

Committee	FULL COUNCIL
Date	18 May 2020
Agenda Item	15

To consider aspects of the Empire Theatre lease

Holmes and Hills are preparing a new lease to be agreed between HTC and the Empire Theatre. There have been a number of points put forward by the Trust, and the Council's position on these has already been made clear by the Town Clerk:

- HTC agreed that there should be break clause on both sides every 3 years (Trust did not want HTC to have a break clause, but for it to be there only for the Trust to use)
- The Trust are responsible for all internal repairs
- HTC are responsible for external repairs
- The Trust can carry out internal and external repairs with HTC's consent

The solicitor now has further questions to put to HTC:

1. HTC stated when it increased the rent that it would be putting the extra rent into a reserves fund for future repairs. The solicitor has asked how this would operate and what repairs HTC would carry out using these funds. If the council use these funds to carry out internal and external repairs, then the tenant cannot be responsible for these repairs under the lease as previously advised. She has also asked how much of the rent would be paid into the reserve fund.

HTC must decide whether it wants to continue with a clause about the reserve fund, or whether that should be excluded from the lease.

Recommendation: that HTC agrees on the wording related to the repairs and the reserve fund.



Sarah Greatorex
Town Clerk