

PARLIAMENT

RESOLVED that Parliament in accordance with section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225 approve the lease to the Duke of Edinburgh's International Award Barbados Charity, a charity registered as Charity No. 214 under the *Charities Act*, Cap. 243, of the parcel of land, the property of the Crown, namely Lot 2, being part of the property known as Culloden Farm in the parish of Saint Michael in this Island and more particularly described in the *First Schedule* to this Resolution on the terms and conditions set out in the *Second Schedule*, to be used as a headquarters-base to house the Duke of Edinburgh's International Award Barbados Charity and to facilitate its development programmes.

APPROVED by the House of Assembly this day of ,
Two thousand and twenty.

Speaker

APPROVED by the Senate this day of ,
Two thousand and twenty.

President

FIRST SCHEDULE

ALL THAT land the property of the Crown, namely Lot 2, being part of the property known as Culloden Farm in the parish of Saint Michael in this Island containing by admeasurement 15634.3 square metres or thereabouts abutting and bounding on Hugh Johnson Link Road, on lands of the Barbados Government, on lands now or late of Perl Goodridge (Lot 13), on lands now or formerly of the National Housing Corporation (Lot 12), on lands now or late of Roger Butcher (Lot 11), Clive Roberts (Lot 10), Reuben Briggs (Lot 9), Noel Christie (Lot 8), Albert Callendar (Lot 7), Doreen Grant (Lot 6), Ricardo King (Lot 5), Leomie Herbert (Lot 4), Joyce Prince (Lot 3), Eastmond Shepherd (Lot 2) and Johann Holder (Lot 1), on lands now or formerly of the Diocesan Trustees of the Anglican Church, on lands now or formerly of the National Insurance Board, on lands of the Barbados Government (Lot 1), on a right of way 4.20 metres wide and on Frederick Lane Drive or however else the same may abut and bound together with the buildings thereon as shown and delineated on a plan certified on the 12th day of August, 2019 by Anderson R. Alleyne, Land Surveyor and recorded in the Lands and Surveys Department on the 29th day of October, 2019 as Plan No. 1345 of 2019.

SECOND SCHEDULE**TERMS AND CONDITIONS**

The lease to the Duke of Edinburgh's International Award Barbados Charity of the parcel of land, the property of the Crown, namely Lot 2, being part of the property known as Culloden Farm in the parish of Saint Michael in this Island and more particularly described in the *First Schedule* is on the following terms and conditions:

- (a) the lease shall be for a period of twenty-five (25) years with an option to renew for a further period of twenty-five (25) years;
- (b) an initial concessionary rate of one thousand, two hundred dollars (\$1,200.00) per annum shall be paid by the Duke of Edinburgh's International Award Barbados Charity during the first five (5) years of the lease;
- (c) rent reviews shall take place at five-yearly intervals;
- (d) the premises shall revert to the Crown for nil consideration at the end of the lease;
- (e) the lease shall have a five-year notice break clause exercisable after the second rent review, allowing either party to bring it to an end;
- (f) the Crown shall compensate the Duke of Edinburgh's International Award Barbados Charity with the market renovated costs less any depreciation at the date of resumption should the lease be brought to an end by the Crown;
- (g) the Duke of Edinburgh's International Award Barbados Charity shall be responsible for insurance of the buildings, public liability and occupiers' liability at the premises, the repairs and maintenance of the buildings, the payment of utilities and other outgoings arising out of the use of the site;
- (h) the Duke of Edinburgh's International Award Barbados Charity shall bear the cost of development of the site and shall comply with Town Planning and other statutory requirements;

Second Schedule - (Concl'd)

- (i) the Duke of Edinburgh's International Award Barbados Charity shall be responsible for the full restoration of the "main house" to its original architectural form within the first five (5) years of the initial lease period;
- (j) the Duke of Edinburgh's International Award Barbados Charity shall advise the Ministry of Housing, Lands and Maintenance of the replacement cost of the buildings and plant on site on completion of the refurbishment or improvements;
- (k) the Duke of Edinburgh's International Award Barbados Charity shall not assign or otherwise dispose of the property by lease or part with possession without the prior written consent of the Crown; such consent not to be unreasonably withheld.

ADDENDUM

By Conveyance dated the 25th day of September, 1964 between Courtney D. Marshall of the One Part and the Crown of the Other Part two parcels of land situate in Saint Michael were purchased by the Crown: (a) 8 acres 2 perches of land together with the building known as "Culloden House"; and (b) 15,150 square feet of land together with the building known as "Flodden".

The Ministry of Housing, Lands and Maintenance by Application No. 0163/02/2018B dated the 12th day of February, 2018, applied for permission to subdivide lands situate at Culloden Farm in the parish Saint Michael into two lots, Lots 1 and 2, for commercial purposes. The Chief Town Planner granted permission for the subdivision subject to attached conditions under Permission Ref. No. 0163/02/2018B dated the 28th day of June, 2018. In compliance with Condition No. 2 of the Permission, a plan of the subdivision of 16900.4 square metres of Crown land was approved by the Chief Town Planner on the 11th day of September, 2019. By Certificate of Compliance Reference No. 0163/02/2018B dated the 28th day of February, 2020, the Chief Town Planner certified that Condition No. 2 attached to the Permission was satisfactorily discharged and that there were no objections to the sale, lease or other disposal of the lots.

The Cabinet at its meeting held on the 7th day of March, 2019, considered Note (19) 245/MHLR 08 and agreed to the lease of Lot 2 of the sub-divided lots, which is described in the *First Schedule* to this Resolution to the Duke of Edinburgh's International Award Barbados Charity to be used as a headquarters-base to house the charity and to facilitate its development programmes under the terms and conditions set out in the *Second Schedule*.

In accordance with the provisions of section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225, the approval of Parliament is now sought for the lease to the Duke of Edinburgh's International Award Barbados Charity of the Crown lands described in the *First Schedule* on the terms and conditions set out in the *Second Schedule*.