



Coventry City Council

Heads of Terms

Date: July 2026

Property: Stoke Aldermoor Life Centre

Subject to Contract

These heads of terms are not intended to create any legally binding obligations. They are subject to contract, completion of formally executed legal documentation and approval of the Landlord. These heads of terms are confidential to the intended parties to the proposed lease and to their professional advisors. The proposed lease may contain further terms as the Landlord may require, including additional terms on matters that are covered in this document. It is recommended that you seek your own independent professional advice when dealing with this matter. You may also wish to refer to the RICS Code for Leasing Business Premises, 1st edition, February 2020.

Draft Heads of Terms: Stoke Aldermoor Life Centre

Landlord : The Council of the City of Coventry, Coventry City Council
P.O.Box 7097 Coventry CV6 9SL

Landlord's Solicitors – Coventry City Council Legal Services Coventry City Council
P.O.Box 7097 Coventry CV6 9SL (Reference J.Sprayson)

Tenant: TBC

Tenant's Solicitor – TBC

Code for Leasing Business Premises: The Tenant should ensure they are aware of the updated Code for Leasing Business Premises which as of September 2020 is now in part mandatory. Whilst we cannot suggest that it provides the same level of advice that independent legal representation would, it does provide an unrepresented tenant with a valuable source of advice and clarification in order to help ensure that they understand what the proposed terms mean.

Property: The Stoke Aldermoor Life Centre as edged red on the attached plan

Term: 3 years, extensions to this subject to agreement by both parties. 3 months notice to break the lease by either party.

Security of Tenure: Lease to be excluded from Sections 24 to 28 (inc) of the Landlord and Tenant Act 1954

Rent: Peppercorn (£1 if demanded)

Outgoings and Utilities: Tenant will be responsible for the payment of all outgoing and utilities in connection with the use of the Property from the 7th month anniversary of the lease date. The council for the first 6 months will cover costs for all utilities.

Repair and Maintenance: The Council and the Tenant will repair and maintain the Property in accordance with a schedule of repair and maintenance to be annexed to the agreement from the 7th month anniversary of the lease date. The council will for the first 6 months cover costs under tenant responsible items. See separate schedules.

Contribution to Operational Cost: The council will pay £5,000 in transitional support for marketing and activation of the centre, 50% payable on lease completion, and 50% payable after month 3.

Alterations: Structural alterations are not permitted or any alteration that alters the external appearance of the premises. Non-structural internal alterations are permitted subject to obtaining the Landlord's prior consent in writing and providing details of any proposed alterations. Any alteration must not have a detrimental effect on the EPC rating for the Property

Signage: Subject to the prior written approval of the Council confirming the agreed details of the sign the Tenant will be permitted to erect a sign on the Property identifying the Tenant, the use of the Property and the opening hours together with the location of the sign and the method and type of fixing to be approved by the Landlord. In addition to obtaining the Landlord's prior written consent to the sign the Tenant will also have to obtain all other necessary consents in respect of the sign.

Insurance Rent: The Tenant will be responsible for the payment of an annual insurance rent in respect of the property. The Initial annual insurance rent for 2026/27 financial year will be £4,308. (subject to annual review).

Permitted Use: Stoke Aldermoor Life Centre is a building serving and providing residents of Coventry a centre for activity and community benefit. The building is to be used as a centre enabling residents to utilise bookable spaces, events and wider support to the community. The City Council are seeking an organisation who can demonstrate through their application their commitment to meeting these expectations and how they will operate the centre on this basis.

Alienation: The Tenant will not be permitted to assign sublet or charge either the whole or part of the Property. The Tenant may occasionally hire parts of the Property for use by organisations as 'bookable space' for the delivery of the permitted user and provided that such hiring does not create a legal interest and that no Landlord & Tenant relationship is created.

Rights Reserved: The lease will reserve to the Council the usual right to gain access to the both the property for inspections, repair works or any other associated access.

Legal Costs: Each party bear own costs

Confidentiality: The heads of terms herein are to be treated as confidential and not to be disclosed to any third parties

Subject to:

1. Contract
2. Authority / approval from the Council's Cabinet Member