

**OFFICE OF THE POLICE AND CRIME COMMISSIONER  
FOR HUMBERSIDE  
DECISION RECORD**

Decision Record Number: **09/2021**

**Title: Units 3 and 4 Bridgeview - Extension of Existing Lease**

**Executive Summary:**

Units 3 and 4 Bridgeview are the current offices occupied and used by the Economic Crime Unit (ECU). Currently the some members of the Internet Sex Offenders Teams (ISOT) are also working from this building due to risk mitigation measures related to Covid risk management which have been employed by the management of the ISOT team

Units 3 and 4 Bridgeview are leased as one building through Scott's Property LLP. These units were originally leased for a period of 10 years from December 2009. In December 2019 the lease for the building was extended for a further two years until December 2021 when they will expire. This two year extension was enacted to allow progress to be made on the Melton 2 development which when completed the ECU due to relocate to. In December 2019 Melton 2 was still in the process of being planned by the Force hence the reason to initially extend the lease.

Due to the operations of ECU, the IT infrastructure within the Bridgeview units are bespoke to the ECU and as such it was deemed not cost effective to move the operation of the ECU to another building. Therefore the lease was extended in December 2019 and this was a primary factor in that decision. Furthermore the Force at that time did not have surplus freehold accommodation to move the ECU to.

Due to the impending completion date for the Melton 2 building which is currently anticipated at January 2022 it will be necessary to extend this lease for Units 3 and 4 Bridgeview until December 2022. This is to allow for any possible slippage in the Melton 2 build project and also to fit the programme of occupation of the Melton 2 building

The programme of occupation for Melton 2 is currently being developed but is expected to take a number of months following the completion of the building. Therefore the ECU may need occupy the Bridgeview site until at least April/May 2022 until they can relocate into Melton 2.

The terms of the lease extension do not alter from the current lease in operation presently.

The headline terms of this lease extension are

Payable Rent - £60,710

Full repairing lease

The lease is subject to a Service Charge

The building can be assigned with Landlords consent.

The lease is due to end in December 2022

A lease summary has been appended to this Decision Record.

**Decision:**

- a) To renew the lease at Units 3 and 4 Bridgeview for a period of one calendar year from the 31<sup>st</sup> December 2021. The current lease for this building ends on 31<sup>st</sup> December 2021.
- b) The renewal of this lease is required in order to facilitate the relocation of the Economic Crime Unit (ECU) to the new Melton 2 Building. The ECU are the current occupiers of Units 3 and 4 Bridgeview and the current lease of the building is due to expire in December 2021. The relocation of the ECU to the Melton 2 building is expected to take place in April/May 2022 pending any slippage in the building project of Melton 2. The extension of this lease is required to facilitate the overlap in time between the expiry of the existing lease and the relocation date for the Economic Crime Unit to complete their move to the Melton 2 building.

**Background Report:** ~~Open~~/Closed (with FOI exemption(s) stated)

The report contains operationally sensitive information relating to activities of the Economic Crime Unit.

The Lease Summary is appended to this Decision Record.

**Police and Crime Commissioner for Humberside**

I confirm I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with my code of conduct.

Any such interests are recorded below.

The above decision has my approval.

**Signature****Date 07 July 2021**