

**Freckleton Parish Council**

**Minutes of the Fabrics Committee Meeting held on Monday 13<sup>th</sup> June 2011**

**Present:** Councillor L Rigby (Chairman)

Councillors Mrs. M Foster, Mrs. S Delany and St. J Greenhough.

**1) Apologies.**

None

**2) Declaration of Interest.**

All members present declared an interest in the Rawstone Centre.

**3) To consider the response to the draft lease agreement issued to all Organisations leasing Council properties**

The Clerk reminded the members that the lease agreements had been reviewed last year because they needed to reflect the current requirements for new legislation and regulations (e.g. health and safety). It had previously been agreed that the Organisations should be responsible for ensuring the buildings met the current regulations and the Council would continue to be responsible for the structure and external part of the buildings. A revised draft lease agreement has been issued to all five Organisations to reflect these changes. Two Organisations have agreed to the changes in the lease and signed it. The other three have contested the changes.

After lengthy discussions, it was resolved that the Organisations should be given two options:-

1. To charge a peppercorn **ground rent** of £1 per annum and the Organisations to be responsible for the interior of the building, including all inspections and servicing to meet the legal requirements. The Council would continue to be responsible for the structure of the building and would consider financial assistance to major repairs or maintenance requirements.
2. The Council to take over full responsibility for the maintenance of the interior of the building, including all inspections and servicing to meet the legal requirements, as well as the exterior, but the Organisation would be charged a **hire of the rooms rent**, which would reflect the costs incurred by the Council in providing the services.

In addition, under option 1, it was agreed that Organisations would be allowed to sub-let the rooms, subject to Council approval, but under option 2, the Council would be allowed to let the building to other users.

The Clerk agreed to notify the Organisations.

**There being no further business the Chairman closed the meeting.**

Signed.....Mrs. M Foster, Chairman.....

Date.....04/07/11.....