



VENTNOR CENTRAL LEASE

TOWN COUNCIL MEETING

REPORT 104/15

14 DECEMBER 2015

The purpose of this paper is to ask Members to approve the signing of a lease for Ventnor Central.

No. DETAIL

1) BACKGROUND

- a) The Town Council took on responsibility for the old Youth Centre under a Tenancy at Will from 1 October 2014 and renamed the building as Ventnor Central.
 - b) The Town Council agreed Heads of Terms for a Lease of the building in Minute 89/15 of its meeting of 13 July 2015.
 - c) A proposed Lease based on those Heads of Terms was supplied by the Isle of Wight Council on 20 November 2015.
 - d) The Lease was circulated to members of the Public Buildings Working Group in advance of their meeting of 1 December 2015 and considered at it.
 - e) The Public Buildings Working Group recommends the Town Council to approve its adoption.
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2) LEASE

- a) The Lease term is from the date the Lease is signed until 31 March 2017 and does not include a right to renew.
 - b) The Lease gives the Town Council a break clause (Clause 38) of one month's notice at any time.
 - c) The Lease specifically excludes the any requirement to repair the property and states:
The Tenant will not be required to return the property in any better condition than at lease commencement, as shown in the photographic schedule of condition agreed by both parties. (Clause 23.2).
 - d) The photographic schedule has been supplied with the draft Lease and runs to 41 pages.
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3) RECOMMENDATION

The Town Council is recommended to approve the Lease as circulated to Members in advance of this meeting and authorise its signature by the Mayor.
