



Cambridgeshire
Police & Crime
Commissioner

To: Business Coordination Board

From: Chief Executive

Date: 04 June 2015

Airwaves Lease Renewal: Ely Police Station Mast

1. Purpose

1.1 To seek approval of the Business Coordination Board (“the Board”) to renew the lease to Airwaves Solutions Ltd to site equipment on the mast at Ely Police Station.

2. Recommendation

2.1 The Board is recommended to approve the renewal of the lease to Airwaves Solutions Ltd on the basis of the main terms outlined in 3 below.

3. Background

3.1 Airwave Solutions Ltd held a 10 year lease to site telecommunications equipment on the mast at Ely. This lease expired on 6 February 2015. Negotiations ensued in relation to the renewal lease terms and heads of terms have been agreed.

3.2 The main heads of terms are outlined below. These are essentially the same as the terms within the original lease:

- **Site:** Mast at Ely Police Station.
- **Landlord:** Police and Crime Commissioner for Cambridgeshire (PCC).
- **Tenant:** Airwave Solutions Ltd.
- **Term:** 10 year lease contracted out of the Landlord and Tenant Act 1954 Part II (no security of tenure) from the date of completion.
- **Rent:** £10,537.51 per annum.
- **Rent Review:** 3 yearly rent reviews to the higher of Open Market Value or in line with RPI – upward only.
- **Break Clause:** Landlord or tenant can break the lease on 6 months written notice to expire after the 5th year of the term. Landlord can break on a minimum of 12 months notice to expire any time after the 5th anniversary of the term in the event

that the Landlord wishes to sell the land (whole or part) for redevelopment. This effectively means that the site could not be developed until at least 5 years from the commencement of the lease to allow for removal/re-siting of the Airwave equipment.

- **Use:** Communications Base station only.
- **Equipment:** Equipment schedule to be included within the lease to control the amount of equipment installed by Airwave at this site.
- **Assignment/Subletting:** No assignment, subletting or site sharing will be permitted other than to a member of the same group of companies.

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

4. Summary

4.1 This is an opportunity to continue to receive an income stream of in excess of £10,500 per annum. This also has the potential to increase at 3 yearly intervals throughout the next 10 years.

5. Recommendation

5.1 The Board is recommended to approve the renewal of the lease to Airwaves Solutions Ltd on the terms outlined in 3 above.

BIBLIOGRAPHY

Source Document(s)	Estate Management – Property Files
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NOTES FOR AUTHORS	