



Creating a safer
Cambridgeshire

To: Business Coordination Board

From: Chief Constable

Date: 09 November 2017

Orton Police Station

1. Purpose

1.1 To seek approval of the Business Coordination Board (“the Board”) to seek approval to implement the Landlords option to accept a surrender of the lease.

2. Recommendation

2.1 It is recommended that approval is granted by the Board to complete the surrender of the lease in the event that the Landlord implements the option to surrender.

3. Background

3.1 Orton Police station is subject to a long lease which terminates on 9th June 2080 (63 years remaining). The lease is at a peppercorn rent but subject to a service charge.

3.2 The unit is vacant and surplus to operational requirements.

3.3 The original planning use was restricted to a Police Station and this has been amended to permit retail use. On securing this planning consent the Estates Sub Group, on 4th July 2017, authorised the variation of the restrictive user and subletting clauses within the original lease to facilitate re-occupation of the unit by a third party. This is recorded within a Deed of Variation.

3.4 The subletting clause has been amended to allow subletting of the whole unit subject to various conditions. One such condition is the landlord’s option to terminate the

lease and subsequently enter into a direct lease with the interested party. This would mean that the Police would have no ongoing legal interest or obligation to pay outgoings for this unit.

3.5 The Deed of Variation stipulates the legal procedure that the Police are required to follow in the event of finding a third party interested in occupying the unit.

3.6 In the event that the Landlord opts to surrender the lease, the procedure from notifying the landlord of having third party interest to completing the surrender of the lease is only 6 weeks.

4. Summary

4.1 As the unit is currently on the market, the surrender clause could be triggered at any time.

5. Recommendation

5.1 It is recommended that approval is granted by the Board to complete the surrender of the lease in the event that the Landlord implements the option to surrender.

BIBLIOGRAPHY

Source Document	Cambridgeshire Constabulary Estate Management – Property Files
Contact Officers	Elly McKee Estates Management Surveyor, Cambridgeshire Constabulary 01480 422423