

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/136/18
Classification: OFFICIAL
Title of report: Lease at Wethersfield
Area of County/Stakeholders affected: Countywide
Report by: Patrick Duffy – Interim Head of Estates Date of report: 21 st September 2018 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of report

This Decision Report is to request that the Commissioner renew the lease for accommodation comprising of a storage facility at Hanger 45, MDP Wethersfield, Braintree, Essex, CM7 4AZ

2. Recommendations

To enter into a formal lease for the use of existing accommodation with The Secretary of State for Defence for a term of 3 years starting 1st October 2018 incurring a rental charge of £80,000 per annum.

3. Benefits of Proposal

The benefits of entering into the lease ensure Essex Police maintain an archive storage facility while an alternative solution is considered.

4. Background and proposal

Essex Police have leased Hanger 45 at Wethersfield MDP for a number of years and is a renewal of the previous lease dated 6 June 2018 covering a period between 1st Oct 2015 and 31st Sept 2018. The accommodation comprises of a large hangar and external storage area utilised for the archive storage facilities for Essex Police.

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The proposal is to enter into a 3 year lease from 1st October 2018 with the Landlord retaining a right to provide 6 months' notice at any point to terminate the lease and PFCC's right to provide 3 months' notice at any point to terminate the lease.

5. Police and Crime Plan

This lease maintains accommodation utilised for all aspects of operational archive storage 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

The lease is £80,000 per annum and a full repairing and insuring lease, which on the same basis of the existing lease.

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 will sign 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.

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

Heads of Terms



HoTs FINAL.pdf

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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: Phillip Barker
Print: P. Barker
Date: 3rd October 2018

Chief Financial Officer/Treasurer Sign: [Signature]
Print: Arden Smith
Date: 4.10.18

Publication

Is the report for publication? YES
NO

If 'NO', please give reasons for non-publication (state 'None' if applicable)
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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 NO 2. Of Appendix YES 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: 

PFCC/Deputy PFCC

Date signed: *5 October 2018*

I do not agree the recommendations to this report because;

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Sign:

Print:

PFCC/Deputy PFCC

Date signed: