

**WEST MIDLANDS POLICE AND  
CRIME COMMISSIONER**

NON-CONFIDENTIAL

**NOTICE OF DECISION**

**[006 / 2016]**

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**CBRN Centre Lease of Estate from The College of Policing**

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**EXECUTIVE SUMMARY**

It is requested that the PCC approve the proposal to lease office accommodation consisting of the First Floor and part of the Ground Floor of the property known as Tamworth Building, College of Policing, Leamington Road, Ryton-on-Dunsmore, Coventry CV8 3EN on behalf of the National CBRN Centre. The CBRN Centre is to be hosted by West Midlands Police (CTU) from the 1<sup>st</sup> April 2016.

**DECISION**

To approve the continuing use of College of Policing accommodation by the National CBRN Centre for an initial term of 3 years from and including 1 April 2016, to and including 31 March 2019.

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**West Midlands Police and Crime Commissioner**

I confirm that I do not have any disclosable pecuniary interests in this decision and take the decision in compliance with the Code of Conduct for the West Midlands Office for Policing and Crime. Any interests are indicated below.

Signature.....

Date.....22.02.16.....

## **NON - CONFIDENTIAL FACTS AND ADVICE TO THE POLICE AND CRIME COMMISSIONER**

### **INTRODUCTION AND BACKGROUND**

As of the 1<sup>st</sup> April 2016, the National CBRN Centre is to be hosted by West Midlands Police (CTU) under a Section 22A collaboration agreement, but remain based at the College of Policing site in Ryton, Coventry. West Midlands Police will provide services in respect of IT, Human Resources, Finance, Procurement, and Fleet Management. The College of Policing will continue to provide Estates (office, training and ancillary storage) for the Centre under mutually agreed lease arrangements. The Centre is funded by NCTPHQ and costs associated with the lease of accommodation will be met through this resource.

### **FINANCIAL IMPLICATIONS**

The lease will be for a term of 3 years from and including 1 April 2016 to and including 31 March 2019 at a rental of £37,674 p.a. plus VAT payable quarterly in advance. There will be a Tenant's right to break on 31 March 2017 and 31 March 2018 having provided the landlord with 6 months' written notice of the intention to break.

There is a service charge estimate for 2016/17 of £85,000 made up as follows:-

|                                      |         |
|--------------------------------------|---------|
| • College Management Charge          | £2,403  |
| • Non domestic rates                 | £15,672 |
| • Water Charges                      | £1,298  |
| • HOSS Management and Help Desk Fees | £2,488  |
| • Other Applicable Costs             | £21,861 |

Total Estimated Service Charge for 2016/17 is £85,000

A total Lease and Service Charge of **£122,764.00** plus VAT is payable in year one (2016/17)

### **LEGAL IMPLICATIONS**

A draft lease has been prepared by the College of Policing and is currently being reviewed by West Midlands Police Estates Office and Legal Team.

### **EQUALITY IMPLICATIONS**

There are no equalities implications within this report

### **Schedule of Background Papers**

No papers submitted.

### **Public Access to Information**

Information contained in this decision is subject to the Freedom of Information Act 2000 and other legislation. This decision will be made available on the Commissioner's website.