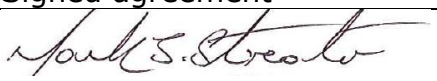
ESTATES BOARD - Decision Notice

To	Police and Crime Commissioner
From	**Sian Hedges – Estates Asset Manager**
Reference	014/2026
Subject	Beachy Head – Coastguard Lease Renewal
Date	04/08/2026
Recommendation	To approve the Heads of Terms for lease renewal
Is the decision of significant public interest	No
Summary of reasons for decision	To formalise the current arrangements from a lease that the tenant has been holding over on since it expired in 2006. The tenant has only requested one amendment to the current lease which is that the break clause be a mutual break on the fifth anniversary and annually thereafter, subject to six months' prior notice. Estates Transformation are content with this as the Beachy Head site is to be retained. The rest of the terms remain as per the previous lease.
Consultation undertaken	Simon Moffatt, property consultant from Vail Williams, has reviewed the draft HoTs
Approved by legal adviser (if appropriate)	N/A
Approved by finance (if appropriate)	N/A – peppercorn rent
Background papers	*HoTs 04.08.26 - Beachy Head* (sent to IMcC on 4 August)
Communication and media	
Financial implications	Each party to bear their own legal costs

Identified risks	None
Equality Assessment	

Officer approval	Signed agreement	Date
Mark Streater Chief Executive & Monitoring Officer		5 August 2026
Iain McCulloch Chief Finance Officer		5 August 2026
Katy Bourne OBE Police and Crime Commissioner for Sussex		5 August 2026