



Creating a safer  
**Cambridgeshire**

**To:** Business Coordination Board

**From:** Chief Constable

**Date:** 22 June 2017

## **WERRINGTON POLICE STATION**

### **1. Purpose**

1.1 To report the landlords offer received and seek approval from the Business Co-ordination Board (the "Board") to proceed with the surrender of the lease of the unit.

### **2. Recommendation**

2.1 It is recommended:

- i. to accept the offer of £65,000 from the new purchasers to surrender the leasehold interest in Werrington Police Station.
- ii. that in the event that terms are not agreed, or the surrender does not complete, delegated authority is given to the s151 officer to accept the best available offer to sublet the lease (subject to landlords consent).

2.2 The Police and Crime Commissioner ("the Commissioner") signs the Decision Notice to either approve the leasehold disposal of Werrington Police Station or delegated authority is given to the S151 officer.

**3. Background**

- 3.1 Werrington Police station is subject to a long lease which terminates on 31<sup>st</sup> March 2083 (66 years remaining). The lease is at a peppercorn rent but subject to a service charge.
- 3.2 Due to lease restrictions on the user and subletting clauses, both planning consent (for a change of use) and landlords consent (to vary the user and subletting clauses) is required.
- 3.3 In June 2016 planning consent was granted for a variety of alternative uses to A1, A2, A5, B1 or D1 of the Town & Country Planning use classes order This would offer greater flexibility in the use and future letting of the premises.
- 3.4 The building has been vacant for many years with the local policing team relocated to Thorpe Wood Police Station in 2012. The property was first marketed in July 2015 by our appointed agents Barker Storey Matthews (BSM), initially with a view to assigning the leasehold interest but the marketing of the property only generated interest on a short term rental basis.
- 3.5 Offers for a sublease have previously been reported to Estates Sub Group but have not proceeded.
- 3.6 Landlords consent in principle was originally offered in July 2016 this was conditional upon the unit being sublet on a peppercorn under a charitable basis or at market level.

**4. Recent Developments**

- 4.1 Following the reporting of the most recent offers to the Estates Sub Group in March 2017, the landlord was approached with a request for consent to sublet the unit and to vary the lease accordingly.
- 4.2 The landlord's agent subsequently advised that The Werrington Centre was in the process of being sold and our request was referred to the purchasers.
- 4.3 The purchasers have not, as yet, provided consent to a sublet but instead asked if we would agree to a surrender of the lease on their successful purchase of the Centre (which is understood to be imminent).
- 4.4 Our agent, has negotiated a reverse premium of £65,000.
- 4.5 There is a risk that the new purchasers may not provide consent to sublet the lease. They are under no legal obligation to do this and we would retain liability for all revenue costs.
- 4.6 A surrender will release the Police from future tenant default eg. Service charge and the requirement for the unit to be re-let.

**5. Recommendation**

5.1 It is recommended:

- i. to accept the offer of £65,000 from the new purchasers to surrender the leasehold interest in Werrington Police Station.
- ii. that in the event that terms are not agreed, or the surrender does not complete, delegated authority is given to the s151 officer to accept the best available offer to sublet the lease (subject to landlords consent).

5.2 The Commissioner signs the Decision Notice to either approve the leasehold disposal of Werrington Police Station or delegated authority is given to the S151 officer.

**BIBLIOGRAPHY**

<b>Source Document</b>	Cambridgeshire Constabulary Estate Management – Property Files
<b>Contact Officers</b>	Elly McKee Estates Management Surveyor, Cambridgeshire Constabulary Colin Luscombe, Director of Estates, Cambridgeshire Constabulary