

		
1	<p><i>Property address</i></p> <p><i>Lease Demise</i></p> <p>– sublease to DMBC</p>	<p>Tintern House, (Park House) 74 Park Road, Stevens Park Quarry Bank DY5 2HP</p> <p>1. Whole of building including store / workshop / terrace.</p> <p>2 .Access and use of Community Garden-horticulture land.</p> <p>Room(s) for DMBC use</p> <p>a) Greencare rest room 1st floor</p> <p>b) Joint use of 1st floor toilets.</p> <p>Rent and service charge proposed £2,500 pa</p>
	Landlord details	DMBC
	<p>Tenant details</p> <p>Contact-</p>	<p>The Emily Jordan Foundation Unit 9, Fine Point, Kidderminster DY11 7FB</p> <p>01562 861154</p> <p>Registered Charity No: 1125382</p>
	Rent	<p>Rent agreed is a to be peppercorn rent subject to satisfying the agreed community outputs (Community Asset Transfer)</p> <p>[£13,500 p.a. the assessed market rent]</p>

	COMMUNITY Outputs	Cycle repairs <i>(help individual people with learning disabilities to be able to find employment and remain in it, in the future).</i> Café Horticultural training. Community gardening & open days. Community activities & events. Community groups hire of room (s) Recycling
	Other incentives	Council to signpost the service provision by EJF to appropriate audiences.
	Type of lease	Agreement for lease, then grant of Business lease of whole.(from 2021) Sub-Lease back of 1 st floor room for DMBC Greencare use.
	Landlords initial works	To provide a refurbished Building for immediate occupation, to include all services renewed or in good order- See summary of Refurbishment work-and Architects drawings Security grilles to ground floor windows.
	Tenants initial works (Including timing)	Tenant to provide own furniture and equipment (EJF to attach schedule)
2	Guarantor- identity Rent deposit	N / A None.
3	Lease length	10 years
	Lease Start date	Within 10 days of practical completion of works and issue of architects completion certificate together with electrical wiring certificate and other health and safety certificates
	Break clause	After 3 years, After 6 years
	1954 Act protection	No - outside of Act
	Rights (Access Car parking etc)	Access from Park Road(public highway) along the Stevens Park Drive No designated car parking but use of the 4 spaces indicated when available Access to Spokes shop directly from Park Road
5	Assignment (consent or not)	No.
	Subletting	Yes subject to consent & agreement.

6	Service Charges	None.
7	Landlord Repairing obligations Decoration	Structure including external walls the roof timbers and roof covering and gutters and downpipes and window maintenance External decoration
	Tenant Repairs Decoration	All window glazing, all doors and all interior walls and finishes Maintenance of all wiring, plumbing, drains pipes, heating boilers- subject to 2 year guarantee on parts All internal decoration
	Schedule of Condition	See photographs after refurbishment
	Collateral warranties	1 year after refurbishment
8	Alterations (allowed or not) External Internal	No Yes with consent
	Permitted use Opening times Any time restrictions	Charitable activities relating to Emily Jordan Foundation.(EJF) Community activity and events. Activities to raise income to sustain EJF in Tintern House. Open Monday to Saturday. 9.0 to 5.0pm Sunday times 10-4 pm Any extended hours subject to subject to Park opening and closing times
9	Insurance Recharge Employee/Public	Council to insure against usual perils (Zurich policy Fire lightning explosion riot malicious persons storm, flood, escape water, impact own vehicle) and recharge. Yes -Council to recharge ---anticipated £700.00 Tenant to have own contents insurance and employee/public liability & provide DBMC with copies.
10	Lease management Dilapidations Other	Notices of repair when applicable Forfeiture clause for non-compliance
11	Rates	Tenant to pay any business rates (charity use is exempt)
	Utilities	Tenant to pay all utility bills (anticipated ---- £4400.00) (to apportion on % of floor area for DMBC room use, and recharge- included in rent and service charge)

	Legal costs Surveyors costs	Each party pay own costs.
	Conditions	Ensure building is secure when empty.
	Board approval	Subject approval Trustees of Ernest Stevens Park Management Committee.
	Planning approval	Subject planning approval. DMBC to apply.
	Other consents	Subject to Charities Commission & EJF Board of Trustees.
12	General	
	Equality access	Ramp access to ground floor Lift to 1 st floor.
	Asbestos Register	Report available
	Health and Safety File	To be kept by tenant.
	Energy performance Certificate	To be provided(after works)
	Electrical Wiring Safety test	To be provided(after works)
	Gas Safety Test	To be provided(after works)
	Alarms	To be provide with refurbishment. Tenant to enter into maintenance contract with suitable contractor.
	CCTV	To be maintained & monitored by EJF.
	Environment Good practice	Storage of rubbish-Tenant responsible for agreement with Trade Waste contractor (contact at Lister Road depot) Keep premises clean and tidy
	Meters	Electric, Gas, Water
13	Landlords solicitors	Mandy Wilcox, DMBC, 4 Ednam Road Dudley.
	Tenants Solicitors	
	Timing and Other matters	Subject to HLF funding approvals & Subject to Charities Commission approval. Expected completion of works and grant of lease in June 2021.
	Annual statement of community benefits	Tenant to provide this to demonstrate delivery of community outputs.
	No Contract	These terms are subject to contract
	Landlords Agents	Jerry Peterson – Property surveyor Garry Dean – Head of Service.
	Tenants Agents	
	Date	20/06/18

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DMBC Lease Heads of Terms