

Draft Heads of Terms**The Tennis Courts in Beacon Park****Transfer of land, and other assets and obligations**

Lichfield District Council and Beacon Park Tennis

(Beacon Park Tennis is registered in England and Wales as a charitable incorporated organisation No. 1174799).

Subject to contract and without prejudice

Vendor	Lichfield District Council (LDC) District Council House Frog Lane Lichfield WS13 6YY
Purchaser	Beacon Park Tennis (BPT) C/o Phil Shaw
Land to be transferred	LDC's interests and other obligations relating to the tennis courts in Beacon Park only; including properties, structures, assets and other obligations as marked in blue on the attached plan.
Consideration	£1 (one pound) p/a. Not collected.
Length of lease	21 years. Extension period can be negotiated with LDC Head of Leisure and Operational Services or relevant director
Conditions of Agreement	The land to be leased in one transaction with an effective date of October 2019. Beacon Park Tennis will continue with a Tennis for Free or similar externally funded community tennis project

Appendix A – HoTs for a 21-year lease

	<p>Sponsorship and signage by BPT will be allowed on the tennis court fence line as long as LDC retains all editorial rights and signage areas for its own purposes.</p> <p>Beacon Park Tennis will continue to provide court facilities for other activity groups such as netball. All income generated by such activities will remain with BPT.</p> <p>Beacon Park Tennis will manage all associated concessions and set appropriate fees in liaison with LDC for all existing and new concessions.</p> <p>Beacon Park Tennis to become liable for all costs associated with the land from that point including ancillary items such as floodlighting utility costs.</p> <p>That all land covered by this agreement remains in use as tennis/netball courts unless separate agreement is reached between the two parties.</p> <p>That LDC will continue to provide a bin emptying service.</p> <p>LDC to provide access and use to the Discovery Hub for Beacon Park Tennis at a negotiable rate.</p> <p>To provide support for Beacon Park Tennis for improvements to the facilities and to continue to ensure that access to the courts is granted.</p> <p>Court cleaning - the council to include the cleaning of the courts. i.e. The annual washing and moss removal but no more than is currently being provided.</p> <p>The council will nominate a responsible officer that can have representation on the board of trustees but will not act as a trustee or have voting rights.</p>
<p>Costs</p>	<p>LDC will contribute up to £1500 towards BPTs legal costs and LDC will be responsible for its own legal costs.</p>
<p>Other</p>	<p>These terms are subject to contract and without prejudice and the right are reserved for the Director of Place and community in consultation with the lessee to incorporate such other terms or conditions as they deem necessary or appropriate to give effect to the agreement.</p>