

Annex 3

Transferee	Billing Parish Council	Term Commencement Date	30 Years from and including 1st March 2012
		End Date	Mar-42
		S24 - 28 L&T act	Excluded
Description of Property	Bellinge Community Centre	Tenant	Community Spaces Northampton
		Rent Passing	£240.00
		Comments	The lease will not be affected by the freehold transfer. There is the option for the landlord to serve notice to redevelop the site but with the caveat that the landlord would need to provide alternative accommodation, of a similar size and location and with a lease on similar terms. Note this property shares a party wall and site with Bellinge Community House, which is let under a long lease with no provision to break for redevelopment. This would make any redevelopment plans more difficult and costly to achieve.
URN Number:	60026		
Address	Fieldmill Square NN3 9AQ		
Title	NN14979	Management Agreement	29th Feb 2012 for term of 30 years
Current Use	Community Use		NBC can terminate this premises from the management agreement but CSN will still have the security of the property under the terms of the lease.
Size of Land to be transferred	488.593 sqm	Side Letter	The tenant to provide community services for the Council and the Council therefore grants a rent concession. The rent passing of £6200 reduces to £240.00 pa
Planning Policy	Policy 19 - Neighbourhood Centre		Rights to use of NBC car park will be continued post transfer