

WARRINGTON BOROUGH COUNCIL
RECORD OF DECISION TAKEN BY AN OFFICER

DECISION TITLE: Deed of Variation in relation to the Cinema premises at Time Square, Warrington

Executive Board Decision No and/or Forward Plan No (Executive decisions only)	FP No: 063/14 EB 184 minute of 13 th April 2015 Executive Board
Directorate Ref No (Non Executive decisions only) If applicable	N/A
Decision detail	<p>To vary the Agreement to Lease dated 7th August 2015 with Cine-UK Limited as follows-</p> <ol style="list-style-type: none"> 1. The definition of “Tenant’s Works” shall be deleted and replaced with the following: “the fitting out works to be approved and carried out by the Tenant in relation to the Property in accordance with Part 4 of Schedule 1 including the Mass Barrier Works” 2.The following definition shall be added to the Agreement for Lease at clause 1.1: “Mass Barrier Works” means the full design supply and installation of all mass barrier acoustic ceilings and associated drop rod suspension systems (including all necessary labour, plant and equipment, and acoustic testing) to be carried out to the parts of the barrier ceiling shown tinted green on the Mass Barrier Works Plan. 3. The Original Specification shall be varied in accordance with the variations made in the New Specification and shall be read and construed accordingly; 4. The Original Lease (GF) Plan shall be deleted and replaced with the New Lease (GF) Plan. <p>To vary the side letter as follows:-</p> <ol style="list-style-type: none"> (a) The Original Side Letter Plan shall be deleted and replaced with the New Side Letter Plan; (b) The wording within the side letter starting with (and including) “Auditorium 1 – 258” and ending at (and including) “Total 2499” shall be deleted and replaced with the table annexed to this deed at Appendix 5; <p>Pay a Landlords contribution of £55,390.39 in respect of the Mass Barrier Works.</p> <p>Pay a Landlords contribution of £43,400 in respect of the Tenant providing scaffolding pursuant to the New Specification</p> <p>The tenant will pay to the landlord a “Tenant’s Contribution of £14,974.19.</p>
	On-going discussions with Cine-Uk identified areas currently in

Reason for Decision	<p>the Phase 4 contract with Vinci which were best suited to Cine UK to undertake as part of their fit out.</p> <p>These works have been valued and the sum forms part of a landlord contribution to Cine-UK fit out costs.</p> <p>The demised area to Cine-Uk Ltd has changed as construction drawings have been produced and these are now reflected in the Deed of Variation agreement.</p>
Decision Maker/Responsible Officer	Steve Park, Managing Director of Warrington & Co, Director of Growth
Directorate	Economic Regeneration, Growth and Environment
Lead Executive Board Member consulted (if applicable)	Not applicable
Decision Date	08 January 2019
Date Decision was published / notified (normally within 2 clear working days of decision being made)	17 January 2019
Summary of options considered	None – no alternative except to refuse the request and have the cost impact on the scheme as funds will be transferred from the phase 4 contract budget.
Interests declared	None
Background Papers (if applicable) <i>(period expires after 4 years from date of decision)</i>	Executive Board Report 063/14 of 13 April 2015
Confidential / exempt information Category (if applicable)	Not applicable

NB. This form expires after 6 years.