

### Playing Field Lease – Status 14/09/17

1. BPC has received a copy of the current lease between R. Day and JA Wynne-Williams dated 1<sup>st</sup> May 1991 from Mr. D Warren, Mr. Haig Thomas's legal adviser. This lease expires on 30<sup>th</sup> April 2021.
2. BPC has received from Mr. P. Haig Thomas an agreement to a new lease and the draft of the new lease with a term of 30 years from the date of the expiration of the current lease. The terms of the agreement and new draft lease are acceptable except they currently do not include statutory clauses that would allow the BPC to register the new lease with the land registry.
3. The draft lease fundamentals are:

Term: 30 years

Rent: Pepper corn

Covenants: As per exiting lease

BPC is responsible for 50% of the costs of maintaining the shared access parallel to the parking area (BPC is in discussion with the BVA to share half the cost of the 50%).

BPC is responsible for paying the costs of electricity and water to the playing field (currently not an issue).

4. Mr Haig Thomas has permitted C. Clarke and N. Tavener to talk with Mr. Warren.
5. Mr. Warren has agreed to the inclusion of the statutory clauses subsequent to an exchange of emails between Mr. Tavener and Mr. Warren dated 08/09/17 (copies of emails with Mrs. Moulding).
6. Legal costs estimated at £450 plus costs of filing with the land registry.

### **ACTION REQUIRED**

- 7 BPC needs to approve the draft agreement and new lease terms and conditions then Mr. Warren will draw up the final copy. These have been viewed by councillors P. Bendall and C. Clarke as well as Mrs Moulding and Mr. Nick Tavener (in his capacity of unofficial legal adviser)
- 8 BPC needs to agree the 2 councillors who will sign the lease. This will involve the councillors completing forms ID1, 2 passport photographs counter signed by a solicitor.