

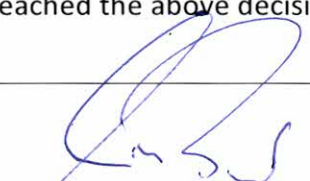
Cambridgeshire
Police & Crime
Commissioner

CAMBRIDGESHIRE POLICE AND CRIME COMMISSIONER DECISION RECORD – CPCC 2013-012

Subject	Lease of Building 252 Alconbury Airfield
Decision	To approve the renewal of the lease of Building 252 Alconbury Airfield for continued use by the Dog Section.
Decision Summary	<p>This property was first occupied by the Dog Section in February 2002 under a 5 year lease at an initial rent of £4,125 per annum. On occupation, approximately £50,000 was incurred on the fitting out and installation of a septic tank.</p> <p>Due to the long term redevelopment plans for the Airfield, the landlords (initially Alconbury Developments, now Urban & Civic) introduced a general policy of granting a maximum lease term of 3 years with no security of tenure. This was coupled with a standard landlords break clause giving 3 months notice at any time after the first anniversary of the term. This provides them with flexibility to secure vacant possession if/when required. There are no immediate plans for the redevelopment of the dog section site.</p> <p>Lease renewals have been implemented 3 yearly as required.</p> <p>Main heads of terms for the current lease renewal as agreed with Urban & Civic are outlined below:</p> <ul style="list-style-type: none">• Term: 3 years from 22 February 2013.• Rent: £5,250 per annum including maintenance charge for external/communal areas.• Repairs/Insurance: Tenant responsible for all repairs and insurance but not obliged to put the premises in any better repair than at the commencement of the occupation (in 2002).• Use: Office/ Dog Kennels and occasional use of other parts of the airfield for dog exercising/training purposes.• Break Clause: The tenant/landlord have the option to break at any time after the 1st anniversary of the term (22 Feb 2014) on 3 months' notice in writing.

Contact Officer	Dorothy Gregson, Chief Executive Tel: 0300 333 3456 Email: dorothy.gregson@cambs.pnn.police.uk
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Background Papers	Business Coordination Board, 22 May 2013 - Agenda Item 11 Minutes of Force Executive Board, 7 May 2013
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Sir Graham Bright, Cambridgeshire Police and Crime Commissioner	
I confirm that I have reached the above decision after consideration of the facts above.	
Signature	 Date 22.5.2013