

REQUEST FOR DMPC DECISION – DMPCD 2016 97**Title: Great Cambridge - Lease Renewal****Executive Summary:**

The site is used by the MPS as a Patrol Base and will be required for operational policing over the next ten years. This paper seeks approval for the renewal of the lease to allow the MPS to continue to operate from the property.

Recommendation:

The DMPC is asked to approve the renewal of the lease for Units 17-19 Great Cambridge Industrial Estate (Enfield Patrol Base) for a period of ten years.

Deputy Mayor for Policing And Crime

I confirm I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with the Code of Conduct. Any such interests are recorded below.

The above request has my approval.

Signature**Date**

06/12/2016

PART I - NON-CONFIDENTIAL FACTS AND ADVICE TO THE DMPC

Decision required – supporting report

1. Introduction and background

- 1.1. The property is used by the MPS as a Patrol Base where the borough's Tasking Teams, Emergency Response and Patrol officers start and end their tour of duties.
- 1.2. The Landlord served a Section 25 notice on MOPAC terminating the lease on 30 January 2016. The notice stated the Landlord was prepared to grant a new lease for a term of 10 years.
- 1.3. The property is included in the Baseline Portfolio and is expected to be required for a further ten years. Property Services Department's Commercial Real Estate advisors, Frank Knight were instructed to agree terms for a new ten year lease with the Landlord. Frank Knight advised there had been a significant rise in industrial rents.

2. Issues for consideration

- 2.1. These are discussed in the Part 2.

3. Financial Comments

- 3.1. These are discussed in Part 2. The Property Services Department budget includes provision to meet increased costs including any back dated rent due.

4. Legal Comments

- 4.1. Section 6 of the Police Reform and Social Responsibility Act 2011 ("the Act") provides the MOPAC must secure the maintenance of the Metropolitan Police Service and secure that the Metropolitan Police Service is efficient and effective.
- 4.2. In carrying out its functions, the MOPAC may, under paragraph 7, Schedule 3 of "the Act" "do anything which is calculated to facilitate or is conducive or incidental to the exercise of the functions of the Office". This includes, entering into contracts and other agreements, in addition to acquiring and disposing of property (including land). The MOPAC has the power to dispose of surplus properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the "the Act".
- 4.3. The Commissioner may also do anything which is calculated to facilitate or is conducive or incidental to acquiring and disposing of property (apart from land) but only with the consent of MOPAC under paragraph 4 (2) (b) of Schedule 4 of "the Act".

5. Equality Comments

- 5.1. There are no direct equality or diversity implications arising from this report

6. Background/supporting papers

- 6.1. None.

Public access to information

Information in this form is subject to the Freedom of Information Act 2000 (FOIA) and other legislation. Part 1 of this form will be made available on the MOPAC website within 1 working day of approval. Any facts/advice/recommendations that should not be made automatically available on request should not be included in Part 1 but instead on the separate Part 2 form. Deferment is only applicable where release before that date would compromise the implementation of the decision being approved.

Part 1 Deferral:

Is the publication of Part 1 of this approval to be deferred ? NO

Part 2 Confidentiality: Only the facts or advice considered as likely to be exempt from disclosure under the FOIA should be in the separate Part 2 form, together with the legal rational for non-publication.

Is there a **part 2** form – Yes

If yes, for what reason: EXEMPT under Article 2(2) (a) of the Elected Local Policing Bodies (Specified Information) Order 2011.

ORIGINATING OFFICER DECLARATION:

	<i>Tick to confirm statement (✓)</i>
Head of Unit: The Head of Strategic Finance and Resource Management has reviewed the request and is satisfied it is correct and consistent with the MOPAC's plans and priorities.	✓
Legal Advice: The MPS legal team has been consulted on the proposal.	✓
Financial Advice: The Head of Strategic Finance and Resource Management has been consulted on this proposal.	✓
Equalities Advice: No Equality and Diversity issues identified.	✓

OFFICER APPROVAL**Chief Executive Officer**

I have been consulted about the proposal and confirm that financial, legal and equalities advice has been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the Deputy Mayor for Policing and Crime.

Signature

R. Lawrence

Date

6/12/16



**REQUEST FOR APPROVAL FOR THE RENEWAL OF THE LEASE OF
UNITS 17, 18-19 GREAT CAMBRIDGE (ENFIELD PATROL BASE)**

**A report by the Senior Estates Surveyor on behalf of
the Director of Property Services**

SUMMARY

On 30 January 2006, the Metropolitan Police Authority (MPA - the forerunner to the Mayor's Office for Policing And Crime) entered into a Lease of the above property for a term of 10 years. The Lease expired on 29th January 2016 and since that time the MPS has remained in occupation.

The site is used by the MPS as a Patrol Base and will be required for operational policing over the next 10 years. This paper seeks approval for the renewal of the Lease to allow the MPS to continue to operate from the property.

A. RECOMMENDATIONS - That the Deputy Mayor for Policing and Crime:

- 1. Approves the renewal of the Lease of Units 17, 18-19 Great Cambridge Industrial Estate. Costs will be met from the Property Services Budget.**
- 2. Notes the terms of the new Lease outlined in Exempt Appendix 1.**

B. SUPPORTING INFORMATION

1. On 30 January 2006, the Metropolitan Police Authority (MPA - the forerunner to the Mayor's Office for Policing And Crime) entered into a Lease of Units 17, 18-19 Great Cambridge for a term of 10 years, expiring 29 January 2016. The initial rent was £304,068 per annum. Under the terms of the Lease the rent was subject to review on the fifth anniversary of the term when it was revised to £305,000 per annum, this remains the rent passing.
2. The property is used by the MPS as a Patrol Base where the borough's Borough Tasking Teams, Emergency Response and Patrol officers start and end their tours of duty.
3. The Landlord served a Section 25 Notice on MOPAC terminating the Lease on 30 January 2016. The notice stated the Landlord was prepared to grant a new Lease for a term of 10 years.
4. The property is included in the Baseline Portfolio and will be required for a further 10 years. PSD's CRE advisors, Knight Frank, were therefore instructed to agree terms for a new 10 year Lease with the Landlord. Knight Frank advised there had been a significant rise in industrial rents across London and advised MOPAC to budget accordingly.
5. Terms have now been agreed between the Parties for a new Lease. Due to the commercial confidential nature of the ongoing negotiations the agreed Head of Terms are included in Exempt Appendix 1.

6. To protect MOPAC's security of tenure an application to Court was made. Since negotiations have been ongoing the court proceedings are currently stayed until 20 November 2016 to allow time for the new lease to be signed. The landlord is expected to push for directions including dates for expert's reports and a trial if the Lease is not signed. This could significantly increase the legal and surveyors costs for MOPAC. It is also possible the Landlord will withdraw the current deal and seek a higher rent.

C. OTHER ORGANISATIONAL & COMMUNITY IMPLICATIONS

Equality and Diversity Impact

7. There are no Equality and Diversity implications of this decision. The proposal will allow the MPS to continue to use the site as it does at present.

Financial Implications

8. As set out in exempt Part 2. The Property Services budget includes provision to meet the increased costs including any back dated rent due.

Legal Implications

9. Section 6 of the Police Reform and Social Responsibility Act 2011 ("the Act") provides the MOPAC must secure the maintenance of the Metropolitan Police Service, and secure that the Metropolitan Police is efficient and effective.
10. In carrying out its functions, the MOPAC may, under paragraph 7, Schedule 3 of "the Act" "do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of the Office". This includes, entering into contracts and other agreements, in addition to acquiring and disposing of property (including land). The MOPAC has the power to dispose of surplus properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the "the Act".
11. The Commissioner may also do anything which is calculated to facilitate, or is conducive or incidental to acquiring and disposing of property (apart from land) but only with the consent of MOPAC under paragraph 4 (2) (b) of Schedule 4 of "the Act".

Risk (including Health and Safety) Implications

12. There are no Health and Safety implications of this decision. The proposal will allow the MPS to continue to use the site as it does at present.

Environmental Implications

13. There are no Environmental implications of this decision. The proposal will allow the MPS to continue to use the site as it does at present.

Contact: Peter Dawe, Senior Estates Surveyor, Property Services, -

Abbreviations:

CRE

MPA

MPS

MOPAC

PSD

Corporate Real Estate

Metropolitan Police Authority

Metropolitan Police Service

Mayor's Office for Policing And Crime

Property Services Department

