

Decision ID:

PCCDJ

000783

2025

Decision title

To agree the rent payable under the terms of the lease granted to OPCC at Unit 17 Shakespeare Business Centre, Hathaway Close, Eastleigh, Hampshire, SO50 4SR.

Executive summary

OPCC occupy these premises under the terms of a lease granted by Eastleigh Borough Council dated 23 July 2018. Under the terms of the lease the rent is due for review with effect from 23 July 2023. The lease was granted for a term of 20 years commencing on 23 July 2018. The unit is in a terrace of three units, each of the same size and design.

The passing rent is £29,000 per annum. The agreed floor area is 3,500 sqft. This means that the passing rent equates to £8.28 per sqft. There is little doubt that this rent is low and that the case for an increase is compelling. The landlord appointed an agent to act for them in this matter. The landlord has re let the adjoining unit for a rent of £41,350 per annum. This unit is very similar to Unit 17 and in some ways identical. It therefore represents important comparable evidence for the landlord. The landlord therefore argued convincingly that the rent should rise to the same level as the neighbouring unit.

After negotiation, the landlord is prepared to agree to an increase to £34,000 per annum. This is somewhat short of the rent which the landlord wanted and argued for. Although this means that the passing rent will rise, this would represent a significant saving over each of the remaining 15 years of the lease. It is therefore recommended that this rent review be settled at £34,000 per annum with effect from 23 July 2023.

Recommendation(s)

That authority be given to agree the rent review at £34,000 and to enter into a memorandum documenting the revised rent.

Police and Crime Commissioner approval

I hereby **approve** the recommendation above.

Signature:

Diana Jones.

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Name:

Donna Jones

Police and Crime Commissioner for Hampshire and the Isle of Wight

Date:

06-APR-2025

