

Community Association / Scout and Guide HQ / SSI – report for PC Jan 2020

- Community Association – Councillor Nightingale progressing a quote for kitchen improvements and as part of this project users are being asked for feedback on the existing arrangements.
- Scout / SSI doors – quotations have been obtained, they will be refined once the planning issues are resolved, awaiting Councillor Fane to arrange a meeting with SCDC Conservation Officer. **Awaiting action from Councillor Fane, we need a decision as whether to proceed or apply for planning permission.**
- SSI – the PC needs to progress as it's causing SSI issues when applying for funding streams. Duncan Ward (a property expert) has agreed to draw up a lease free of charge, we should consider taking up his offer or as an alternative produce a simple lease via a web offering (cost maybe £100). We have made no progress in involving an expensive solicitor. I suggest the following to be included in a lease
 - 10yr term
 - 5yr break point by either party
 - Lease terminates if the Landlord redevelops the property
 - Rent £1 per annum
 - To pay water / sewage charges
 - To pay for all gas and electricity consumed
 - To keep all the interior fixtures and fittings in good order
 - To decorate every 5yrs
 - To allow access to the Landlord to view the state and condition of the interior of the property
 - To allow access to the Landlord to carry out maintenance to the other parts of the building and to allow the Landlord to undertake changes to the demised area to enhance services to other areas
 - Not to make any alterations with the permission of the Landlord
 - Not to sub let any part
 - Not to cause any inconvenience or nuisance to the other tenants or to adjacent neighbours
 - On completion of the lease remove all fixtures and fittings installed by the tenant and to leave the property redecorated
 - To provide the Landlord with a key for access
 - To comply with all statutory requirements associated with the use of the building

The PC needs to decide if we proceed with Duncan Ward or a DIY web package.

- SSI Water Meter – a water meter needs to be installed on the SSI section so that they can be charged for water / sewerage. **Clerk to report progress**
- Scout / Guide HQ – concerned about use of electricity by outside users (eg recent Fun Run) and needs a separate metered supply. **Clerk to report.**

Barrie Ashurst
Jan 14th 2020