



Philip Secombe
Police and Crime
Commissioner
for Warwickshire

Decision Application WPCC20042

NEW OCCUPATIONAL LEASES – LEAMINGTON SPA AND NUNEATON JUSTICE CENTRES

Application Date:	March 2018	Name of Applicant:	N. Hewison
Application Decision Reference: WPCC20042			
1. Summary of the application Proposed accommodation sharing lease for Leamington Spa and Nuneaton Justice Centres, Warwickshire			
2. Background information: The existing Facilities management contract (SERCO) expires at the end of March 2018. The new provider (BELLROCK) requires unfettered access to both sites with effect from month end in order to smoothly implement continuation of the hard and soft FM functions needed to support the operational excellence of the judicial bodies located at the Justice Centres. Bellrock is responsible for keeping the accommodation in a neat and tidy condition and indemnifying the OPCC against any claim. It is intended to commence the agreements from 29 March in conjunction with the start of the service contract. Termination of the leases will be in accordance with the provisions of the service agreement.			
3. Whether additional information/report is attached to support this decision application YES / List of additional information/report a) Copy of signed memorandum from Place Partnerships			

4. Expected benefits (non financial)

Bellrock FM will have a base in both justice centres from which their FM service will operate. Having FM contractor staff on site will make FM staff accessible to agencies using both buildings.

5. Impact of not approving the application

The service provided by the FM company would operate from a remote location which would reduce the accessibility of FM contract staff to agencies occupying the building.

6. Costs

There are no outgoings under the leases because the occupier (Bellrock) are providing Facility Management services at both Justice Centres, meaning no rent is charged, no contribution is to made towards the service charge and no payment will be made for use of any utilities. The only cost the occupier has to meet is telephony and computing cabling.

Please note: Bellrock will not be charged surveyor's fees or Legal costs.

7. Savings:

NIL

8. Equality and Diversity Implications:

N/A

9. Treasurer's comments

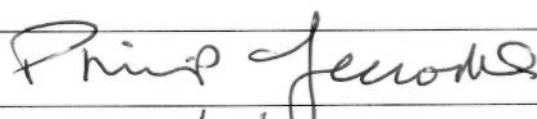
10. Legal/Monitoring Officer comments

Please refer to a copy of the signed memorandum attached.

Decision of the Police and Crime Commissioner

Agreed

PCC Signature:



Date of Decision:

22/3/18



To: Richard Elkin – Director of Enabling Services, Warwickshire Police & West Mercia Police
Jeff Carruthers – Head of Financial Management, Warwickshire Police & West Mercia Police
Office of Police and Crime Commissioner for West Mercia Police Authority

From: Chris Bentley – Associate Director, Place Partnership Ltd

Tel: 07734 777335

Date: 8 March 2018

Subject: NEW OCCUPATIONAL LEASES – LEAMINGTON SPA AND NUNEATON JUSTICE CENTRES

Summary

This memorandum sets out details of the proposed accommodation sharing lease on terms and conditions considered acceptable to the Police and Crime Commissioner (“the Lessor”).

Introduction

The Facilities Management Contract for Warwickshire Justice Centres has recently been awarded to Bellrock Property and Facilities Management Ltd. This proposal grants occupational leases for use of office accommodation, storage rooms and car parking spaces at both Justice Centres, for Bellrock (“the Lessee”) to maximise service delivery.

Background

Bellrock require continuous access to both Justice Centres to ensure the functionality of the Criminal Justice services providers. Occupation of the permitted areas will ensure that the FM provider can actively engage within the organization to ensure the required services are implemented and regularly maintained under the Workplace (Health, Safety and Welfare Regulations) 1992.

Occupation for both buildings will be under separate leases fixed for a five year term with an option to extend the agreement by another year. Bellrock is responsible for keeping the accommodation in a neat and tidy condition and indemnifying the OPCC against any claim. It is intended to commence the agreements from 29 March in conjunction with the start of the service contract. Termination of the leases will be in accordance with the provisions of the service agreement.



Present Position

The existing FM contract, held by Serco, expires at the end of March 2018. It is imperative that Bellrock has unfettered access to both sites, with effect from month end, in order to smoothly implement continuation of the hard and soft FM functions needed to support the operational excellence of the judicial bodies located at the Justice Centres.

Warwickshire Justice Centres Strategic Board authorised the FM contract be granted to Bellrock on 20 December 2017.

Recommendation

That subject to lease, the letting take place on terms and conditions acceptable to the Police and Crime Commissioner.

This memorandum has been approved by Annette Thomas of Warwickshire Legal Services on behalf of the blended Legal Service for and on behalf of Warwickshire Police and West Mercia Police.

Authorisation

Place Partnership Ltd recommend the proposed letting of accommodation at Warwickshire Justice Centres as outlined above and would be grateful if you could please indicate your authorisation to this transaction set out under the attached Heads of Terms by signing and returning a copy of this memorandum.

Kind regards,

Chris Bentley
Associate Director, Valuation and Estate Management, Place Partnership Ltd

Signed - Richard Elkin, Director of Enabling Services,
Warwickshire Police & West Mercia Police

Dated

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Signed – Jeff Carruthers, Head of Financial Management,
Warwickshire Police & West Mercia Police

Dated

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Signed – Office of Police and Crime Commissioner for Warwickshire Police Dated

22/3/18