

## Appendix B - Heads of Terms

Original wording taken from 12<sup>th</sup> November 2020 Community Services Committee agenda pack and showing tracked changes of the proposed wording:

### Head Lease to RBCI:

Tenant:	RBCI
Term:	5 years with the opportunity to extend for a further 2 years making the headlease 7 years.
Tenure:	Excluded
Rent:	A peppercorn
Alienation:	Not to be assigned to any third party or underlet save on a permitted underlease or Assured Shorthold Tenancy (AST)
Other terms:	To use reasonable endeavours to let the property on ASTs at the best market rent reasonably obtainable to suitable private tenants, and all income from such leases to the Council after deduction of the management costs at 10% and the costs of letting the property and the ongoing cost for the maintenance of the property including the garden from year to year.
Insurance:	RBC will cover the building insurance of the property, and this will be an inclusive rent
Arrears:	RBCI will endeavour to collect the rents in a timely manner but if there is default of payment or arrears RBCI will have to take appropriate legal action for which the trust will have to pay.

### Underlease

Tenant:	Private Renter
Term:	12 months but renewable subject to market forces
Tenure:	AST
Rent:	Market Rent
Alienation:	Prohibited
Other terms:	Unfurnished, exclusive of utilities, Council Tax etc
Deposit:	6 weeks to be held in RDS (rent deposit scheme)