

TO BE READ IN CONNECTION WITH MINUTES OF 8/5/07
TO SEE AMENDMENTS

Biddenden Parish Council

Minutes of an Extraordinary meeting held in the New Village Hall on April 23rd 2007

(The meeting was held for Councillors only)

Present: Cllrs Mrs Ashcroft, Mrs Cansdale, Conway, Friend, Gaertner, Richards,
Rymer Jones (Chairman) and Mrs Scott

Also present for advice, Sue Lister of Thomson, Snell & Passmore,
the Council's solicitors

- 1 The purpose of the meeting was to agree the terms of the Lease between the Parish Council and Mrs Rona Ashton, the current Postmistress.
- 2 A draft lease had been prepared by Sue Lister and the Chairman said he felt the following points needed addressing/clarification.
 - 2.1 Rent
This was agreed at £3000 per annum payable quarterly in advance. It becomes payable when Ashford BC formally pass the property to the Parish Council under the terms of the Head Lease. Cllr Conway said he wished to make it clear that this sum was for the current Postmistress only and any eventual change of occupancy may attract a different sum. He considered that from time to time the District Valuer should be asked for the current value of a commercial rent.
 - 2.2 Rent Review
This would be annual on the basis of advice from an independent accountant.
 - 2.3 Insurance
It was agreed that this would be 5% of the Council's total annual insurance premium. *TEXT ADDED. SEE MINUTES OF 8/5/07*
 - 2.4 Break clause
Initially 6 months and then 4 months thereafter.
 - 2.5 Permitted use
Postal and associated items and as a base for a Police Community Support Officer, if the parish was successful in obtaining one.
 - 2.6 Deposit
Not required
- 3 There was some further discussion and clarification after which the Chairman proposed, and Cllr Gaertner seconded, **"That the lease be accepted with the amendments discussed (and to be made by Sue Lister) and signed thereafter."**
All agreed.
- 4 The Councillors then discussed some planning items that will be reported to the full council on May 8th.

Graham Smith, Parish Clerk April 24th 2007

[Handwritten signature]
8th May 2007