

RINGWOOD TOWN COUNCIL**2nd DRAFT OUTLINE TERMS FOR LEASE OF FOLLY FARM**

Lessor/Landlord	Ringwood Town Council
Tenant/Lessee	Sheiling Trust
Period	Twenty-five years
Rental	Peppercorn (if demanded)
Right to Sub-let	Only with the consent of the Town Council
Lessee's Responsibilities	<ol style="list-style-type: none">1 Management and maintenance of the whole of the Folly Farm site as a public open space area in a safe condition for use by the public2 Provide adequate public liability policies in relation to the Trust's use of the site3 Ensure continued access for the public.
Limitations on use	The land is to be used directly in conjunction with the activities of the Sheiling Trust and its associated schools and shall not be used for commercial purposes unless such uses are approved by the Town Council.
Prohibition/Limitations On Use	<p>The following activities will not be permitted on the site without the prior consent of the Town Council. Application for such consent must be made at least sixty days before any proposed event is to take place. The limitations relate to:-</p> <ul style="list-style-type: none">Vehicular activityUse of site by motorcycles or organised cyclo-cross competitionsCampingFiresErection of any buildings of either temporary – for more than 30 days - or permanent nature
Objectives of the Lessee	<p>The Lessee's objectives will be to:-</p> <ol style="list-style-type: none">1. Improve quality and maintain and enhance by a diversity by:-<ul style="list-style-type: none">New planting or replantingNatural re-generationFelling and thinningClearanceCoppicing

2. Habitat/conservation by :-

Managing the hedges/wood banks and other boundaries
Planting or sowing woodland ground flora

3. Improve accessibility by

Introducing improvements to access arrangements for
management and recreational purposes

4. Meet the needs of the local community by:-

The development of play areas, educational uses, nature
trails and picnic facilities

5. Manager and monitor by:

Undertaking adequate monitoring to enable the results of
management work to be measured and evaluated

Community Linkages	The lessee will seek to establish a Friends of Folly Farm group in order to develop linkages with other community groups, volunteer groups, advisory bodies and local schools. The Ringwood Town Council and St Leonards and St Ives Parish Councils will be encouraged to appoint representatives to attend meetings of the Friends of Folly Farm group.
Town Council Commitments	The Town Council will facilitate the establishment of the Friends of Folly Farm group and will, as far as practical, support the work of the Lantern Community. It will also assist with any major works to trees to ensure the continuation of a safe environment within Folly Farm for all users whether they be the members of the Lantern Community's schools or members of the public.
Break Clauses	Whilst the lease period is to be set for twenty or twenty five years it is proposed that in order to safeguard the Lantern Community in the event of the cost of maintenance, that the Community could reasonably be expected to bear, break clauses at five, ten, fifteen and twenty years will be incorporated into the lease.
Landlord and Tenant Provisions	To be excluded?