



MOPAC

MAYOR OF LONDON  
OFFICE FOR POLICING AND CRIME

**Lease Renewal at Greenwich Patrol Base, Unit 9 Mellish Industrial Estate, Warspite Road, London, SE18**

**MOPAC Investment Advisory Monitoring Meeting – November 2023**

**Report by the Director of Property Services on behalf of the Chief People and Resources Officer**

**Part 1 – This section of the report will be published by MOPAC. It is Classified as OFFICIAL – PUBLIC**

#### **Executive Summary**

This report seeks approval to renew the Lease at Unit 9 Mellish Industrial Estate, Warspite Road, London, SE18 for a term of 15 years from 22 June 2022. The financial impact on the budget and medium-term financial plan is set out in Part Two.

#### **Recommendations**

The Deputy Mayor for Policing and Crime, via the Investment Advisory and Monitoring meeting (IAM), is asked to:

- 1. To renew the Lease at Unit 9 Mellish Industrial Estate, London for a term of 15 years at a cost set out in Part Two, noting that costs will be met from budget set out in the Medium Term Financial plan**

#### **Time sensitivity**

A decision is required from the Deputy Mayor by 30th November 2023 and any delay will jeopardise the current negotiated commercial position.

#### **Non-confidential facts and advice to the Deputy Mayor for Policing and Crime**

#### **Introduction and background**

1. The subject property is situated on the Mellish Industrial Estate in Charlton which is accessed off the Woolwich Road (A206) within the Royal Borough of Greenwich.
2. The property comprises the largest of 3 industrial units owned by the landlord Robobond Ltd. The building was constructed in the late 1990's and comprises a rectangular shaped steel portal frame industrial building. As originally constructed the unit simply had a small amount of ground floor offices and WC's albeit the MPS have extended the building under a licence of alteration to provide ground and first floor offices and for the use of a patrol base.
3. Following confirmation that the property is still operationally required and will be retained as part of MOPAC Estate in support of delivering the 'New Met for London' plan, a new lease has been rigorously negotiated by MOPAC property agents Knight Frank. There was an initial lack of engagement from the Landlord with Knight Frank LLP and a S.26 Notice was served on the Landlord to commence lease renewal proceedings. An extension of legal proceedings has been agreed to protect MOPAC's position.

4. A new 15 year lease has been provisionally agreed, subject to MOPAC sign and seal. This lease is on effective full repairing and insuring terms to be contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954, Part II (as amended). The lease will be based on the same terms as the existing lease save as for modernisation.
5. The new lease will commence from the expiry of the existing lease, 24th June 2022. The MOPAC shall have the right to determine its lease at the end of the fifth and tenth years of the term, with no month rent penalty.
6. A headline rent, as set out in Part Two, shall be paid by MOPAC exclusive of rates, building service charge, building insurance and VAT. There is no rent review under the terms agreed for the new Lease.

### **Contributes to the MOPAC Police & Crime Plan 2022-25<sup>1</sup>**

1. The lease renewal of the subject property supports the operational requirements of South East BCU and MOPAC Police & Crime Plan 2022-25.

### **Financial, Commercial and Procurement Comments**

1. The medium finance plan/budget includes provision to meet the increased running costs.
2. A more detailed breakdown of costs is set out in Part Two.

### **Legal Comments**

1. Paragraph 4.16 of the Mayor's Office for Policing and Crime (MOPAC) Scheme of Delegation and Consent provides the Deputy Mayor for Policing and Crime (DMPC) with delegated authority to approve all business cases to acquire or renew a leasehold with a value in excess of £500,000 over the initial lease period or 5 years whichever is the lesser. The proposed new lease has a value in excess of £500,000 and is therefore presented to MOPAC for approval and to enable Property Services to commence the legal formalities.

### **Equality Comments**

1. There are considered to be no equality or diversity issues arising from this paper.
2. The following five key objectives agreed by the London Recovery Board:
  - To reverse the pattern of rising unemployment and lost economic growth caused by the economic scarring of Covid-19
  - Narrow social, economic and health inequalities
  - Help young people to flourish with access to support and opportunities
  - Support our communities, including those most impacted by the virus

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<sup>1</sup> [Police and crime plan: a safer city for all Londoners | London City Hall](#)

- Accelerate delivery of a cleaner, greener London
3. The MPS is fully aware of the implications and requirements under The Anchor Institution Charter, which does not apply in this instance.

### Privacy Comments

1. There are no privacy issues identified through the Data Protection Impact Assessment (DPIA) completed for this work. The project does not use personally identifiable data of members of the public, so there are no GDPR issues to be considered.
2. The MPS is subject to the requirements and conditions placed on it as a 'State' body to comply with the European Convention of Human Rights and the Data Protection Act (DPA) 2018. Both legislative requirements place an obligation on the MPS to process personal data fairly and lawfully in order to safeguard the rights and freedoms of individuals.
3. Under Article 35 of the General Data Protection Regulation (GDPR) and Section 57 of the DPA 2018, Data Protection Impact Assessments (DPIA) become mandatory for organisations with technologies and processes that are likely to result in a high risk to the rights of the data subjects.
4. The Information Assurance and Information Rights units within MPS will be consulted at all stages to ensure the project meets its compliance requirements.

### Real Estate Implications

1. This property forms part of the retained MOPAC estate.

### Background/supporting papers

1. Lease renewal report – Knight Frank. Included in Part 2.

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### **Part 2 – This section refers to the details of the Part 2 business case which is NOT SUITABLE for MOPAC Publication.**

The Government Security Classification marking for Part 2 is:  
OFFICIAL-SENSITIVE [COMMERCIAL]

Lease Renewal Greenwich Patrol Base, Unit 9 Mellish Industrial Estate, Warspite Road, London, SE18

Exempt under Article 2(2) (a) of the Elected Local Policing Bodies (Specified Information) Order 2011 (Data Protection Section 43 – Commercial Interests).

The paper will cease to be exempt after 5 years.