

Bishop's Hull Parish Council

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Friday 12th April 2019

Reference: Heads of Terms revised letting agreement for the Bishops Hull HUB:

Dear Chairman of Bishops Hull HUB

Parish Council Members met to discuss the revised Heads of Terms agreement. Members were pleased with the progress made in addressing the Parish Councils previous concerns, listed below are the clauses which the Parish Council would like the PCC to address to enable the Parish Council to support the HUB project at this location. The Parish Council requests a response from the PCC by **30th April 2019**.

At the Parish Council on Thursday 11th April 2019, the following resolution was passed in response to the proposed Heads of Terms letting agreement for the Bishops Hull HUB:

Alienation: The Following clause needs to be removed *The Hub may be used by any person or group for any purpose which is lawful, does not cause nuisance or offence to neighbours and is not directly contrary to the charitable object of the landlord, which is "promoting the Christian religion for the public benefit, mainly but not exclusively, in Taunton"*

The Parish Council feels this clause is not necessary as the HUB will need to be available to the whole community and is satisfied that the planning conditions cover the section relating to nuisance or offence to neighbours.

LEGAL AND SURVEYING COSTS: The Parish Council cannot release CIL funds or endorse using Section 106 funds for legal and surveying costs, as it is "Community money". If the PCC will not fund the legal fees, the HUB will be required to fund the fees through other sources.

CONDITIONS:

As the Church is currently unable to give a completion date for the porch extension. The Parish Council must stipulate that the finalised lease needs to be signed and sealed and the HUB must be in full possession of the site by **31st AUGUST 2019** this will enable the project to progress.

Kind Regards

Mrs Helen McGladdery - Parish Clerk