

DATED THE DAY OF JUNE 2025

LEASE

relating to

Land at Sheepcot Recreation Ground, Gatehampton Road, Goring, Oxfordshire

between

(1) GORING-on-THAMES PARISH COUNCIL

and

(2) THE TRUSTEES OF GORING TENNIS CLUB

LR1. Date of lease	[] June 2025
LR2. Title number(s)	<p>LR2.1 Landlord's title number(s) <i>Title number(s) out of which this lease is granted. Leave blank if not registered.</i></p> <p>ON193715</p> <p>LR2.2 Other title numbers <i>Existing title number(s) against which entries of matters referred to in LR9, LR10, LR11 and LR13 are to be made.</i></p> <p>None.</p>
LR3. Parties to this lease <i>Give full names, addresses and company's registered number, if any, of each of the parties. For Scottish companies use a SC prefix and for limited liability partnerships use an OC prefix. For foreign companies give territory in which incorporated.</i>	<p>Landlord</p> <p>GORING-on-THAMES PARISH COUNCIL of Goring, Oxfordshire</p> <p>Tenant</p> <p>PAUL GAVIN of 5 Ambury Road, Aldworth, Reading RG8 9TL and JOHN ALPER of Beechcroft, Elvendon Road, Goring, Reading RG8 0DT as the Trustees of the Goring Tennis Club</p> <p>Other parties</p> <p>None</p>
LR4. Property <i>Insert a full description of the land being leased or Refer to the clause, schedule or paragraph of a schedule in this lease in which the land being leased is more fully described.</i> <i>Where there is a letting of part of a registered title, a plan must be attached to this lease and any floor levels must be specified.</i>	<p>In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail</p> <p>land at Sheepcot Recreation Ground, Gatehampton Road, Goring as described in the Schedule</p>
LR5. Prescribed statements etc <i>If this lease includes a statement falling within LR5.1, insert under that sub-clause the relevant statement or refer to the clause, schedule or paragraph in this lease which contains the statement.</i> <i>In LR5.2, omit or delete those Acts which do not apply to this lease.</i>	<p>LR5.1 <i>Statements prescribed under rules 179 (dispositions in favour of a charity), 180 (dispositions by a charity) or 196 (leases under the Leasehold Reform, Housing and Urban Development Act 1993) of the Land Registration Rules 2003.</i></p> <p>Not applicable.</p> <p>LR5.2 <i>This lease is made under, or by reference to, provisions of:</i></p> <p>Not applicable.</p>
LR6. Term for which the Property is leased <i>Include only the appropriate statement</i>	<p>The term is as follows: twenty five (25) years from the date of this lease</p>

<p><i>(duly completed) from the three options.</i></p> <p><i>NOTE: The information you provide, or refer to, here will be used as part of the particulars to identify the lease under rule 6 of the Land Registration Rules 2003.</i></p>	
<p>LR7. Premium</p> <p><i>Specify the total premium, inclusive of any VAT where payable.</i></p>	<p>Nil.</p>
<p>LR8. Prohibitions or restrictions on disposing of this lease</p> <p><i>Include whichever of the two statements is appropriate.</i></p> <p><i>Do not set out here the wording of the provision.</i></p>	<p>This Lease contains a provision that prohibits or restricts dispositions.</p>
<p>LR9. Rights of acquisition etc.</p> <p><i>Insert the relevant provisions in the sub-clauses or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>LR9.1 Tenant's contractual rights to renew this lease, to acquire the reversion or another lease of the Property, or to acquire an interest in other land</p> <p>None.</p> <p>LR9.2 Tenant's covenant to (or offer to) surrender this lease</p> <p>None.</p> <p>LR9.3 Landlord's contractual rights to acquire this lease</p> <p>None.</p>
<p>LR10. Restrictive covenants given in this lease by the Landlord in respect of land other than the Property</p> <p><i>Insert the relevant provisions or refer to the clause, schedule or paragraph of a schedule in this lease which contains the provisions.</i></p>	<p>None.</p>
<p>LR11. Easements</p> <p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the easements.</i></p>	<p>LR11.1 Easements granted by this lease for the benefit of the Property</p> <p>The easements specified in clause 3</p> <p>LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other property</p> <p>Clauses 6.8 and 3.3</p>
<p>LR12. Estate rentcharge burdening the Property</p>	<p>None.</p>

<p><i>Refer here only to the clause, schedule or paragraph of a schedule in this lease which sets out the rentcharge</i></p>	
<p>LR13. Application for standard form of restriction</p> <p><i>Set out the full text of the standard form of restriction and the title against which it is to be entered. If you wish to apply for more than one standard form of restriction use this clause to apply for each of them, tell us who is applying against which title and set out the full text of the restriction you are applying for.</i></p> <p><i>Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.</i></p>	<p>Not applicable.</p>
<p>LR14. Declaration of trust where there is more than one person comprising the Tenant</p> <p><i>If the Tenant is one person, omit or delete all the alternative statements.</i></p> <p><i>If the Tenant is more than one person, complete this clause by omitting or deleting all inapplicable alternative statements.</i></p>	<p>The Tenant is more than one person. They are to hold the Property on trust for Goring Tennis Club, an unincorporated sports association.</p>

THIS LEASE is dated the [] of June 2025 BETWEEN

(1) GORING-on-THAMES PARISH COUNCIL of Goring, Oxfordshire (the "Landlord") of the first part, and

(2) PAUL GAVIN and JOHN ALPER or their successors as the Trustees of the Goring Tennis Club (the "Tenant") of the second part

WITNESSETH as follows:

1. Parties

In this Lease the Landlord includes its statutory successor and the Tenant includes the Trustees for the time being of the Goring Tennis Club (the "Trustees").

2. Vires

The Landlord enters into this Lease in exercise of its statutory powers under Section 127(2) of the Local Government Act 1972 having complied with the procedures laid down by Section 123(2A) of the said Act and having regard to the General Disposal Consent (England) 2003.

3. Demise

3.1 The Landlord demises to the Tenant ALL THAT land described in the Schedule (the "Demised Premises") TO HOLD to the Tenant for a term of twenty five years from the date hereof (the "Term") at an ("Initial Rent") of seven hundred and seventy pounds per annum (£770) and then as revised under clause 4 payable annually in advance, the first payment to be made on the 1st of September 2025 and each payment thereafter on the 1st of September of each year.

3.2 The Landlord grants the Tenant for the benefit of the Demised Premises the following rights in common with the Landlord and any other person authorised by the Landlord:-

3.2.1 The right of support and protection from those parts of the freehold property owned by the Landlord known as Land lying to the east of Gatehampton Road Goring Reading and registered at the Land Registry under title number ON193715 ("the Landlord's Property") that afford support and protection to the Demised Premises at the date of this lease;

3.2.2 The right for the Tenant and those authorised by the tenant to use the part of the Landlord's Property shown outlined in blue

on the Location plan annexed to this lease for the purposes of gaining access to and egress from the Demised Premises.

3.2.3 The right to the free passage of services through the service media laid within the Landlord's Property and serving the Demised Premises which are in existence at the date of this Lease.

3.2.4 The right, subject to the prior written consent of the Landlord, to connect into any service media within the Landlord's Property and thereafter to the free passage of services through such service media to serve the Property which are in existence at the date of this Lease or subsequently through the Term.

3.3 The Landlord excepts and reserves from this Lease the following rights and easements for the benefit of the Landlord's Property and any neighboring or adjoining property in which the Landlord acquires an interest during the Term:

3.3.1 The right of support and protection from the Demises Premises;

3.3.2 The right to the free passage of services through any service media laid within the Demises Premises which are in existence at the date of this lease or which are installed or constructed during the Term;

3.3.3 The right to install, construct, re-route, replace and connect into service media at the Demised Premises;

3.3.4 The full and free right to build, rebuild, alter or develop the Landlord's Property as the Landlord may think fit, notwithstanding any interference to the Demised Premises including (without limitation) to the flow of light and air and the Tenant shall raise no objection whatsoever to the carrying out of any such works and shall allow the same to continue without interference the Landlord and all those authorised by the Landlord causing as little damage and disturbance to the Demised Premises as reasonably and practicably possible and making good to the reasonable satisfaction of the tenant any physical damage caused to the Demised Premises by the exercise of this right.

4. Rent Review

4.1 The rent shall be reviewed annually on the 1st day of August each year throughout the Term ("the Review Date") and it shall be the higher of the rent reserved immediately before the Review date or the rent determined by multiplying the rent reserved immediately before the Review date by the index value of the Consumer Prices Index or any official index replacing it ("the CPI") for June of that year, then dividing the product by the index value of the CPI for June of the preceding year ("the Indexed Rent"). The Landlord shall calculate the Indexed Rent and notify the Tenant of the Indexed Rent as soon as it has been calculated.

4.2 As soon as practicable after the Indexed Rent has been determined a memorandum recording the amount of the rent reserved on review shall be signed by or on behalf of the Landlord and the Tenant.

4.3 Either party may at any time refer the revised rent for determination by an independent surveyor who is a member or fellow of the Royal Institution of Chartered Surveyors with at least 10 years post qualification experience who shall act as expert and whose decision shall be final and binding on both parties in the absence of manifest error or fraud.

5. Surrender of existing Lease

5.1 As from the date of this Lease the Tenant shall surrender and the Landlord shall accept a surrender of the existing Lease between the Landlord and the Tenant dated the 27th day of August 2023.

5.2 The Tenant shall apply to HM Land Registry as soon as reasonably practicable, but in any event no later than 10 days after the date of this lease, to remove any existing leasehold title for their benefit registered against the Landlord's title ON193715.

6. Tenant's covenants

The Tenant covenants with the Landlord that the Tenant will observe and perform the following covenants:

6.1 Rent

To pay the rent on the day and in the manner set out in this Lease without deduction, counterclaim or set-off.

6.2 Outgoings

To pay and discharge all rates taxes charges assessments and outgoings charged or imposed upon the Demised Premises.

6.3 Use

6.3.1 To use the Demised Premises only for the purposes of a tennis club and for playing tennis and the tennis-related game known as pickleball (and social activities associated with tennis) and not to erect or apply for planning permission or to erect any new structure or building on the Demised Premises without the Landlord's consent PROVIDED that this clause shall not apply to the erection of structures for floodlighting AND FURTHER PROVIDED that the Tenant shall comply with all planning conditions relating to the Demised Premises.

6.3.2 To ensure the floodlighting is turned off by ten o'clock post meridian (or earlier if requested by the Landlord), or such other time agreed by both parties, acting reasonably.

6.3.3 To take reasonable measures to ensure that Tennis Club members (or other users) using the Demised Premises do not cause nuisance or annoyance to any other persons using the Demised Premises and/or to the Landlord, the Landlord's Property or owners or occupiers from time to time of any neighbouring properties or users of the Sheepcot Recreation Ground.

6.4 Maintenance

6.4.1 At the Tenant's cost to keep the hard areas of the Demised Premises in a reasonable state of repair and in a condition that is suitable and safe for the playing of tennis and to keep the soft areas in a clean and tidy condition and free from weeds; and to return the Demised Premises in good and tenantable repair, free from substantial defects.

6.4.2 To allow the Landlord or their employees or authorised agents to enter onto the soft areas of the Property for the purpose of mowing the grass at all reasonable times of the day, on reasonable prior notice to the Tenant.

6.5 Fences Netting and Structures

To repair and maintain in a reasonable condition all fencing wire netting and gates and structures which exist or shall in the future be erected on the Demised Premises.

6.6 Tennis Courts

To maintain the tennis nets and supporting posts on the courts at all times and to ensure the courts are clearly marked and painted.

6.7 Alienation

Not to assign, charge underlet or part with possession of the whole or any part of the Demised Premises whatsoever save that the Tenant shall be permitted to assign the Lease to such persons who are appointed as Trustees PROVIDED THAT the Tenant shall obtain the Landlord's prior consent to any assignment (such consent not to be unreasonably withheld or delayed) and the Tenant pays on demand and on a full indemnity basis the reasonably and properly incurred costs and expenses of the Landlord, including any solicitors or other professionals costs and expenses in connection with any consent to assign.

6.8 Right of Entry

To permit the Landlord and their duly authorised agents at all reasonable times to enter the Demised Premises to inspect the condition thereof and for all other reasonable purposes.

6.9 Insurance

To keep in force an insurance policy during the whole Term indemnifying the Landlord against any claim for public liability by third parties in a sum to be agreed by both parties, and to deliver up to the Landlord when so required but not more often than once in twelve months a copy of the insurance policy and a receipt for the premium for that year.

6.10 Bye-Laws

To comply with the Landlord's Bye-Laws in force from time to time in so far as they affect the Demised Premises and in the case of any conflict between the provisions of this lease and the said Bye-Laws the Landlord's Bye-laws take precedence.

6.11 Membership of Goring Tennis Club

To use such reasonable endeavours in so far as the same are within the power of the Tenant but without imposing financial responsibility on the Tenant to ensure that the Tenant does not permit more than forty-nine per cent of its members to reside more than three miles from the Goring-on-Thames Parish boundary. The Tenant will provide details of club membership (which shall not include any personal data identifying individual members), demonstrating adherence to this commitment annually on the request of the Landlord

alongside any diversity and inclusivity data collected by the Tenant.

6.12 Public Court

To designate one of the tennis courts on the Demised Premises as a “Public Court” and to give Goring-on-Thames Parishioners who are not members of the Goring Tennis Club the prior right to play tennis free of charge on that Public Court EXCEPT on those occasions when the Demised Premises are being used for club activities, the date and time of which shall be agreed between the Landlord and Tenant, acting reasonably, in advance of such club activity and PROVIDED THAT

- i) 30% of such club activities must be open to the public;
- ii) The total amount of club activities in a year must not exceed 400 hours;
- iii) No more than 200 hours of the club activities specified in clause 6.12(ii) will be during the weekend;
- iv) Details of the usage and availability of the Public Court, along with details of how to access any booking process/system for the Public Court, will be displayed on visible signage outside the Public Court by the Tenant;
- v) The surface of the Public Court shall be maintained to no worse a standard than the other courts.

6.13 Parishioners right to play tennis on other tennis courts

To permit Goring-on-Thames Parishioners who are not members of the Goring Tennis Club to play tennis on any court within the Demised Premises if it is not in use by members of the Goring Tennis Club paying thereof a fee of £10 per hour per court for non-lit courts, increased annually by no more than the CPI from the date of this agreement, such fee to be collected and retained by the Tenant. For the avoidance of doubt, the Tenant may introduce access controls to the courts but in doing so must not restrict the rights of Parishioners from accessing the courts in line with this agreement.

6.14 Delivery Up

To deliver up the Demised Premises to the Landlord at the end of the Term in a condition consistent with the performance by the Tenant of the covenants hereinbefore contained and (unless agreed otherwise by the parties) the Tenant

shall remove its property from the Demised Premises and make good any damage caused to the Demised Premises to the Landlord's reasonable satisfaction. The Tenant shall return to the Landlord any keys or control cards to the Demised Premises.

6.15 Accounts

To provide the Landlord annually with a set of the Tenant's audited accounts if requested.

6.16 Change of Trusteeship

To advise the Landlord if the Trustees change and the names and addresses of their successors

6.17 Registration and Closure of Leasehold Title

i) To register this lease at HM Land Registry as soon as practicable, but in any event no later than 10 working days, after the date of this lease at the Tenant's cost and to provide the Landlord with copies of the newly registered leasehold title as soon as practicable after receiving the same.

ii) To close the leasehold title created in accordance with clause 6.17(i) as soon as practicable, but in any event no later than 10 working days after the date of termination of this lease.

7. Provisos

7.1 Arrears

If the reserved rent or any part thereof shall be in arrear for twenty one days whether formally demanded or not or if there shall be a material breach of any covenants or provisions contained in Clause 6 above (which have not been remedied within a reasonable period of time having regard to the nature of the breach) or if Goring Tennis Club shall be closed disbanded or otherwise cease to exist the Landlord may re-enter the Demised Premises and thereupon the term hereby created shall immediately end but without prejudice to any right or remedy of the Landlord in respect of any antecedent breach of the covenants of this lease by the Tenant.

7.2 Notice

Any notice to be served in accordance with the provisions of this Lease shall be served as regards the Landlord in accordance with the provisions of Section 233 of the Local Government Act 1972 and as regards the Tenant in accordance with Section 231 of the said Act.

7.3 Lease Termination

The Tenant may terminate this Lease by serving a written break notice on the Landlord giving at least 12 months' notice in writing expiring on the first day of any month then and in such case immediately after the expiration of the said notice this present Lease shall terminate but without affecting any other right or remedy that either party may have in relation to any earlier breach of this lease.

8. Landlord's Covenants

The Landlord covenants with the Tenant to:

8.1 to allow the Tenant to peaceably hold the Demised Premises throughout the Term without any interruption except as aforesaid by the Landlord or any person claiming under him.

8.2 to commission a survey of the trees adjacent to the tennis courts once every two years and carry out any pruning or other works recommended by the survey at the Landlord's expense, PROVIDED THAT the Landlord is not prevented from doing so by any tree preservation orders, planning conditions or want of any necessary consents.

9. Declaration

The Landlord and Tenant declare that this instrument is signed and executed by them as a deed in accordance with the Law of Property (Miscellaneous Provisions) Act 1989.

10. Certificate of No Agreement for Lease

It is hereby certified that there is no Agreement for Lease (or Tack) to which this Lease (or Tack) gives effect.

11. Exclusion of sections 24-28 of the LTA 1954

11.1 The parties confirm that

11.1.1 the Landlord served a notice on the Tenant, as required by section 38A(3)(a) of the LTA 1954, applying to the tenancy created by this lease, before this lease was entered into:

11.1.2 the Tenant made a statutory declaration dated 28 May 2025 in

accordance with the requirements of section 38A(3)(b) of the LTA 1954 a certified copy of which statutory declaration is annexed to this lease; and

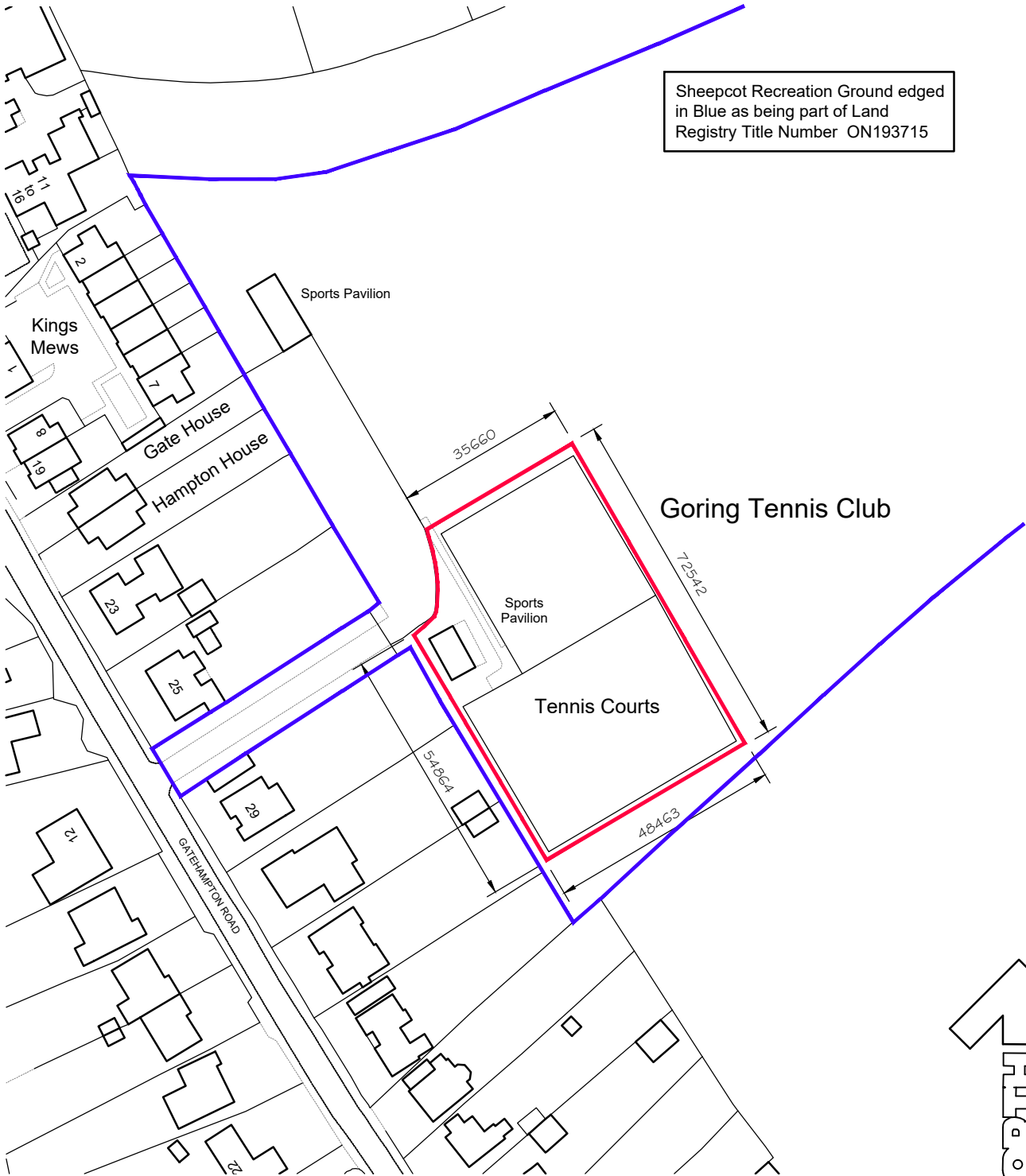
11.1.3 there is no agreement for lease to which this lease gives effect.

11.2 The parties agree that the provisions of sections 24 to 28 of the LTA1954 are excluded in relation to the tenancy created by this lease.

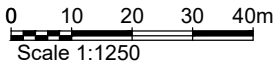
IN WITNESS whereof the parties hereto have executed this Lease as a Deed and it is delivered and takes effect on the date stated at the beginning of it.

Schedule
The Demised Premises

All that land at Sheepcot Recreation Ground, Gatehampton Road, Goring edged in red on the Deed and Location plans on the next pages and measuring approximately Seventy two metres and 54 centimetres (72.54 m) along the North East, Forty eight metres and 46 centimetres (48.46 m) along the South East, Fifty four metres and 86 centimetres (54.86) along the South West, meeting the edge of the entrance road and following its curve towards the North, Thirty five metres and sixty six centimetres (35.66 m) along the North West, and being part of Title Number ON193715.

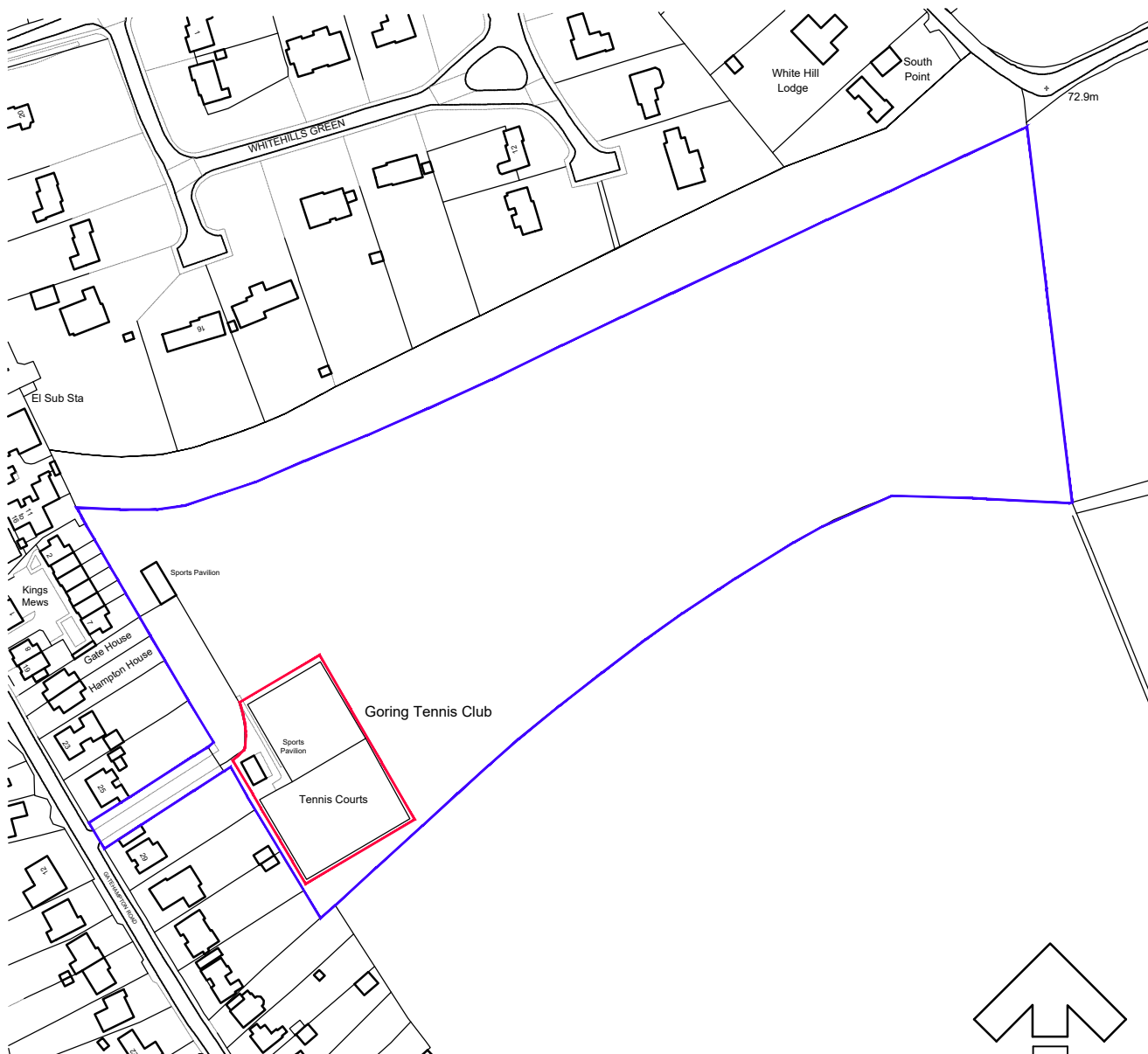


DEED PLAN

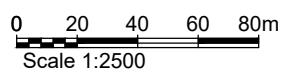


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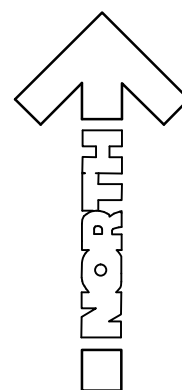
No.	Revision	Date	
Project		Scale	Drawn by
Land at Sheepcot Recreation Ground, Gatehampton Road, Goring-on-Thames, RG8 0EB		1:1250 @ A4	CG
Drawing Title		Date	
Deed Plan		May 2025	



LOCATION PLAN



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No. Revision

Date

Project
Land at Sheepcot Recreation Ground,
Gatehampton Road, Goring-on-Thames, RG8 0EB

Scale
1:2500 @ A3
Drawn by
CG

Drawing Title
Location Plan

Date
May 2025

Executed as a deed by on behalf of Goring Tennis Club by:-

Paul Gavin

Trustee of Goring Tennis Club

John Alper

Trustee of Goring Tennis Club

in the presence of:-

Witness signature:

Witness name:

Address:

Signed and sealed as a DEED on behalf of Goring-on-Thames Parish Council by:-

Nick Mallen

Parish Councillor

Jim Emerson

Vice chair of Parish Council

In the presence of:

Witness signature:

Witness name:

Address:

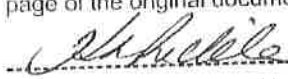
FORM OF NOTICE THAT SECTIONS 24 TO 28 OF THE LANDLORD AND TENANT ACT 1954 ARE NOT TO APPLY TO A BUSINESS TENANCY

TO: Paul Gavin as trustee of the Goring Tennis Club of 5 Ambury Road, Aldworth, reading RG8 9TL and John Alper as trustee of the Goring Tennis Club of Beechcroft, Elvendon Road, Goring, Reading RG8 0DT

complete copy of the corresponding page of the original document

24/05/2025

FROM: Goring-on-Thames Parish Council
The Old School
Station Road
Goring
RG8 9HB


KERRY LOUISE RIDDEN
SOLICITOR
RICHARD WILSON LONG
SOLICITORS
CYMBAL HOUSE, HIGH STREET
GORING-ON-THAMES, READING
BERKS RG8 9AU
Telephone: 01491 879100

IMPORTANT NOTICE

You are being offered a lease without security of tenure. Do not commit yourself to the lease unless you have read this message carefully and have discussed it with a professional adviser.

Business tenants normally have security of tenure – the right to stay in their business premises when the lease ends.

If you commit yourself to the lease you will be giving up these important legal rights.

- You will have **no right** to stay in the premises when the lease ends.
- Unless the landlord chooses to offer you another lease, you will need to leave the premises.
- You will be unable to claim compensation for the loss of your business premises, unless the lease specifically gives you this right.
- If the landlord offers you another lease, you will have no right to ask the court to fix the rent.

It is therefore important to get professional advice – from a qualified surveyor, lawyer or accountant – before agreeing to give up these rights.

If you want to ensure that you can stay in the same business premises when the lease ends, you should consult your adviser about another form of lease that does not exclude the protection of the Landlord and Tenant Act 1954.

If you receive this notice at least 14 days before committing yourself to the lease, you

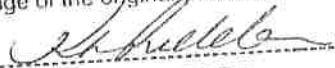
will need to sign a simple declaration that you have received this notice and have accepted its consequences, before signing the lease.

But if you do not receive at least 14 days notice, you will need to sign a "statutory" declaration. To do so, you will need to visit an independent solicitor (or someone else empowered to administer oaths).

Unless there is a special reason for committing yourself to the lease sooner, you may want to ask the landlord to let you have at least 14 days to consider whether you wish to give up your statutory rights. If you then decided to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.

I certify that this represents a true and complete copy of the corresponding page of the original document

28/05/2025


KERRY LOUISE RIDDEN
SOLICITOR
RICHARD WILSON LONG
SOLICITORS
CYMBAL HOUSE, HIGH STREET
GORING-ON-THAMES, READING
BERKS RG8 9AU
Telephone: 01491 879100

LANDLORD AND TENANT ACT 1954 (AS AMENDED)
REGULATORY REFORM (BUSINESS RENANCIES) (ENGLAND AND WALES)
ORDER 2003

I Paul Gavin/John Alper

as a trustee of Goring Tennis Club, Sheepcot Recreation Ground, Gatehampton Road, Goring, RG8 0EN do solemnly and sincerely declare that -

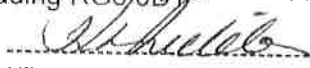
1. Paul Gavin and John Alper as trustees for Goring Tennis Club (tenant) propose to enter into a tenancy of premises at land at Sheepcot Recreation Ground, Gatehampton Road, Goring for a term commencing on a date to be specified in the lease.
2. The tenant proposes to enter into an agreement with Goring-on-Thames Parish Council, that the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 (security of tenure) shall be excluded in relation to the tenancy.
3. The landlord has served on the tenant a notice in the form or substantially in the form, set out in Schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003. The form of notice set out in that Schedule is reproduced below.
4. The tenant has read the notice referred to in paragraph 3 above and accepts the consequences of entering into the agreement referred to in paragraph 2 above.
5. I am duly authorised by the tenant to make this declaration.

FORM OF NOTICE THAT SECTIONS 24 TO 28 OF THE LANDLORD AND TENANT ACT 1954 ARE NOT TO APPLY TO A BUSINESS TENANCY

TO: Paul Gavin as trustee of the Goring Tennis Club of 5 Ambury Road, Aldworth, Reading RG8 9TL and John Alper as trustee of the Goring Tennis Club of Beechcroft, Elvendon Road, Goring, Reading RG8 0EN

I certify that this represents a true and complete copy of the corresponding page of the original document

FROM: Goring-on-Thames Parish Council
The Old School
Station Road
Goring
RG8 9HB


KERRY LOUISE RIDDEN
SOLICITOR
RICHARD WILSON LONG
SOLICITORS
CYMBAL HOUSE, HIGH STREET
GORING-ON-THAMES, READING
BERKS RG8 9AU
Telephone: 01491 879100

28/05/2025

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- You will be unable to claim compensation for the loss of your business premises, unless the lease specifically gives you this right.
- If the landlord offers you another lease, you will have no right to ask the court to fix the rent.

It is therefore important to get professional advice – from a qualified surveyor, lawyer or accountant – before agreeing to give up these rights.

If you want to ensure that you can stay in the same business premises when the lease ends, you should consult your adviser about another form of lease that does not exclude the protection of the Landlord and Tenant Act 1954.

If you receive this notice at least 14 days before committing yourself to the lease, you will need to sign a simple declaration that you have received this notice and have accepted its consequences, before signing the lease.

But if you do not receive at least 14 days notice, you will need to sign a "statutory" declaration. To do so, you will need to visit an independent solicitor (or someone else empowered to administer oaths).

Unless there is a special reason for committing yourself to the lease sooner, you may want to ask the landlord to let you have at least 14 days to consider whether you wish to give up your statutory rights. If you then decided to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED at CYMBAL HOUSE this 28th day of MAY
HIGH STREET
GORING-ON-THAMES 2025

Before me

Kerry Louise Ridden
KERRY LOUISE RIDDEN SOLICITOR.

(signature of person before whom declaration is made)

A commissioner for oaths or A solicitor empowered to administer oaths or (as appropriate)

RICHARD WILSON LONG
CYMBAL HOUSE HIGH STREET
GORING-ON-THAMES READING
BERKS RG8 9AU

Telephone: 01491 879100

empowered to administer oaths or (as appropriate)
complete copy of the correspondence or (as appropriate)
page of the original document

Kerry Louise Ridden
KERRY LOUISE RIDDEN
SOLICITOR
RICHARD WILSON LONG
SOLICITORS
CYMBAL HOUSE, HIGH STREET
GORING-ON-THAMES, READING
BERKS RG8 9AU
Telephone: 01491 879100


28/05/2025

FORM OF NOTICE THAT SECTIONS 24 TO 28 OF THE LANDLORD AND TENANT ACT 1954 ARE NOT TO APPLY TO A BUSINESS TENANCY

TO: Paul Gavin as trustee of the Goring Tennis Club of 5 Ambury Road, Aldworth,
reading RG8 9TL and John Alper as trustee of the Goring Tennis Club of Beechcroft,
Elvendon Road, Goring, Reading RG8 0DT

FROM: Goring-on-Thames Parish Council
The Old School
Station Road
Goring
RG8 9HB

I certify that this represents a true and complete copy of the corresponding page of the original document


KERRY LOUISE RIDDEN
SOLICITOR
RICHARD WILSON LONG
SOLICITORS
CYMBAL HOUSE, HIGH STREET
GORING-ON-THAMES, READING
BERKS RG8 9AU
Telephone: 01491 879100

28/05/2025

IMPORTANT NOTICE

You are being offered a lease without security of tenure. Do not commit yourself to the lease unless you have read this message carefully and have discussed it with a professional adviser.

Business tenants normally have security of tenure – the right to stay in their business premises when the lease ends.

If you commit yourself to the lease you will be giving up these important legal rights.

- You will have **no right** to stay in the premises when the lease ends.
- Unless the landlord chooses to offer you another lease, you will need to leave the premises.
- You will be unable to claim compensation for the loss of your business premises, unless the lease specifically gives you this right.
- If the landlord offers you another lease, you will have no right to ask the court to fix the rent.

It is therefore important to get professional advice – from a qualified surveyor, lawyer or accountant – before agreeing to give up these rights.

If you want to ensure that you can stay in the same business premises when the lease ends, you should consult your adviser about another form of lease that does not exclude the protection of the Landlord and Tenant Act 1954.

If you receive this notice at least 14 days before committing yourself to the lease, you

will need to sign a simple declaration that you have received this notice and have accepted its consequences, before signing the lease.

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 28/05/2025

KERRY LOUISE RIDDEN
SOLICITOR
RICHARD WILSON LONG
SOLICITORS
CYMBAL HOUSE, HIGH STREET
GORING-ON-THAMES, READING
BERKS RG8 9AU
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LANDLORD AND TENANT ACT 1954 (AS AMENDED)
REGULATORY REFORM (BUSINESS RENANCIES) (ENGLAND AND WALES)
ORDER 2003

- I Paul Gavin/John Alper
as a trustee of Goring Tennis Club, Sheepcot Recreation Ground, Gatehampton
Road, Goring, RG8 0EN do solemnly and sincerely declare that -
1. Paul Gavin and John Alper as trustees for Goring Tennis Club (tenant) propose to enter into a tenancy of premises at land at Sheepcot Recreation Ground, Gatehampton Road, Goring for a term commencing on a date to be specified in the lease.
 2. The tenant proposes to enter into an agreement with Goring-on-Thames Parish Council, that the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 (security of tenure) shall be excluded in relation to the tenancy.
 3. The landlord has served on the tenant a notice in the form or substantially in the form, set out in Schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003. The form of notice set out in that Schedule is reproduced below.
 4. The tenant has read the notice referred to in paragraph 3 above and accepts the consequences of entering into the agreement referred to in paragraph 2 above.
 5. I am duly authorised by the tenant to make this declaration.

**FORM OF NOTICE THAT SECTIONS 24 TO 28 OF THE LANDLORD AND
TENANT ACT 1954 ARE NOT TO APPLY TO A BUSINESS TENANCY**

TO: Paul Gavin as trustee of the Goring Tennis Club of 5 Ambury Road, Aldworth, Reading RG8 9TL and John Alper as trustee of the Goring Tennis Club of Beechcroft, Elvendon Road, Goring, Reading RG8 0DT

FROM: Goring-on-Thames Parish Council
The Old School
Station Road
Goring
RG8 9HB

I declare that this represents a true and
correct copy of the corresponding
page of the original document


KERRY LOUISE RIDDEN
SOLICITOR
RICHARD WILSON LONG
SOLICITORS
CYMBAL HOUSE, HIGH STREET
GORING-ON-THAMES, READING
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28/05/2025

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AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED at CYMBAL HOUSE this 28th day of MAY
HIGH STREET GORING-ON-THAMES 2025

Before me

KERRY LOUISE RIDDEN - SOLICITOR.

(signature of person before whom declaration is made)

A commissioner for oaths or A solicitor empowered to administer oaths or (as appropriate)

I certify that this represents a true and complete copy of the corresponding page of the original document

Kerry Louise Ridden
KERRY LOUISE RIDDEN
SOLICITOR
RICHARD WILSON LONG
SOLICITORS
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