



**Philip Seccombe  
Police and Crime  
Commissioner  
for Warwickshire**

## **Notice of Decision**

**Decision Title:** Coleshill – Lease Renewal

**Decision Reference:** WPC20186

**Lead Officer:** Helen Minett

**Date:** 21 April 2021

**Status:** Non Confidential

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### **Decision Summary**

This application is for the renewal of the lease for Coleshill SNO, 19 Parkfield Road, Warks B46 3LD.

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I confirm that I do not have any disclosable pecuniary interests in this decision and that the decision is in compliance with the Code of Conduct. Any interests are indicated below.

Signature :

Date : 18<sup>th</sup> May 2021

## **1. Background Information**

## **2. Detail of additional information attached**

The current lease is coming to an end. Discussions have taken place with the Landlord (Barjane Limited, Drayton House, Drayton Court Shirley Solihull, B90 4NG ) to extend the lease.

The current costs are:

- Rent- £17,000 pa
- Service charge - £950 per quarter
- Buildings insurance - £368 pa

The proposal is to renew the lease from 25<sup>th</sup> May 2021 for 5 years with a tenant break after 2 years.

The new costs are:

- Rent Year 1 £ 16,250; Year 2 £17,000; Year 3-5 £16,850
- Service charge – £950 per quarter
- Buildings insurance – approx £400 pa

This represents a slight reduction in overall costs.

## **3. Expected Benefits**

Warwickshire Police able to continue to use the premises in Coleshill.

## **4. Impact of not approving the application**

Warwickshire Police would need to find new premises which would incur significant capital costs to adapt space for their requirements including the provision of IT systems.

## **5. Costs (including any identified savings)**

### **Revenue:**

- Rent - Year 1 £ 16,250; Year 2 £17,000; Year 3-5 £16,850
- Service charge - £950
- Insurance – approx £400
- One off legal cost – £2,000

This will be funded from the Estates and FM revenue budget.

**Capital:** There are no capital costs.

## **6. Equality Implications**

None identified

## **7. Legal Implications**

None identified

## **8. Publication**

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Unless the information provided is covered by an exemption, the information contained in the form will be published on the Warwickshire PCC website.

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### **Comments from the Treasurer**

The newly negotiated costs for this lease represent a marginal change to the previous costs. As a result there is no additional cost pressure on the 21/22 budget and the new arrangements give certainty to the costs in future years, which will assist with financial planning over the medium term.

These costs will continue to be funded from the Estates and Facilities Management revenue budget.

### **Comments from the Chief Executive and Monitoring Officer**

This premises is important for operational policing. Due diligence has taken place around the process to renew the lease.