

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/076/18
Classification: OFFICIAL
Title of report: Lease at Building 34701 Stansted Airport
Area of County/Stakeholders affected: Countywide
Report by: Patrick Duffy – Interim Head of Estates Date of report: 1 st June 2018 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of report

This Decision Report is to request that the Commissioner enter into a new lease for accommodation comprising of building 34701, Stansted Airport, Essex, CM24 1QW

2. Recommendations

To enter into a formal lease for the use of new accommodation with The Manchester Airport Group PLC (MAG) for a term of 10 years at a peppercorn rent (if demanded).

3. Benefits of Proposal

The benefits of entering into the lease ensure Essex Police continue to have accommodation provided supporting their Counter Terrorism Border Policing activities at Stansted Airport in accordance with statutory duties under Schedule 7 of the Terrorism Act 2000.

4. Background and proposal

CT Border Policing is currently provided with accommodation at Stansted Airport within the terminal building. Following the security review of the Apollo system and the added requirement for areas containing the NCIA system to be STRAP compliant there have been a number of operational challenges in being able to facilitate this requirement.

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Decision PCC/062/17 dated 5th July 2017 agreed a financial contribution towards the new building for additional requirements for the CTBP function.

The facility being provided by MAG will meet the current and future needs of CT Border Policing based on the projected passenger numbers at Stansted Airport; a modern fit for purpose constructed facility has been provided at minimal cost to Essex Police, the contribution was grant funded indirectly by NCTPHQ through Eastern Region Specialist Operations Unit (ERSOU).

5. Police and Crime Plan

This lease provides suitable accommodation for undertaking CTBP at Stansted Airport supporting the overall Police and Crime Plan.

6. Police Operational Implications

There are no operational policing implications arising from entering into the lease.

7. Financial Implications

Rent for June 2018 to and including June 2028 – Peppercorn (If Demanded)

8. Legal Implications

The lease is excluded from the security of tenure provisions (sections 24 to 28) under section 38(4) of the Landlord & Tenant Act 1954, Part II (as amended). The Interim Head of Estates has signed a Statutory Declaration on behalf of the PFCC.

- The PFCC will have no right to stay in the premises when the lease ends.
- Unless the landlord chooses to offer the PFCC another lease, the PFCC will need to vacate the premises.
- If the landlord offers the PFCC another lease, the PFCC will have no right to ask the court to fix the rent.

Although the above exclusion applies, MAG have a requirement to provide ancillary offices and welfare. Alternative accommodation would need to be provided elsewhere by MAG.

9. Staffing and other resource implications

There are no staffing or resource implications.

10. Equality and Diversity implications

There is no Equality Impact Assessment required.

11. Background papers

There are no background papers for this decision.

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Report Approval

The report will be signed off by the OPFCC Chief Executive and Treasurer, prior to review and sign off by the PFCC / DPFCC .

Chief Executive/M.O

Sign:

Paul R Field

Print: Paul Field

Date: 05 June 2018

Chief Financial Officer/Treasurer

Sign:

A S M

Print:

Assoc. Gen. Sec.

Date:

6.6.18

Publication

Is the report for publication?

YES

NO

If 'NO', please give reasons for non-publication (state 'None' if applicable)

If the report is not for publication, the Chief Executive will decide if and how the public can be informed of the decision.

Redaction

If the report is for publication, is redaction required:

1. Of Decision Sheet

YES

2. Of Appendix

YES

NO

NO

If 'YES', please provide details of required redaction:

Date redaction carried out:

Treasurer / Chief Executive Sign Off – for Redactions only

If redaction is required, Treasurer or Chief Executive are to sign off that redaction has been completed.

Sign:

Print:

Chief Executive/Treasurer

Date signed:

Decision and Final Sign Off

I agree the recommendations to this report;

Sign: 

Print: *K. C. Hirst*

PFCC/Deputy PFCC

Date signed: *11/6/18*

I do not agree the recommendations to this report because;

.....
.....
.....

Sign:

Print:

PFCC/Deputy PFCC

Date signed: