

Decision ID:

PCCDJ

000786

2025

Decision title

To complete a new lease at Ground Floor, Hayling Island Library, Elm Grove, Hayling Island, PO11 9EE.

Executive summary

OPCC occupy these premises under the terms of a lease granted by Hampshire County Council dated 23 June 2015. This lease is due to expire on 22 June 2025. The premises consist of offices with a floor area of 484 sqft, together with shared WCs. The current rent is one peppercorn per annum.

Terms have provisionally been agreed for a renewal with the landlord. The new lease would be for a term of 10 years commencing on 23 June 2025. The landlord needs greater flexibility than before and requires a mutual break at year 3 on giving not less than 12 months' notice. In addition, there would be a mutual break which could be operated at any time after year 5 on giving not less than 12 months' notice.

The landlord is now under some financial pressure and can no longer support a peppercorn rent. Therefore the proposal is that the rent should rise to £2,800 per annum, which equates to £5.80 per sqft. This still represents a low rent for office space. There would be a rent review at year five. The new lease would remain outside of sections 24-28 of the Landlord and Tenant Act 1954.

Other terms and conditions remain the same as the existing lease.

Recommendation(s)

That authority be given to complete a new lease.

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

