

Subject: BC House

Pls give me more info on why this is not an option. D

Lebrun, Matthew MIT:EX

From: Little, Christine TTI:EX
Sent: Friday, December 17, 2010 12:24 PM
To: Ewert-Johns, Marcus TTI:EX; Sen, Shom TTI:EX; Machan, Troy MIT:EX; Krieger, Brian MIT:EX
Cc: Bubrick, Elaine TTI:EX
Subject: RE: BC House

s13 when I last spoke to them, they said there was absolutely no way BC could extend the lease even for a short period of time.

I'll let Brian weigh in, but perhaps

s13

s13

From: Ewert-Johns, Marcus TTI:EX
Sent: Friday, December 17, 2010 12:00 PM
To: Little, Christine TTI:EX; Sen, Shom TTI:EX; Machan, Troy TTI:EX; Krieger, Brian TTI:EX
Cc: Bubrick, Elaine TTI:EX
Subject: RE: BC House

s13, s17

From: Little, Christine TTI:EX
Sent: Friday, December 17, 2010 11:55 AM
To: Sen, Shom TTI:EX; Ewert-Johns, Marcus TTI:EX; Machan, Troy TTI:EX; Krieger, Brian TTI:EX
Cc: Bubrick, Elaine TTI:EX
Subject: RE: BC House

We made extensive inquiries about this s13, s17 In short, the land lease expires on July 5, 2012 and the British Crown is not interested in renewing. Up to July 5, 2012 there is only 1,080 square feet used by the province, the remainder of the building is sub-leased to 7 other tenants whose leases all expire on July 5, 2012. The province's space is on the third floor, accessible by an ancient elevator that accommodates about three people.

So, unless something has substantially changed, it likely won't work for either a TIR or London 2012.

This is what was s13, s17 (wording approved by Shared Services):

Availability of B.C. House at 3 Regent Street in London –In 1913, the Province entered into a 99-year land lease with the (British) Crown Estate, as owner, to build and operate B.C. House. The

Province is obligated to surrender the property back to the Crown Estate in good and substantial repair on July 5, 2012.

In 2003, Treasury Board provided strategic direction for this non-core property to s12

s12

s12

Except for

1,080 square feet (3.8%) utilized by the Ministry of Tourism, Culture and the Arts on the third floor,

s16

All sub-leases expire

on July 5, 2012.

The Province must either restore the property to the standard it possessed in 1913 (“the Liability to Repair”) or pay the Crown Estate s16 in compensation in lieu of remedying dilapidations. s16

s16

In summary, this building is not available as a location option for London 2012.

From: Sen, Shom TTI:EX

Sent: Friday, December 17, 2010 11:44 AM

To: Ewert-Johns, Marcus TTI:EX; Machan, Troy TTI:EX; Little, Christine TTI:EX; Krieger, Brian TTI:EX

Cc: Bubrick, Elaine TTI:EX

Subject: RE: BC House

Thanks for the feedback Marcus...let me hear back on the Olympics side as well and then I can revert to Tourism. Appreciate it.

Regards

Shom

From: Ewert-Johns, Marcus TTI:EX

Sent: Friday, December 17, 2010 11:42 AM

To: Sen, Shom TTI:EX; Machan, Troy TTI:EX; Little, Christine TTI:EX; Krieger, Brian TTI:EX

Cc: Bubrick, Elaine TTI:EX

Subject: RE: BC House

Not Responsive

s13, s17

s13, s17

Not Responsive

Not Responsive

FYI - Both Quebec House and BC House are down the road from Canada House at Trafalgar Square. Quebec's is really nice.





From: Sen, Shom TTI:EX
Sent: Friday, December 17, 2010 11:28 AM
To: Ewert-Johns, Marcus TTI:EX; Machan, Troy TTI:EX; Little, Christine TTI:EX; Krieger, Brian TTI:EX
Cc: Bubrick, Elaine TTI:EX
Subject: FW: BC House

Any interest in the use of BC house, either TIR and/or Olympics for a short period to 2012?

Pls advise

Thx
Shom

From: Greene, Maria TTI:EX
Sent: Friday, December 17, 2010 10:34 AM
To: Sen, Shom TTI:EX
Cc: Mackay, Grant TTI:EX
Subject: BC House

Hi Shom. Nice to meet you (on email). As per your discussion with Grant this morning, attached is a briefing note regarding BC House. If you have any questions, please feel free to contact us.

Regards,

Maria Greene
Market Development Manager, Europe & South Pacific

Tourism British Columbia
Ministry of Tourism, Trade & Investment
12th Floor, 510 Burrard Street
Vancouver, BC V6C 3A8
T 604-660-4708
F 604-660-3383

PLEASE NOTE MY NEW EMAIL ADDRESS IS: Maria.Greene@gov.bc.ca



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Ministry of Tourism, Trade and Investment
BRIEFING NOTE FOR DEPUTY MINISTER

FOR INFORMATION

Ref #:

Date:

Title: BC House – MTTI London Office

Issue: Expiration of BC House London lease December 31, 2011.

Background:

The current MTTI lease with SSBC expires December 31, 2011. The head lease between SSBC and the Crown Estates expires July 5, 2012 which is during the London Games. Leases for other SSBC tenants of BC House do not expire until late Spring 2012.

Once the head lease has expired, SSBC is responsible for costs to bring the building to its original state

s16

s16

Current space includes 3 offices occupied by the UK staff, a small boardroom used for meetings and a workstation in the entrance area periodically used by a contractor or BC suppliers.

SSBC is soliciting interest from MTTI as to whether we are interested in staying in the building until August 17, 2012.

First Nations Considerations: n/a

Inter-Agency Impact: We are unsure if Trade & Investment have requirements for space leading up to the London 2012 Games.

Stakeholder Impact: n/a

Discussion: As the office in London does not greet the public and works with key clients who are mainly located outside the centre of London, we do not have any business need to be located in BC House. The only unknown at this time is potential plans Trade & Investment may have leading up to the Games. Our space is not very large and therefore limited with respect to hosting, large business meetings or available workspace.

Further discussion required to determine next steps. Options include:

- 1) Vacate BC House after December 31, 2011;
- 2) Stay in the premises until August 17, 2012; or
- 3) Determine if Trade & Investment Branch can use the space leading up to the London 2012 Games and potential effective date.

Contact:

Telephone:

Approvals			
Dir:	ED:	ADM:	DM:

s13