



Cambridgeshire
Police & Crime
Commissioner

To: Business Coordination Board

From: Chief Executive

Date: 28 August 2014

AIRWAVES LEASE RENEWALS: ST NEOTS, PARKSIDE AND MARCH POLICE STATIONS MASTS

1. Purpose

1.1 To seek the Business Coordination Board's ("the Board") approval to renew the leases to Airwave Solutions Ltd to site equipment on the masts at St Neots, Parkside and March Police Stations.

2. Recommendation

2.1 That the Board approves the renewal of the leases to Airwaves Solutions Ltd.

3. Background

3.1 Airwave Solutions Ltd held 10 year leases for site telecommunications equipment on each of the masts at St Neots, Parkside and March. These leases expired in January and February 2012. Protracted negotiations ensued in relation to the renewal lease terms and heads of terms have recently been agreed.

3.2 The main heads of terms are outlined below. These are essentially the same as the terms within the original leases with the exception of the rent at March (details below):

- **Sites:** Masts at St Neots, Parkside and March Police Stations.
- **Landlord:** Office of the Police and Crime Commissioner for Cambridgeshire (OPCC).
- **Tenant:** Airwave Solutions Ltd.
- **Term:** 10 year leases contracted out of the Landlord and Tenant Act 1954 Part II (no security of tenure) from the date of completion

- **Rent:** St Neots Police Station - £10,309.14 pa
Parkside Police Station - £12,960.98 pa

March Police Station – 12,960.98 pa (this has increased from £10,309.14 to reflect Airwaves requirement to install an additional 3 antennas to the mast).
- **Rent Review:** 3 yearly upward only rent reviews to the higher of Open Market Value or RPI.
- **Break Clause:** Landlord or tenant to break on 12 months written notice to expire after the 5th year of the term. This effectively means that the sites could not be developed until at least 5 years from the commencement of the leases and provides sufficient time for removal/resiting of the Airwaves equipment.
- **Use:** Communications Base station only.
- **Equipment:** Equipment schedules to be included within the lease to control the amount of equipment installed by Airwaves at each site.
- **Assignment/Subletting:** No assignment, subletting or site sharing will be permitted other than to a member of the same group of companies.
- **Fees:** Tenant to pay £500 surveyors fees and £500 legal fees for each site whether or not the matter proceeds to completion.

3.3 It should be noted that the potential redevelopment of these sites may be affected in the short term by the granting of these leases as the landlord does not have the option to terminate the leases via the break clause until the 5th anniversary of the commencement of the leases at the earliest.

4. Summary

4.1 This is an opportunity to continue to receive an income stream in excess of £36,000 per annum. This also has the potential to increase at 3 yearly intervals throughout the next 10 years.

4.2 The lease renewals are supported by the Force Executive Board (5th August 2014).

5. Recommendation

5.1 That the Board approves the renewal of the leases to Airwaves Solutions Ltd.

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