

Re:Alice Park Tea Chalet

Renewal of lease to Anthony Wilson Hickman

1. I refer to my memorandum of 3rd September and confirm that I have now received replies to my enquiries regarding the renewal of this lease.
2. I am advised as follows:-
 - a) There have been no breaches of planning regulation and there are no reasons to refuse consent to the renewal of the lease.
 - b) The tenants payment record, in respect of rent and other monies due under the lease is satisfactory and there are no grounds to refuse consent to the renewal of the lease.
3. I recommend that the lease be renewed to the present tenant for a term of 10 years, with a mutual break option on the 5th anniversary the lease to be on the basis of the City Council's standard form of FRI lease, having regard to the terms of the present lease. There is currently a separate agreement in place which allows the tenant to position a shed top the rear of the chalet. It is proposed that this shall now be included in the demise of the lease and the additional rent charged shall be included in the new rent.

Rent to be reviewed annually by formula linked to RPI and the rent on commencement shall be calculated on the same basis.

Notes on the diary entry suggest that the lease should state ..." no marquees, tents or temp structures are to be erected on any part of the park without express permission fromt the parks manager or events team and must be removed at the end of each event.

All events on site must be authorised by the events team. Access through the bollard is for loading and unloading only, no parking or driving on the grass"

The above shall be included in the new lease.
4. A Deed of Variation is in the process of being competed which allows the tenant to sell alcohol form the premisies. The new lease shall allow the sale of alcohol, but this shall remain personal to Mr Hickman and not pass on to any assignee should the lease be assigned.
5. Please advise me whether you concur with this recommendation or whether you would wish me to take an alternative course of action in this instance. Please also confirm if a single member decision is required as per the original letting.