

HEADS OF TERMS



SUBJECT TO CONTRACT AND WITHOUT PREJUDICE

1.	Property Address/Demise	Land at Seel Park, Dinas Powys shown edged red on the attached plan
2.	Landlord	Vale of Glamorgan Council Civic Offices Holton Road Barry CF63 4RU
3.	Tenant	Dinas Powys Community Council
4.	Rent	Peppercorn rent
5.	Lease Length	99 years.
6.	1954 Act Protection	The lease is protected by the Landlord and Tenant Act 1954 part II
7.	Assignment and Subletting	Not to assign, sublet or part possession.
8.	Repairing Obligations	The Tenant is to keep the boundary structures in repair. The Tenant is to keep the land clean and tidy, and the grass regularly mowed.
9.	Alterations	The Tenant not to erect any building or structure otherwise than approved by the Landlord.
	Permitted Use	To be used as open space.
10.	Insurance	The Tenant will be responsible for Public Indemnity Insurance of £5,000,000 (five million pounds) per claim except in the case of death or personal injury where there should be no limit.
11.	Termination	The Tenant to hand back the land in a condition agreed by the Landlord.
12.	Rates & Utilities	The Tenant to be responsible for paying all outgoings.
13.	Legal Costs	The Tenant will be responsible for the Council's Surveyor's fees and Solicitor's fees. The Solicitor's and Surveyor's fees are currently estimated to be £350.76 but the Council reserves the right to increase this amount if negotiations become protracted.
14.	Conditions	The Tenant to comply with all statutory consents.

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		The Tenant not to do anything that may become a nuisance. The Tenant not to display any sign or advert without the Landlord's consent.
15. General		The provision of any live animals as prizes is not allowed. The launching of Chinese sky lanterns is not allowed. The use of single use plastic is not allowed.
16. Landlord's Solicitors		Operational Manager Legal Services Vale of Glamorgan Council Civic Offices Holton Road Barry CF63 4RU
17. Tenant's Solicitors		To be confirmed