



OUTFIT LAND LEASE

TOWN COUNCIL MEETING

12 MARCH 2012

The purpose of this report is provide the basis for Members' decision on the draft lease from the Isle of Wight Council in respect of the land that is the site of the Outfit equipment.

No. DETAIL

1) BACKGROUND

- a) The Town Council agreed to take on responsibility for the land used by the Outdoor Fitness Project as required by the Big Lottery funding for a period of at least the five years of their monitoring of the facility.
 - b) A draft lease has now been issued to by the Isle of Wight Council as previously circulated to Members.
 - c) A decision is needed as to whether or not to take legal advice from Glanvilles before signature for which the cost would be £500.
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2) CONSIDERATIONS

- a) The offered term of the lease is for 10 years with no option opt out, renew or extend.
 - b) At that length, the lease has to be registered with the Land Registry at a cost of £50, with copies of the registration provided to the Isle of Wight council.
 - c) The rent is £1 a year with any default accruing interest at four percentage points above the base rate.
 - d) The lease requires insurance cover for public liability with a limit of indemnity of not less than £10m.
 - e) The lease requires that the insurance cover will be maintained for a minimum of six years beyond its termination.
 - f) Paragraphs 7.9 – 7.12 are a repeat of paragraphs 7.5 – 7.8.
 - g) It does appear to be a standard lease, but there is always the risk of implications that are only apparent to lawyers.
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