

Decision ID:

**PCCDJ**

**000821**

**2025**

## **Decision title**

To surrender the existing lease at Southsea Fire Station, Somers Road, Southsea, Portsmouth, PO5 4LU and complete a new lease at the same property.

## **Executive summary**

OPCC occupies accommodation at Southsea Fire Station, Somers Road, Southsea, Portsmouth, PO5 4LU under the terms of a lease dated 03 March 2022. The area demised to the OPCC is on the ground and first floor and there is also a right to use various shared areas and facilities. The landlord has carried out some improvement works at the property which mean that the details of the existing lease are no longer correct and it therefore needs to be replaced. The landlord's works have consisted of replacing the showers and WCs on the ground floor, creating dormitory space and relocating lockers. They also intend to create a new kitchen area on the first floor for the Police to use.

The Police lockers on the ground floor will need to be relocated. An additional room on the ground floor will be added to the demise for this purpose. This is the former blanket store. On the first floor, room 39 used for Police teas and coffees will be taken out of the lease and replaced with a new kitchen area. In addition, room 52 will be added to the demise for Police interviews. The Police would also gain two additional parking spaces in the rear yard making a total of 8.

These changes necessitate a surrender and re-grant. The existing lease dated 03 March 2022 will be surrendered. At the same time OPCC would enter into a new lease. The new lease will take into account the above changes and would otherwise follow the existing lease in relation to termination date and break clauses. This means that the new lease would terminate on 31 August 2031. The OPCC would retain its right to break the lease on 31 August 2029, on giving 12 months' notice.

Under the existing lease there will be a rent review on 31 August 2026 and this is calculated by reference to the increase in RPI since July 2021. If implemented this would mean an increase of over 30%. However, a fixed increase of just 13% has been negotiated. The existing rent is £30,704 and this would fall to £20,094.59 per annum at the start of the new lease, which reflects the slight reduction in shared space. The rent would then be reviewed as above on 31 August 2026. This would be the only rent review.

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The way in which the service charge is calculated would be changed so that it follows actual costs incurred by the landlord. This provides OPCC with greater clarity. The service charge would rise from £33,000 to £40,121 on the basis of actual costs from the commencement of the new lease.

This surrender and regrant is necessary to reflect actual changes at the property. Overall, these are in the OPCC's favour. The Police will gain a slightly larger demised area, more parking and improved facilities at no greater rent. The key dates in the existing lease relating to termination and break clause remain unchanged.

### **Recommendation(s)**

That authority be given to proceed to surrender the lease dated 03 March 2022 and simultaneously complete a new lease on the terms above.

### **Police and Crime Commissioner approval**

I hereby **approve** the recommendation above.

Signature:



Name:

**Donna Jones**

Police and Crime Commissioner for Hampshire

Date:

20.10.2025