

# HOLME LOW PARISH COUNCIL

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**Parish Clerk:** Wendy Jameson FMAAT,  
5 Burnswark Terrace, Solway Street, Silloth, Cumbria, CA7 4EF  
Tel: 016973 31128 Mob: 0777 5686857 Email: [parishclerk@holmelow-pc.org.uk](mailto:parishclerk@holmelow-pc.org.uk)  
Web: [www.holmelow-pc.org.uk](http://www.holmelow-pc.org.uk)

5 March 2019

Dear Councillor

You are summoned to attend the Annual meeting of Holme Low Parish Council which is to be held on Tuesday 12 March 2019 in the Community Hall, Petteril Street, Silloth commencing at 7.30pm. Please let me know if you are unable to attend.

Yours faithfully



W.E. Jameson  
Clerk to the Council

**1. Apologies**

To receive and record with a reason, any apologies for absence.

**2. Declarations of Interest**

To receive declarations of members' interests in respect of items on this agenda.

**3. Exclusion of Press & Public**

To consider whether any items on the Agenda should be considered without the presence of the press and public, on the grounds of confidentiality, pursuant to the Public Bodies (Admission to Meetings) Act 1960 Section 1(2).

**4. Former Waiting Room at Causewayhead Cemetery**

To consider the HEADS OF TERMS FOR LEASE of Former Waiting Room at Causewayhead Cemetery, Silloth received from Allerdale Borough Council and what action to take, as a result.

----- Forwarded message -----

From: Knapton, Peter <peter.knapton@allerdale.gov.uk>  
Date: 12 February 2019 at 16:40:27 -00:00  
Subject: RE: FW: Public Conveniences - Skinburness, Silloth  
To: townclerk@silloth-on-solway.co.uk

Hi Wendy,

Sorry that I have not been able to get back to you before now but please find attached Heads of Terms for the proposed agreement at Causewayhead Cemetery and a site plan.

Please can you let me know if the Parish Council are prepared to proceed on these terms and I will then instruct our Council solicitors to draw up the necessary documentation.

If you would like to discuss the contents of the heads of terms please let me know otherwise I look forward to your confirmation that we can proceed on this basis.

Kind Regards

**Peter Knapton MRICS** | Estates Manager

**Allerdale Borough Council** | Estates Department

Allerdale Borough Council, Allerdale House, Workington, Cumbria CA14 3YJ

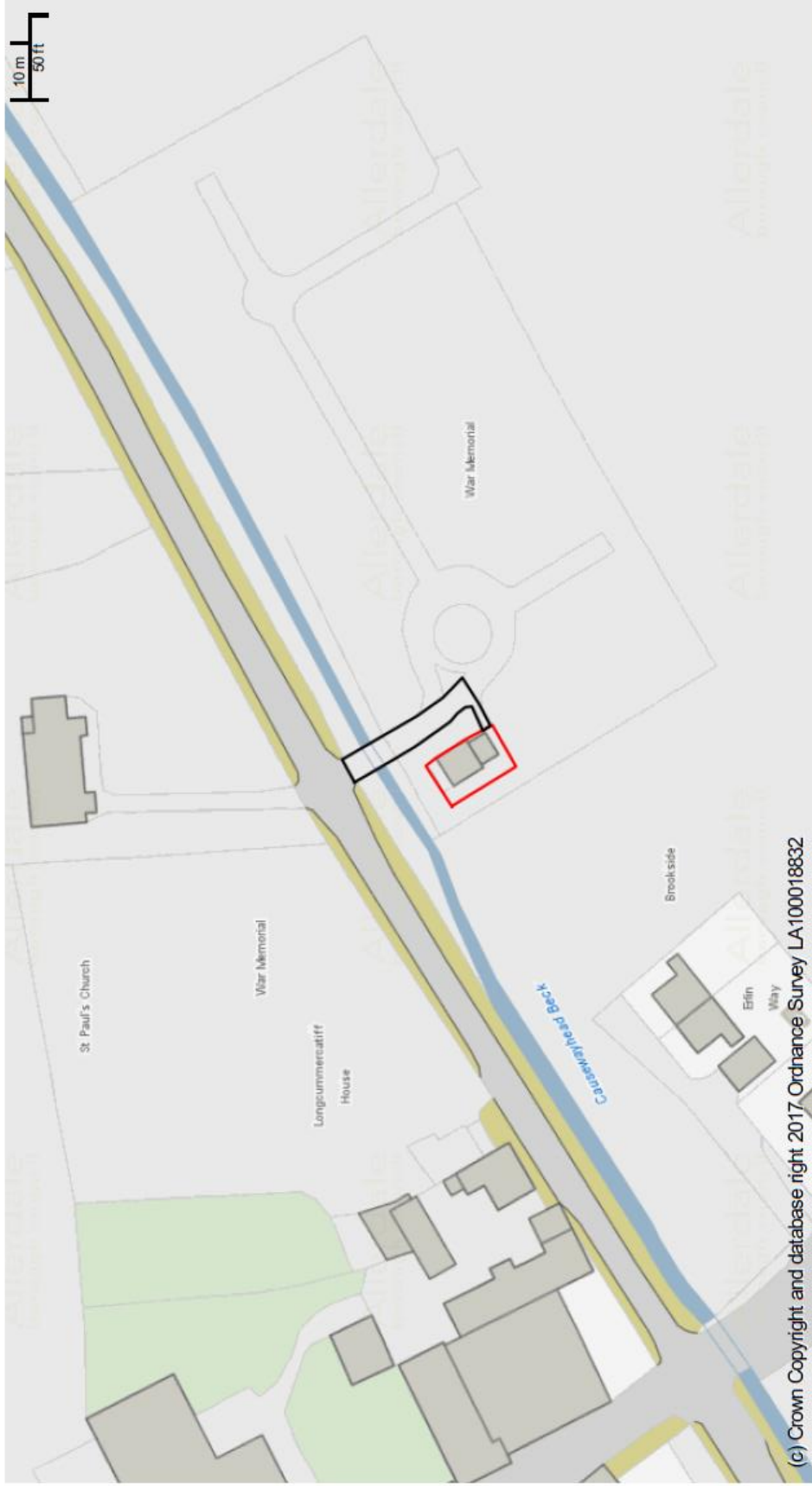
T:01900 702755 | M:07483029192 | E:[peter.knapton@allerdale.gov.uk](mailto:peter.knapton@allerdale.gov.uk) | W: [www.allerdale.gov.uk](http://www.allerdale.gov.uk)

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**HEADS OF TERMS FOR LEASE of Former Waiting Room at Causeway Head Cemetery, Silloth – Subject to Contract**

<b>Address</b>	Former Waiting Room at Causeway Head Cemetery, Silloth
<b>Landlord</b>	Allerdale Borough Council, Allerdale House, Workington, Cumbria CA14 3YJ
<b>Tenant</b>	Holme Low Parish Council c/o Wendy Jameson Parish Clerk for Holme Low Parish Council 5 Burnswark Terrace Solway Street Silloth, Cumbria, CA7 4EF Tel: 0777 5686857 parishclerk@holmelow-pc.org.uk
<b>Demised Area</b>	As edged red on the attached plan
<b>Rent</b>	£1pa if collected
<b>Rent-free period (and other incentives)</b>	N/A
<b>Guarantor/rental deposit</b>	N/A
<b>Term</b>	25 years from a commencement date to be agreed
<b>Breaks/extensions/rights</b>	
<b>1954 Act protection?</b>	To be contracted out of the provisions of the Landlord and Tenant Act 1954
<b>Rent Reviews</b>	N/A
<b>Alienation</b>	The tenant will not be allowed to sub-let or assignment part or whole of the property
<b>Services and Service Charge</b>	N/A
<b>Repairing Obligations</b>	The tenant is to be responsible for all external and internal repairs.
<b>Insurance</b>	The landlord will insure the buildings
<b>Alterations</b>	The tenant is not permitted to make any alterations to the property without the express written consent of the landlord.
<b>User</b>	To be used by Holme Low Parish Council to house interpretative displays on the history of Silloth Airfield and the Commonwealth war graves
<b>Rates and Utilities</b>	The tenant is to be responsible for all outgoings.
<b>Legal Costs</b>	Each party to meet their own.
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. The landlords have the right to take back the property if the Tenants proposal to refurbish the building and re-open as an Interpretative Centre has not been completed within three years of the commencement date of the lease.</li> <li>2. The Council will provide a water supply to the building and provide a stand pipe and tap</li> </ol>
<b>General</b>	The tenant will have a right of vehicle and pedestrian access along the roadway edged black on the attached plan
<b>Landlord's solicitor</b>	Brendan Carlin, Legal Services, Allerdale Borough Council, Allerdale House, Workington, Cumbria CA14 3YJ
<b>Tenant's solicitor</b>	To be advised



**Former Waiting Room, Causewayhead Cemetery, Sillioth**

Scale: 1:1000

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**2016 Winner**  
Best Address Data in North West Region 2016  
**Allerdale Borough Council**

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