

BOXTED PARISH COUNCIL (BPC)
MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD ON 26 MAY 2026 AT 730PM IN BOXTED HUB COMMITTEE ROOM

PRESENT: Members – Councillors Jamie Seakens (Chair), Arabella Brentnall, Amin Dedhar, Angela McLauchlan and Lee Smith.

Clerk – Karen Thompson

ALSO There members no members of the public present.

PRESENT

26/94 Welcome and noting apologies

Not present were Cllrs Jon Hunt, James Collitt, Gene Pugh and David Taplin

26/95 Declarations of Interest – there were none.

26/96 To consider entering a lease agreement for the Community Hub Café with Tom's Food Lounge Ltd.

Much consideration was given to the proposed terms of the draft lease and the council resolved to:

- Advise the tenant that insurance rent, an existing lease clause, would be sought at 15% of the council's insurance premium each year.
- Photographic evidence of the Hub café/kitchen at the start of the lease would be taken and agreed and the council would require the tenant to return the property in a similar state.
- To seek advice as to setting a lease term at 15 years with an option to extend to 25 years at the first break point by mutual agreement.
- In the event that these not being possible the clerk was authorised to sign the lease and enter the council into the agreement as proposed.

26/97 Date of next and future meetings

The proposed date of the next meeting is 10 June 2026 at 730pm. Delegated authority being granted to the Clerk with authorisation from the Chair for emergency and time critical issues.

Signature _____ Signed by _____