

# Group Exercise

A row of eight shops in your local community is to be demolished in nine months' time to make way for a new supermarket and car park. The units are in a poor condition, and currently parking is limited so there is a plan for a new underground car park. The row of shops is sited in an area of social and economic deprivation within your parish. However, the shops are well supported as they are situated along a very busy road, close to the local primary school and are next door to a children's playground.

One of the units that was a take-away restaurant has suddenly become available, and you have discovered that the rent and rates have been fully paid until the proposed date of demolition. Further, the landlord has informed you that he is keen on the premises being occupied quickly, as he hopes this will deter vandalism and petty crime.

As he knows that you are a member of the local church, he has said that, if you could come up with a reasonable proposition on what you might do with the unit, the church could occupy it rent and rate free until the time it is demolished. Therefore the church would only have to pay for the heating,

lighting, and any costs of refurbishment and fitting-out.

Your church finances are currently running significantly in the red, and there is expected to be a shortfall this year. The new vicar hopes that things might have turned a corner within the next few years, as attendances are steadily increasing. However, she acknowledges that there is some much needed repair work to the late Victorian parish church building.

You are a member of a group that has been tasked by your church to come up with recommendations about how the church should proceed.

What might these recommendations be?

- The Church still owes £8,000 of the £41,000 annual payment to the Diocese.
- The church has around £29,000 in savings however, these are earmarked to cover the deficit for the next couple of years.



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**From:** Dee Veloper <[Dee.Veloper@building.org](mailto:Dee.Veloper@building.org)>  
**Sent:** 06 May 2021 11:08  
**To:** Parish Sec <[parish.sec@stbloggins.org](mailto:parish.sec@stbloggins.org)>  
**Subject:** Shop development delayed

Dear All

I am emailing on behalf of the landlord as I know you are meeting today.

I needed to let you know that the new development has been delayed and that it will now be at least eighteen months before it begins, possibly longer. The landlord has ask whether the church is still interested, as someone else who has enquired about it.

Rent and rates would be chargeable for the whole period of the extension. Therefore, if you do want the unit, then you would need to enter into a binding contract that states that you would cover the rent and rates for the whole of the period between the initial rate and rate free period – which he will honour – up until the time of the new development, whenever that takes place, or for a minimum of three years (whichever is soonest).

The cost of the rent and rates will be set at £495 per month for the whole extension period. The other interested party has already agreed to these terms but understands that they are second in line at this stage.

Please can you respond within the next five days so that I can progress the legal paperwork

Your sincerely

*Dee*