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| Youth Hall Working Group | July 24, 2018 |

**Scope:**

Overall aim – LMPC to obtain the land and to provide a long lease for the Scouts for redevelopment.

**Status:**

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| 1 | Agreement with DCC to transfer the land to the Parish Council | DCC Cabinet approved transfer in principle in their meeting of December 6, 2017. DCC Estate Management given go-ahead to compete details.  |
|  2 | Negotiate detailed terms and conditions of asset transfer | Received full package from DCC. Note that this is DCC Estate Management’s standard ‘transfer package’ and is not subject to any significant change.Key points:* Transfer price is £1.
* DCC have include an Overage Deed which means the proceeds of any disposal to non-community user would revert to them
* The transfer allows for a long lease to the Scouts only.
* All other leases to be a maximum of 5 years. Anything over 5 years is classified as a disposal.
* All lessees can hire out for other users.
* The PC will be required to allow access for the Army Cadets (as today).
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| 3 | Solicitors | LMPC had initially engaged O’Hara solicitors to act on their behalf on a pro-bono basis. They have withdrawn that offer on complexity grounds.We have reviewed the PC’s requirements with 2 other solicitors and will make a recommendation at the next F&GP. |
| 4 | Draw up subsequent terms and conditions for offering a long lease to the Scouts. | Not started. Likely lease to be around 75 years. |

**Next Steps:**

**Propose PC approval of Transfer Contract and Overage Deed**

* Finalise choice of solicitors
* Finalise documentation with DCC
* Execute transfer