

Renewal of Lease – Cemetery Road Play Park

The parish council has an existing lease for the pocket park play area at Cemetery Road, which is situated on land registered to the Trustees of Wickhambrook Memorial Social Centre.

The lease was negotiated in 2013 and provides for Wickhambrook Parish Council to use and maintain the land for the purposes of recreation.

The lease will expire in February 2023 and the budget approved for the next financial year (2022/23) makes provision for £1500 plus VAT for the renegotiation/renewal of the lease.

The legal basis for the parish council to maintain play areas is contained in:

- Public Health Act 1875, s.164
- Local Government (Miscellaneous Provisions) Act 1976, s.19

There is a further ancillary power under Local Government Act 1972, s.111 to do anything that will facilitate, be conducive to or incidental to the discharge of its powers and functions.

At its February '22 meeting the Estates Committee considered renewal of the lease of Cemetery Road Play area from Wickhambrook Memorial Social Centre and agreed that it wished to renew the lease on the same basis as the existing lease.

Trustees of Wickhambrook Memorial Social Centre have indicated that they are content to renew the lease on the existing terms (attached as Appendix A).

Solicitors have been canvassed for costs of undertaking the work to re-new the lease, which are summarised below and attached as Appendix B.

Solicitors	Work	Cost
Ellisons Solicitors	Review and negotiate lease	£1500 plus VAT & Disbursements
Rudlings Solicitors LLP	Review and negotiate lease	Awaiting response
Burnett Barker Solicitors Ltd	No change to lease – update to Land Registry	£245 plus VAT plus Disbursements ¹

Recommendation:

To authorise the Clerk to instruct solicitors to renew the lease with Trustees of Wickhambrook Memorial Social Centre at a cost of not more than £1500 plus VAT.

Minutes:
22.02.10

Reports:
[WPC.22.02.04](#)

¹ ID Checks against all parties at £15 plus VAT per person & Land Registry Fee