

Lucy Perry

From: Edwina Crowley <Edwina.Crowley@thanet.gov.uk>
Sent: 05 February 2015 11:03
To: Lucy Perry
Cc: Heaton Kevin ; Stuart McLeod; Ged Lucas
Subject: RE: Dreamland - commercial in confidence
Sensitivity: Confidential

Good Morning Lucy,

Apologies, I meant the grant funding will spent at term commencement date, the concession applies to cover the terms and that is for 25 years.

Kind regards
Edwina

From: Lucy Perry [mailto:LucyP@hlf.org.uk]
Sent: 05 February 2015 09:24
To: Edwina Crowley
Cc: Heaton Kevin ; Stuart McLeod; Ged Lucas
Subject: RE: Dreamland - commercial in confidence
Sensitivity: Confidential

Dear Edwina,
Many thanks for sending these documents over. I just wanted to pick up the point you made towards the end of your email re the duration of the agreement with HLF. This will run for 25 years, so will not come to an end when the capital works finish, and the terms of our grant will remain in force for that whole period of time. This is clearly set out in the Terms of Grant, and applies to both the Council and the Dreamland Trust.

With kind regards,
Lucy

Lucy Perry
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I work part time, usually in the office Monday – Wednesday, and on phone/email on Thursday and Friday mornings

From: Edwina Crowley [mailto:Edwina.Crowley@thanet.gov.uk]
Sent: 04 February 2015 13:41
To: Lucy Perry
Cc: Heaton Kevin ; Stuart McLeod; Ged Lucas
Subject: Dreamland - commercial in confidence
Sensitivity: Confidential

Dear Lucy

Further to our telephone conversation I write to send an update re the lease etc ahead of our meeting on Monday.

I sent a lengthy report previously stating our position in terms of securing a tenant to take part of the site forward so will not repeat that here, except to confirm we have held a competitive process for the lease (supplemented by a concession) and the details of this process, the expressions of interest, evaluation, lease & concession terms have been sent to our external professional valuer, [REDACTED] for an independent assessment as to whether the Council has demonstrated that it has demonstrated that the deals represent the best consideration obtainable for the interest in the site. We will share this report with you as soon as we are in receipt of it.

It is our intention to lease part premises and land to the tenant, the scenic railway will form part of the fixtures and fittings. Rides do not form part of this agreement but will be licenced to the tenant on individual agreements. We do not have a draft rides licence meeting at present.

The incoming tenant, subject to GVA approval and our financial due diligence process, will be taking the site forward. Their calculations are that they will need to find at least [REDACTED] to do further CAPEX work to bring the area up to a high standard prior to opening.

SHL have set up a charitable foundation which will support the learning, development and community engagement and are committed to delivering the heritage park, open at least in part in summer 2015.

The agreements under negotiations between SHL and ourselves have taken months of legal advice, the Council are keen to retain adequate control over the branding, IP, rides and heritage theming of the park but also recognise that SHL need commercial terms to get the CAPEX funding required to get the site ready to open.

The attached documents show the draft agreement for lease (so that we can document our works as per the contractual specifications (Coombes & Topbond) and the tenant can include their specification of CAPEX works) upon completion and a schedule of condition completed at that time, the lease & concession will then apply.

Just for the purposes of clarity at the time the lease will take effect the project will be complete in terms of our agreement with yourselves. What we are actually putting you on notice about is our intention to part with possession by way of a long lease (99 years) so are asking for your feedback on this.

Please note the attached documents are strictly confidential and exempt from FOI under the s43.

Look forward to seeing you Monday.

Kind regards

Edwina

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