



Creating a safer
Cambridgeshire

To: Business Coordination Board

From: Chief Constable

Date: 07 August 2017

Lease Renewal: Warboys Mast

1. Purpose

1.1 To seek approval of the Business Coordination Board (the "Board") to renew the lease to Cornerstone Telecommunications Infrastructure Ltd (formerly Telefonica O2 UK Ltd) to site equipment on the mast at Warboys.

2. Recommendation

2.1 The Board is recommended to approve the renewal of the agreement to Cornerstone Telecommunications Infrastructure Ltd (CTIL) for a further 15 years at a fee of £12,500pa.

2.2 The Police and Crime Commissioner (the "Commissioner") signs the Decision Notice to approve the renewal of the Agreement to CTIL.

3. Background

3.1 The Police and Crime Commissioner for Cambridgeshire holds a 99 year head lease to site telecommunications equipment on the mast at Warboys. The current rent payable is £9833 per annum.

- 3.2 A 20 year sub lease was granted to Telefonica O2 (UK) Ltd from 29th September 1995 for use as an electronic communications base station. The current rent being £9,833 per annum. This sub lease has been holding over under the Landlord and Tenant Act 1954 Part II since its term expiry date 28th September 2015.
- 3.3 Negotiations ensued in relation to the renewal of the agreement with heads of terms now being close to completion.
- 3.4 The main heads of terms for the new agreement are outlined below:
- Site: Mast near Warboys on B1040.
 - Licensor: Police and Crime Commissioner for Cambridgeshire (PCC).
 - Licensee: Cornerstone Telecommunications Infrastructure Ltd (CTIL)
 - Period: 15 year agreement from the date of completion.
 - Fee: £12,500 per annum.
 - Fee Review: Every 3rd anniversary of commencement of the Period, to the greater of passing Rent and RPI.
 - Break Rights: Either party has the right to terminate the agreement at any time on giving at least 12 months' written notice to the Licensee to expire not earlier than the 5th anniversary of the commencement of the Period.
 - Use: Electronic Communications Base station only.
 - Equipment: Equipment schedule to be included within the agreement to control the amount of equipment installed by CTIL 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.

4. Summary

- 4.1 This is an opportunity to continue to receive an income stream at the increased figure of £12,500 per annum. This also has the potential to increase at 3 yearly intervals throughout the next 15 years.

5. Recommendation

- 5.1 The Board is recommended to approve the renewal of the agreement to Cornerstone Telecommunications Infrastructure Ltd (CTIL) for a further 15 years at a fee of £12,500pa.
- 5.2 The Commissioner signs the Decision Notice to approve the renewal of the Agreement to CTIL.

BIBLIOGRAPHY

Source Document	Cambridgeshire Constabulary Estate Management – Property Files
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