**MINUTES OF THE EXTRAORDINARY MEETING HELD ON MONDAY 4TH FEBRUARY 2019 AT THE CHURCH HALL, LOSTOCK GRALAM**

**Part I –**

The meeting commenced at 7.00p.m.

**PRESENT:** Parish Councillors J Beasant, P Kelly, L Kelly, T Hodges, V Yarwood.

**IN ATTENDANCE:** L Sandison, Clerk.

**APOLOGIES FOR ABSENCE**

## RESOLVED to accept apologies from Councillor L Edgeley, T Smith, M Litton, M Venables.

##### DECLARATIONS OF INTEREST

-None

**COMMUNITY CENTRE LEASE TERMS**

The PC discussed the below proposed lease terms.

1. Lease for the Stubbs Lane Community Centre Building and Car park.
2. Lease between Lostock Gralam Parish Council and Lostock Gralam and District Community Association.
3. The Lease term shall be for 35 years.
4. The yearly rent will be £12, and reviewed every five years.
5. The rent will be charged from 1st April 2019 and billed annually each April thereafter.
6. To keep the Landlord fully and effectively indemnified at all times and to provide a copy each year’s certificate of insurance to the Landlord.
7. To permit the Landlord or any person authorised by prior appointment to view the state and condition of the building or car park to carry out a dilapidation report.
8. Tenant to fully maintain the internal and external building and car park to ensure it is kept in good condition.
9. Tenant responsible for any damages and dilapidation repairs to the building or car park.
10. Not to make any alterations to the building without the landlord’s consent.
11. To not use the premises for noxious noisy or offensive trade or illegal or immoral act or gaming and betting.
12. No exclusive use of the grassed area without prior notice and landlords’ consent.
13. Landlord to have a key to the building.

\*Cllr V Yarwood requested that dilapidation repairs be added to point 9.

The meeting finished at 7.11pm.

