

DATED

21<sup>st</sup> January

2022

**THE PARISH COUNCIL OF BLEADON**

To

**THE TRUSTEES OF BLEADON YOUTH CLUB**

**COUNTERPART  
LEASE**

Relating to land off Coronation Road  
Bleadon Weston super Mare  
North Somerset BS24 0PG

- All words in *italicised text* and *inapplicable alternative wording* in a clause may be omitted or deleted.
- Clause LR13 may be omitted or deleted.
- Clause LR14 may be omitted or deleted where the Tenant is one person.
- Otherwise, do not omit or delete any words in **bold text** unless italicised.
- Side-headings may appear as headings if this is preferred.
- Vertical or horizontal lines, or both, may be omitted.

<b>LR1. Date of lease</b>	<p style="text-align: center;">21<sup>st</sup> January 2022</p>
<b>LR2. Title number(s)</b>	<p><b>LR2.1 Landlord's title number(s)</b>  <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i></p> <p style="text-align: center;"># S1274107</p> <p><b>LR2.2 Other title numbers</b>  <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p>
<b>LR3. Parties to this lease</b> <i>Give full names and addresses of each of the parties. For UK incorporated companies and limited liability partnerships, also give the registered number including any prefix. For overseas companies, also give the territory of incorporation and, if appropriate, the registered number in England and Wales including any prefix.</i>	<p><b>Landlord</b>  The Parish Council of Bleadon</p> <p><b>Tenant</b>  Trustees of Bleadon Youth Club</p> <p><b>Other parties</b>  <i>Specify capacity of each party, for example "management company", "guarantor", etc.</i></p>
<b>LR4. Property</b> <i>Insert a full description of the land being leased or</i> <i>Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.</i>  <i>Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.</i>	<p><b>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.</b></p> <p>Land and buildings off Coronation Road Bleadon  North Somerset BS24 0PG</p>
<b>LR5. Prescribed statements etc.</b> <i>If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph of a schedule in this lease which contains the statement.</i>	<p><b>LR5.1 Statements prescribed under rules 179 (dispositions in favour of a charity),</b></p> <p><b>180 (dispositions by a charity)</b></p> <p><i>or</i></p> <p><b>196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</b></p>



<p><b>LR11. Easements</b>  <i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.</i></p>	<p><b>LR11.1 Easements granted by this lease for the benefit of the Property</b></p> <p><b>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property</b>  None</p>
<p><b>LR12. Estate rentcharge burdening the Property</b>  <i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge.</i></p>	<p>None</p>
<p><b>LR13. Application for standard form of restriction</b>  <i>Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>	<p>The Parties to this lease apply to enter the following standard form of restriction against the title of the Property</p> <p>None</p>
<p><b>LR14. Declaration of trust where there is more than one person comprising the Tenant</b>  <i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.</i></p>	

THIS LEASE is made the

21<sup>st</sup> day of January

2022

**BETWEEN:**

- (1) The Parish Council of Bleadon in the district of North Somerset ("the Council")
- (2) John Nicholas Lance of The White House Mulberry Lane Bleadon Weston super Mare North Somerset BS24 0PH and Claire Marie Gutsell of School House Old School Lane Bleadon Weston super Mare North Somerset BS24 0PF ("the Lessees") as Trustees of the Bleadon Youth Club (Charity number 304492)

**WHEREAS:**

The Property hereby demised forms part of property held in trust for charitable purposes

**WITNESSES** as follows:

1. The Council hereby demises unto the Lessees as Trustees ALL THAT piece or parcel of land situate off Coronation Road Bleadon North Somerset shown for the purpose of identification only edged red on the attached ("the Property") TOGETHER WITH full right and liberty for the Lessees and all persons authorized by them to pass and repass with or without vehicles over the land shown coloured brown on the said plan for all purposes connected with the use and enjoyment of their building TOGETHER ALSO WITH a right to enter on the adjoining land of the Council to maintain renew and repair the foul drains serving the property the Lessees making good to the reasonable satisfaction of the Council all damage done TO HOLD the same unto the Lessees from 24 November 2018 for the term of 60 years paying the yearly rent of Fifty Pounds (£50.00) which shall be payable on 12 December in each year the rent to be reviewed and agreed every 20 years
2. It is hereby declared that the Lessees as Trustees shall hold the Property hereby demised upon the trusts and subject to and with the benefit of the powers and provisions set out in the Schedule hereto
3. It is hereby agreed and declared that the Lessees shall be at liberty to maintain on the Property hereby demised the building ("Bleadon Youth Centre") erected primarily for the use of the young people and wider community of Bleadon and its environs
4. The Lessees hereby **JOINTLY AND SEVERALLY COVENANT** with the Council as follows:
  - 4.1 To pay the reserved rent on the day and manner aforesaid
  - 4.2 To pay all rates taxes and assessments and outgoings payable in respect of the Property
  - 4.3 Not to make any additions to or alterations in the external appearance of the building erected on the land without the previous approval of the Council and at all times during the term to keep such building in good decorative repair and condition to the satisfaction of the Council and insured to its full value against loss or damage

4.4 To use the Property for the purpose of the Bleadon Youth Club and the wider community and not to assign underlet or part with possession of the Youth Centre or any part thereof without the written consent of the Council

4.5 The Lessees may make lettings of their building for regular and occasional social and educational activities to generate income and to ensure the continued success of the premises

4.6 It is hereby agreed and declared as follows:

4.6.1 If the rent hereby reserved or any part thereof shall be unpaid for twenty-one days after becoming payable (whether formally demanded or not) or if any covenant on the Lessees part herein contained shall not be performed or observed then it shall be lawful for the Council at any time thereafter to re-enter upon the Property or any part thereof in the name of the whole and thereupon this demise shall absolutely determine but without prejudice to the right of the Council in respect of any breach of the Lessees covenants herein contained

4.6.2 If the Bleadon Youth Club charitable body shall be dissolved or wound up during the continuance of the term hereby created either party may (with the consent of the Charity Commissioners if so required) at any time within six months thereafter give to the other party three months notice in writing to determine this Lease and then immediately upon the expiration of the said notice this Lease shall determine and be void but without prejudice to any claim by either party against each other in respect of any antecedent breach of any covenant or condition herein contained

5. It is hereby certified that there is no agreement for Lease to which this Lease gives effect

**IN WITNESS** whereof this document is executed as a Deed the day and year first before written

#### **THE SCHEDULE**

1. The control and management of the Property hereby assured and of all other property real and personal held by the Trustees upon the trusts hereby declared shall be vested in the Management Committee of Bleadon Youth Centre ("the Committee")
2. The Trustees shall hold the Property hereby assured and all other property real and personal which now is or hereafter may be vested in the Trustees for the use of the Bleadon Youth Centre or upon the trusts hereof and the income thereof respectively upon the following charitable trusts or such of the said trusts as are in law charitable that is to say upon trust to permit the same to be appropriated and used primarily for the benefit of young people and the wider community of Bleadon and its environs
3. The Trustees shall stand possessed of all capital moneys which now are or hereafter may be vested in the Trustees upon the trusts hereof and also the net proceeds or any sale of any property whether real or personal for the time being vested in the Trustees upon the trusts hereof upon trust to invest or apply the same in or towards the purchase of any real or personal property equipment or other articles for the use of the Bleadon Youth Centre to be held upon the trusts

hereof or in such manner as is authorized by law for the investment of trust funds to be held on the said trusts as in each and every case the Committee may in their absolute discretion direct or select

4. In the event of the Bleadon Youth Club charitable body being dissolved or wound up the Trustees shall hold all property held by them upon the trusts hereof (after payment of all debts and liabilities) the lease shall be surrendered

SIGNED as a Deed by BRUCE  
POOLE the Clerk to Bleadon  
Parish Council in the presence  
of: C. McLUCKIE

*B. Poole*

*CM Luckie*

SIGNED as a Deed by JOHN  
NICHOLAS LANCE in the  
presence of:

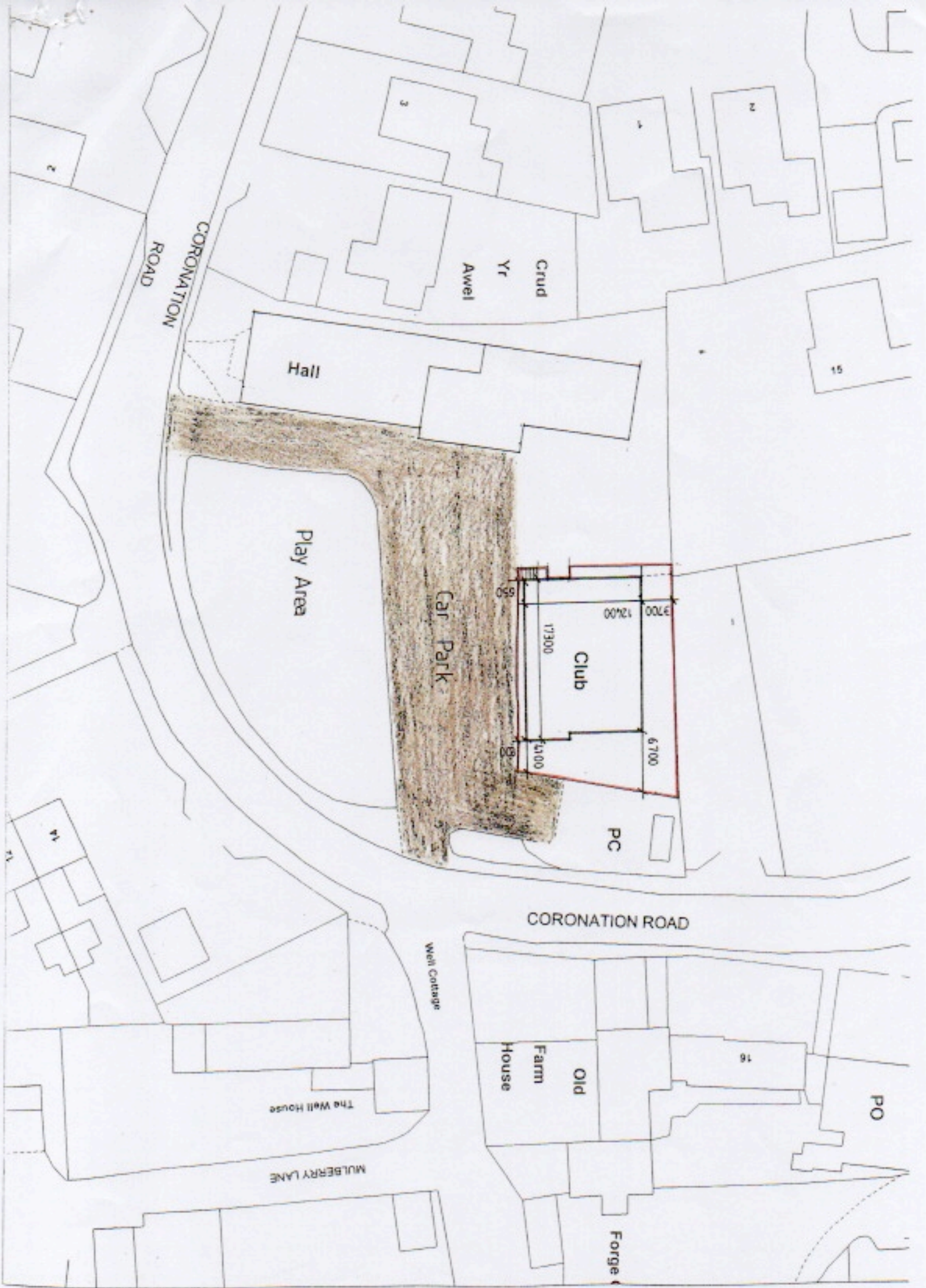
*J. Lance*

*J.C. Pyke  
8 Willow Drive  
Bleadon  
Weston S. Mave  
comms*

SIGNED as a Deed by CLAIRE  
MARIE GUTSELL in the presence  
of:

*CM*

*CM Gutsell  
8 Willow Drive  
Bleadon  
BS24 0PB*



CORONATION ROAD

Hall

Play Area

Car Park

Club

PC

CORONATION ROAD

Well Cottage

The Well House

MULBERRY LANE

Old Farm House

Forge

PO

2

3

4

2

15

16

Crud  
Yr  
Awel

9700  
12000  
17300  
6700  
1000