



Information Policy & Compliance  
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8 November 2011

### Freedom of Information request – RFI20111247

We have received your request of 11 October 2011 under the Freedom of Information Act 2000 (the Act) seeking the following information:

- *Disclosure of annual rental charges paid by the BBC in respect of Broadcasting House. The amounts paid in 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010 and 2011, and expected cost for 2012 and 2013 (The term rental is used loosely to refer to the leaseback deal undertaken by the BBC in respect of Broadcasting House and the payments sought are those to the company with whom this deal was arranged.)*
- *The amount paid each year in rental charges, broken down into categories where possible – such as rental for building and rental for internal services*
- *The name of the company to whom the BBC pays its rental on Broadcasting House*
- *The total expected cost of the leaseback deal for Broadcasting House and the cost for phase 1 and phase 2 of the redevelopment of Broadcasting House.*

The unique reference for your request is RFI20111247.

Table A below shows the rent and lease costs for Phase 1 and Phase 2 of Broadcasting House by year. The total expected build cost for Phase 1 is £189m and total expected cost for the build of Phase 2 is £262m. These Capital costs are paid for by Daunus Ltd, from whom we have leased the building, and the amount is repaid to them through rent outlined below.

Please note figures up to 2005/2006 are nil as we only started paying the rent in 2005/2006. Costs for 2012/13 and 2013/14 are estimates.

**Table A**

	Building Rent £m	Technology Lease Costs £m
2003/04	0	0
2004/05	0	0
2005/06	11.5	1.152
2006/07	16.6	1.544
2007/08	17.2	2.899
2008/09	48.5	2.893
2009/10	50.4	2.893
2010/11	51.9	2.814
2011/12	52.3	2.640
2012/13	54.3	0.975
2013/14	54.9	0.654

**Table B**

As well as most of the build costs, other costs covered by the leaseback deal are:

	£m
Developer Fee and Costs	66
Refurbishment of Western House	13
Radio Theatre	3
BBC Direct Costs and other costs	58
Cost of 150 year lease	96
Bond Costs	173

The year long fit-out of phase 2 of Broadcasting House is now past the half-way stage and the building is on target to become occupied in 2012.

The Broadcasting House budget was adjusted after the first phase of the redevelopment in 2006 to rebase the construction contract and incorporate changes in scope to accommodate new services like Arabic and Persian TV. The project is currently on schedule to be delivered within its approved budget.

The newly-developed Broadcasting House will be home for the BBC's national and international news operations, bringing the World Service and the domestic news service together in one venue for the first time, and also all of the BBC's national radio networks, apart from Radio 5 live, and much of BBC Vision. This new building will host one of the world's largest live newsrooms. At any one time, over 10 million people across the UK will watch or listen to output from the new W1 centre, and every week at least 150 million people worldwide will tune into the World Service.

## **Appeal Rights**

If you are not satisfied with this response you have the right to an internal review by a BBC senior manager or legal adviser. Please contact us at the address above, explaining what you would like us to review and including your reference number. If you are not satisfied with the internal review, you can appeal to the Information Commissioner. The contact details are: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF, telephone 01625 545 700 or see <http://www.ico.gov.uk/>

Yours sincerely,

Kate Brewer  
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