

WYPCC –Decision Paper

From: Philip Dougill

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Circulation list: PCC Mark Burns-Williamson, Fraser Sampson, Judith Heeley, ACO Nigel Brook, Inspector Ed Chesters, John Prentice, Stephanie Leaver, Paul Whiteley, Anthony Alexander, Liz Harrison

Timing:	Routine. Property Disposal via Lease Termination
Purpose:	For Decision
Cleared by:	Matthew Saunders – Head of Property and Projects

SUBJECT OF ADVICE – Property Disposal – Morton Moor Radio Masts, Ilkley Road East Morton, Keighley.

Summary: The Force has two radio masts with ancillary buildings (the Property) located on land that is leased from Yorkshire Water (YW) at Morton Moor. The lease has expired and the Force has no ongoing operational requirements for the radio mast facilities. As such it is proposed to terminate the lease and dispose of the Property. In order to terminate the lease the Force will need to remove the radio masts and ancillary buildings at an estimated cost of £30k. This is slightly lower than the annual holding costs of the property.

The Force sub lets a small part of the property to Yorkshire Electricity (YE) and it is understood they are dealing with YW directly over continuing those arrangements.

Due to the Property being radio mast facilities and being held on an expired lease it is not proposed to carry out consultation with community groups/local authorities regarding this disposal.

Recommendation: To terminate the lease and dispose of the Property.

Consideration: The Morton Moor radio masts were installed in 1950 by the Force on land leased for 60 years from YW. They were used as part of the Force radio network that has subsequently been replaced by Airwave. Consultation with the IT Department has confirmed there is no ongoing operational requirement for the Property.

The current annual holding costs of the Property are approximately £31k. At the time of lease expiry the Force had a number of sub letting agreements with telecommunications businesses that produced an income in excess of the holding costs. As their technology has changed these site sharers have vacated the Property and the sub letting agreements have now been terminated. There remains a sub letting to YE at a small rent of £650 a year.

A radio mast strategy was agreed in a Command Team paper in July 2011 which included for the Morton Moor mast to be decommissioned and the lease terminated. Supporting evidence was provided by an independent report from Turner and Townsend which demonstrated that a sub letting market no longer existed for the site. Since then negotiations have been ongoing with YW and YE and terms have provisionally been agreed to terminate the Force lease. In order to do this the Force will

need to remove both the radio masts and their ancillary buildings and the cost estimate is £30k. It is understood on termination of the Force lease that YW and YE will make a new agreement directly between them.

If the Property were to be retained the radio masts would require substantial renewal/maintenance works in the next 3 years at a cost estimate of £25k.

Affordability: A disposal of the Property including removal of the radio masts and ancillary buildings will cost approximately £30k but will remove the current net annual holding cost of £30,365.

There is no longer an operational requirement for the Property and its retention would also require approximately £25k of maintenance costs to be incurred in the next 3 years.

Supporting and dissenting Views: The disposal is in accordance with the Radio Mast Strategy agreed by the Command Team. The Estates and IT Departments support the decision.

APPENDICES: None