

Extraordinary Meeting of Theale Parish Council

To: All members of Theale Parish Council

Dear Councillor,

You are summoned to attend an Extraordinary Meeting of Theale Parish Council to be held in the Peter Gooch Room, Theale Pavilion, Englefield Road, Theale on **Tuesday 11th September 2018 at 7.30pm.**

Yours sincerely,

Becky Williams

Councillor Becky Williams - Chairman of Theale Parish Council

Please note that the public are welcome to attend and observe but there will not be an open public forum during this meeting and only the business set out in the agenda will be transacted

AGENDA

1. Apologies for absence.
2. Declarations of Interest.
3. Lease of land on the North and South side of Englefield Road, Theale -

West Berkshire Council has requested that Theale Parish Council surrender the existing lease on land owned by Englefield Estate (on the North and South side of Englefield Road, Theale) to enable West Berkshire Council to purchase land and build a new primary school on part of North Street Playing Fields. The proposal from West Berkshire Council and Englefield Estate is summarised in Appendix A.

The solicitor, acting on behalf of Theale Parish Council, is advising on the drawing up of the proposed leases to ensure that the terms are no less favourable than in the existing lease.

Theale Parish Council to decide on surrendering the lease in accordance with the request from West Berkshire Council and the terms of the offer as set out in Appendix A. Members to RESOLVE accordingly.

4. Close of meeting.

APPENDIX A

Proposed new Primary School on North Street Playing Fields, Theale - proposals from Englefield Estate and West Berkshire Council

Englefield Estate Proposal

Theale Parish Council to surrender the existing 20 year lease (dated 14 September 2012) due to expire on 28 September 2029.

Englefield Estate will grant the following new leases:-

Lease One: a 50-year lease of the land to the south side of Englefield Road;

Lease Two: a 25-year lease on the remaining land (minus the school site) to the north of Englefield Road being the North Street Playing Field (NSPF);

Lease Three: a lease (to be coterminous with the new NSPF lease) of the additional 2.2 acres of land (which has planning permission) with the lease commencing upon the completion of the new pitch by WBC.

Rent: a total of £1850 per annum pro-rated on an area basis across the leases.

Rent reviews: five yearly indexed in accordance with RPI upwards only.

West Berkshire Council Proposal

New Pitch: West Berkshire Council (WBC) will enter into agreements with Theale Parish Council and Englefield Estate to construct the new pitch on the 2.2 acre site at WBC expense.

Floodlights: to contribute £6,500 towards the repair of the floodlights on the playing fields to the south side of Englefield Road.

Fees: WBC to meet Englefield Estate and Theale Parish Council's legal costs, including abortive costs should matters not proceed to completion of the new leases.

Compensation payment: WBC to make a payment of £75,000 to Theale Parish Council.