

DATED

12 September

2025

PRISCILLA MARY PADLEY

and

THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

LICENCE FOR ALTERATIONS

relating to

1 Edward Street, Brighton, East Sussex

BATE & ALBON
SOLICITORS



Incorporating lewes
smith solicitors and property lawyers

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THIS LICENCE is dated on the date inserted on the top of the cover page.

HM Land Registry

Landlord's title number: ESX225773

Administrative area: BRIGHTON AND HOVE

Tenant's title number: ESX242836

Administrative area: BRIGHTON AND HOVE

PARTIES

- (1) Priscilla Mary Padley of 10 Parkway, Nassington, Peterborough, PE8 6QF (**Landlord**); and
- (2) The Secretary of State for Housing, Communities and Local Government of C/O Home Office Property Services, Home Office, 4th Floor Peel, 2 Marsham Street, London, SW1P 4DF. (**Tenant**).

BACKGROUND

- (A) This licence is supplemental and collateral to the Lease.
- (B) The Landlord is entitled to the immediate reversion to the Lease.
- (C) The residue of the term granted by the Lease is vested in the Tenant.
- (D) The Tenant intends to carry out the Works and, under the terms of the Lease, requires the consent of the Landlord to do so.

AGREED TERMS

1. INTERPRETATION

The following definitions and rules of interpretation apply in this licence.

1.1 Definitions:

Crown Period: has the meaning given to that term in clause 1.1 of the Lease.

CDM Regulations: the Construction (Design and Management) Regulations 2015 (SI 2015/51).

Lease: a lease dated 24 March 2000 and made between Philips & Drew Fund Management Limited (1) and The Secretary of State for the Environment, Transport and the Regions (2) as varied by a Deed of Variation dated 27 September 2010 made between John Michael Padley and Barbara Alicia Mary Bodger (1) and The Secretary of State for Communities and Local Government (2) and all documents supplemental or collateral to that lease and deed.

Property: the property demised by the Lease and therein briefly described in clause 1.1 as the "Premises" which are more particularly described in the First Schedule to the Lease.

Term: the term of years granted by the Lease and any agreed or statutory continuation of the Lease.

Works: replacement of the main front door of the Property together with its frame with one new set of glass double doors inclusive of an aluminium screen as shown on the plans and specification attached to this licence.

- 1.2 References to the **Landlord** include a reference to the person entitled for the time being to the immediate reversion to the Lease. References to the **Tenant** include a reference to its successors in title and assigns.
- 1.3 References to the **end of the Term** are to the end of the Term however it ends.
- 1.4 The expression **tenant covenants** has the meaning given to it by the Landlord and Tenant (Covenants) Act 1995.
- 1.5 Clause headings shall not affect the interpretation of this licence.
- 1.6 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.7 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.8 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.9 Unless otherwise specified, a reference to legislation or a legislative provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.10 A reference to legislation or a legislative provision shall include all subordinate legislation made from time to time under that legislation or legislative provision.
- 1.11 A reference to **writing** or **written** includes fax but not e-mail.
- 1.12 A reference to **this licence** or to any other agreement or document referred to in this licence is a reference to this licence or such other agreement or document as varied or novated (in each case, other than in breach of the provisions of this licence) from time to time.
- 1.13 Unless the context otherwise requires, references to clauses are to the clauses of this licence.
- 1.14 Any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

- 1.15 Any obligation on a party not to do something includes an obligation not to allow that thing to be done.

2. CONSENT TO CARRY OUT THE WORKS

- 2.1 In consideration of the obligations on the Tenant in this licence, the Landlord consents to the Tenant carrying out the Works on the terms set out in this licence.

- 2.2 This consent will cease to be valid if the Works have not been started (in accordance with the terms of this licence) within three months from (and including) the date of this licence.

- 2.3 Nothing in this licence will place the Tenant under an obligation to the Landlord to carry out the Works, but if it does carry them out, it must do so on the terms of this licence.

- 2.4 This consent does not obviate the need for the consent or licence of any person other than the Landlord that may be required to carry out the Works.

3. CARRYING OUT AND COMPLETING THE WORKS

- 3.1 The Tenant must ensure it has complied with the requirements of this clause when carrying out the Works.

- 3.2 The Tenant must carry out the Works:

- (a) using good quality, new materials which are fit for the purpose for which they will be used;
- (b) in a good and workmanlike manner and in accordance with good building and other relevant practices, codes and guidance; and
- (c) to the reasonable satisfaction of the Landlord.

- 3.3 In carrying out the Works, the Tenant must comply with all laws and the terms of all other licences and consents and shall cause as little disturbance and inconvenience as reasonably possible to the Landlord, the Tenant and the owners and occupiers of any neighbouring land.

- 3.4 The Tenant must immediately make good, to the reasonable satisfaction of the Landlord, any damage (including decorative damage) to any land or building, plant or machinery (other than the Property) which is caused by carrying out the Works.

- 3.5 The Tenant must complete the Works, and any works required by clause 3.4, within six months after the date of this licence.

- 3.6 The Tenant must notify the Landlord as soon as the Works have been completed and send the Landlord two copies of plans showing the Property as altered by the Works.

4. THE CDM REGULATIONS

- 4.1 The Tenant shall comply with its obligations under the CDM Regulations, including (without limitation) all requirements in relation to the provision and maintenance of a health and safety file.
- 4.2 The Tenant shall supply all information to the Landlord that the Landlord reasonably requires from time to time to comply with the Landlord's obligations under the CDM Regulations.

5. FURTHER PROVISIONS RELATING TO THE WORKS

- 5.1 The Landlord will only be obliged to insure the Works if they form part of the Property, and only:
- (a) during a Crown Period;
 - (b) after they have been completed in accordance with this licence;
 - (c) for the amount for which the Tenant has notified the Landlord that they should be insured; and
 - (d) otherwise in accordance with the terms of the Lease.
- 5.2 Before the end of the Term the Tenant must, if the Landlord reasonably so requires and gives the Tenant reasonable prior notice of that requirement, remove the Works and reinstate the Property and make good any damage (including decorative damage) caused to the Property or any land or building, plant or machinery other than the Property by such removal and reinstatement.
- 5.3 Any effect on the rental value of the Property arising in connection with the Works will be disregarded on any rent review under the Lease.
- 5.4 The tenant covenants in the Lease will extend to the Works and apply to the Property as altered by the Works.

6. NO WARRANTY BY THE LANDLORD

- 6.1 No representation or warranty is given or is to be implied by the Landlord entering into this licence or by any step taken by or on behalf of the Landlord in connection with it as to:
- (a) the suitability of the Property of which it forms part for the Works;
 - (b) whether the Works or any removal or reinstatement of them may be lawfully carried out.
- 6.2 The Tenant acknowledges that it does not rely on, and will have no remedies in respect of, any representation or warranty (whether made innocently or negligently)

that may have been made by or on behalf of the Landlord before the date of this licence as to any of the matters mentioned in clause 6.1.

7. COSTS

- 7.1 On completion of this licence the Tenant must pay the reasonable costs and disbursements of the Landlord, its solicitors, surveyors and managing agents in connection with this licence and the Undertaking provided on 28 May 2025.

8. THE RIGHT OF RE-ENTRY IN THE LEASE

The right of re-entry in the Lease will be exercisable if any covenant or condition of this licence is breached, as well as if any of the events stated in the provision for re-entry in the Lease occurs.

9. NOTICES

Any notice given under or in connection with this licence must be in writing and must be delivered by hand or sent by pre-paid first-class post or other next working day delivery service or by any other means permitted by the Lease. A correctly addressed notice delivered by hand shall be deemed to have been delivered at the time the notice is left at the proper address. A correctly addressed notice sent by pre-paid first-class post or other next working day delivery service will be deemed to have been delivered on the two-working day after posting.

10. LIABILITY

- 10.1 The obligations of the Tenant in this licence are owed to the Landlord and are made in consideration of the consent granted by clause 2.1.
- 10.2 Where the Tenant comprises more than one person, those persons shall be jointly and severally liable for the obligations and liabilities of the Tenant arising under this licence. The Landlord may take action against, or release or compromise the liability of, or grant time or other indulgence to, any one of those persons, without affecting the liability of any other of those persons.

11. THIRD PARTY RIGHTS

A person who is not a party to this licence shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this licence.

12. GOVERNING LAW

This licence and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

13. JURISDICTION

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this licence or its subject matter or formation (including non-contractual disputes or claims).

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Signed as a deed by Priscilla Mary
Padley in the presence of:

.....
Priscilla Mary Padley

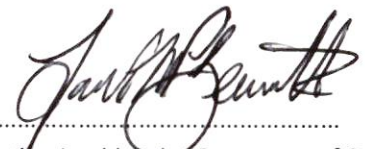
.....
SIGNATURE OF WITNESS

.....
WITNESS NAME

.....
WITNESS ADDRESS

THE CORPORATE SEAL of
**SECRETARY OF STATE FOR HOUSING,
COMMUNITIES AND LOCAL GOVERNMENT**
hereunto affixed is authenticated by




.....
Authorised by the Secretary of State
J. P. BENNETT
DEPUTY DIRECTOR

Annex PLANS AND SPECIFICATION FOR THE WORKS

Equans Services Limited
Equans
Unit E
Stafford Park 12
Telford
TF3 3BJ

29th November 2024

FAO: Helpdesk

Q113464

Re: Brighton Civil Court - Our ref:2953 - Your ref: CWP003479737 / 87616966

Dear Team,

Our engineers attended site to carry out works to the Main Entrance Doors as per Q113371. Upon attempting to remove the hinges from one door leaf they found this was only possible if the door was open, unfortunately they were unable to open the door due to the door closer being seized and in a poor condition.

As previously discussed the only option we have is to replace the complete door set and frame. This is the only way possible to allow both doors to operate and for the operational door in use to work safely.

Ronby Security to Supply and Install 1no new set of Glass Double Doors inclusive of the aluminum screen.

Specification:

- Doors to be constructed in Comar 3 framing system and Comar 7 door system,
- All polyester powder coated to a standard RAL colour [to be confirmed by client]
- Glazed with 24mm D/G units.
- Doors to consist of SSS pull handles, concealed transom door closers, round anti-finger trap door stiles,
- 2no deadlocks, and low-level threshold,
- Timber stud work above the new frame and a ply with an external steel sheet to the front to cover the void between the bulkhead and the new frame [this will form the curve].
- Internal making good is by others
- Remove and cart away existing entrance screen
- Doors and windows will be in the shape of a square

Ronby Security Limited, Manorway House, The Manorway Corringham, Stanford-le-Hope
Essex, SS17 9LA, Tel: 01375 278 378

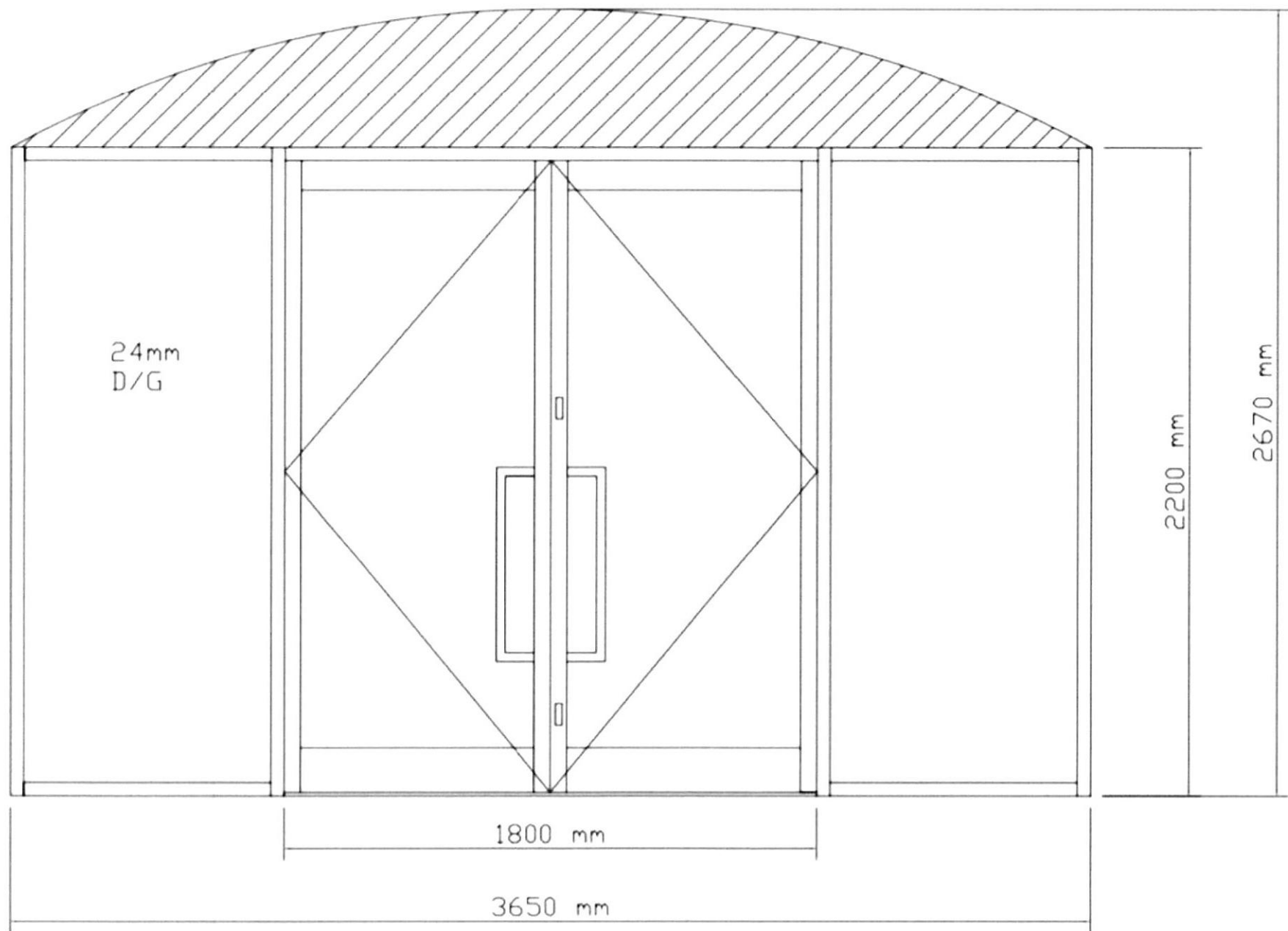
Email: works@ronbysecurity.com

Company Registration No: 10353925

Web: ronbysecurity.com

VAT Registration No: 348194671

Web: ronbysecurity.com
VAT Registration No: 348194671



Jean M. Bennett
J. F. BENNETT
Deputy Director