



Cambridgeshire
Police & Crime
Commissioner

To: Business Coordination Board

From: Chief Executive

Date: 26 November 2015

MELBOURN POLICE OFFICE AND BRETTON POLICE STATION

1. Purpose

1.1 To seek approval of the Business Coordination Board (“the Board”) to the termination of the leases of Melbourn Police Office and Bretton Police Station.

2. Recommendation

2.1 The Board is recommended to approve the termination of the lease by serving notice on the landlord, Melbourn Village College, in accordance with the lease terms and the Police and Crime Commissioner (“the Commissioner”) signs the Decision Notice.

2.2 The Board is recommended to approve the surrender of the lease at Bretton to the landlord, Peterborough City Council and the Police and the Commissioner signs the Decision Notice.

3. Background

Melbourn

3.1 Melbourn Police Office is held on a 10 year lease from 21/06/10 at a rent of £500pa.

3.2 The Police Office on the Melbourn Village College site is surplus to operational requirements and the College have a use for the building and have confirmed they are prepared to take on the responsibility for this building.

3.3 The lease provides for Cambridgeshire Constabulary (“the Constabulary”) as tenant, to serve 6 months notice to terminate.

3.4 Termination of the lease at Melbourn will make an annual revenue saving of approximately £3,700 to the Constabulary.

Bretton

3.5 Bretton Police station is held on a long lease expiring on 17th June 2073 (58 years remaining) with restrictions on use and subletting. The landlord, has confirmed that these restrictions may be lifted.

3.6 The premises have been unsuccessfully marketed since May 2015 for an assignment of the lease and only a short term sub-let is achievable. The sub-let would create a short term income but the Constabulary would remain liable to the landlord for repairs, maintenance, and service charge and for property on-costs on expiry of the sub lease.

3.7 Whilst there is no provision within the lease to surrender, the landlord has confirmed that a surrender at nil premium would be acceptable. A surrender provides a clean break with no revenue liability beyond the surrender date.

3.8 This will make an annual revenue saving of approximately £12,000.

4. Summary

4.1 Following discussion with the Principal of Melbourn Village College agreement has been reached to terminate the lease of the Police Office.

4.2 Following discussions with Peterborough City Council, as landlord, agreement has been reached to surrender Bretton Police Station at nil premium.

5. Recommendation

5.1 The Board is recommended to approve the termination of the lease at Melbourn Village College by serving notice on the landlord in accordance with the lease terms and the Commissioner signs the Decision Notice.

5.2 The Board is recommended to approve the surrender of the lease at Bretton to the landlord, Peterborough City Council and the Commissioner signs the Decision Notice.

BIBLIOGRAPHY

Source Document	Cambridgeshire Constabulary Estate Management – Property Files
Contact Officers	Elly McKee Estates Management Surveyor, Cambridgeshire Constabulary Colin Luscombe, Director of Estates, Office of the Police and Crime Commissioner