

## **MA062 2627a) Cadet Hut**

*Email received 03/07/2026 from xxx@rfca.mod.uk*

The government aims to grow the number of young people in the uniformed cadet organisations by 30% by 2030.

As part of this, I'm looking for opportunities to invest in youth in Melbourn.

Since the scouts are upgrading their facilities on the Moor, this could be a great time for me to secure some capital investment funding to refurbish the neighbouring Army Cadet hut on the Moor.

We need to renew the lease though together, as it's been holding over for some years now.

The previous one is from 1964 and was extended several times.

If we can get Heads of Terms agreed, I can get the works started.

We do have quite a lot of these huts around the country with similar arrangements with parish landlords, so I've lifted some standard Heads of Terms for you to consider as an example.

The Army Cadets are a voluntary youth organisation run as a charity, and RFCA is a central government department which owns and manages their buildings and building compliance on behalf of the Ministry of Defence. We're not a profit-making organisation and we're proud to be part of supporting opportunities for young people to experience friendship, challenge and adventure through the Melbourn Army Cadets.

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The value of the works I'm proposing is, depending on tender returns, estimated between £80,000 and £120,000.

The roof replacement and electrical re-wiring will be controllable works, and I appoint building control and secure the necessary approvals. No planning permission needed for what I've proposed in the scope of works.

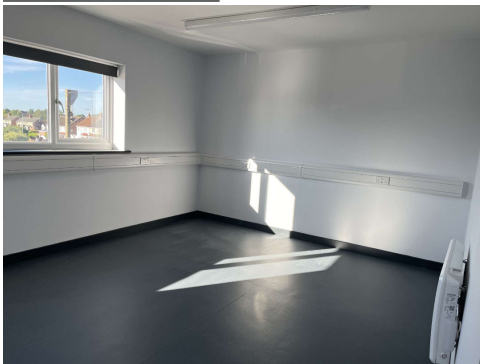
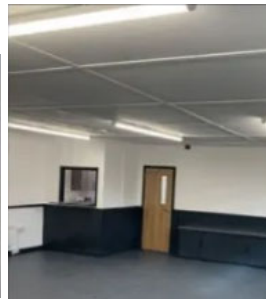
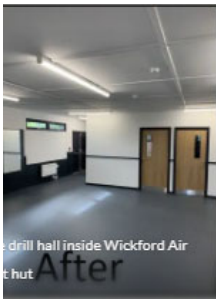
# Melbourn ACF

## Brief description of scope of refurbishment works

Brief description of building: 60'x 20' single storey timber Spooner hut with felt pent roof. No asbestos.

Refurbishment works, including: new roof, replace windows, repair front and side porches above doors, repair & paint external timberwork, re-wire all electrics and fit additional sockets, replace rainwater goods, prepare & paint internal walls/ceilings/woodwork, replace sanitary ware, supply & fit new kitchenette, fit new flooring throughout.

Examples of finishes:





Example articles of RFCA refurbishments:

<https://www.earfca.org.uk/public-news/cadet-centre-opens-in-norwich/>

<https://www.earfca.org.uk/public-news/wickford-air-cadet-hut-refurbishment-completed/>

[https://www.earfca.org.uk/public-news/188-ipswich-squadron-refurbishment/nggallery/image/img\\_3288/](https://www.earfca.org.uk/public-news/188-ipswich-squadron-refurbishment/nggallery/image/img_3288/)

<https://www.earfca.org.uk/public-news/clacton-hut-refurbishment/>

<https://www.earfca.org.uk/public-news/bury-cadet-centre-refurbishment/>

Current photos



**DRAFT HEADS OF TERMS**

**LAND AT THE MOOR, MELBOURN**

|                                         |                                                                                                                                                                                     |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADDRESS</b>                          | Cadet Hut<br>The Moor<br>Melbourn<br>SG8 6EF                                                                                                                                        |
| <b>DEMISED PREMISES</b>                 | All those premises known as Land at The Moor, Melbourn.<br>(As marked out on red line plan)                                                                                         |
| <b>LANDLORD</b>                         | Melbourn Parish Council                                                                                                                                                             |
| <b>TENANT</b>                           | The Reserve Forces and Cadets Association for East Anglia                                                                                                                           |
| <b>TERM</b>                             | 35 years from Lease Commencement Date                                                                                                                                               |
| <b>LEASE COMMENCEMNT DATE</b>           | 1 <sup>st</sup> September 2026 (Tentative)                                                                                                                                          |
| <b>RENT</b>                             | A peppercorn per annum<br><br>The rent will be payable in advance on 24 <sup>th</sup> June annually.<br><br>VAT is not payable on the rent.                                         |
| <b>ADDITIONAL RENT/RENT FREE PERIOD</b> | No additional rent, no rent free period                                                                                                                                             |
| <b>RENT REVIEW</b>                      | Every 3 <sup>rd</sup> , 6 <sup>th</sup> , 9 <sup>th</sup> , 12 <sup>th</sup> , anniversary from lease commencement                                                                  |
| <b>OUTGOINGS</b>                        | The Tenant to pay all costs for water electricity or any other utility consumed in the Demised Premises and any other associated outgoings for the running of the Demised Premises. |
| <b>MAINTENANCE AND REPAIRS</b>          | The Tenant must keep the demised property in good condition and repair.                                                                                                             |

|                             |                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | To keep the demised premises clean and tidy and free from litter.                                                                                                                                                                                                                                                                                                               |
| <b>USE</b>                  | Training Centre for Cadet Forces                                                                                                                                                                                                                                                                                                                                                |
| <b>RIGHT OF WAY</b>         | N/A                                                                                                                                                                                                                                                                                                                                                                             |
| <b>OTHER RIGHTS</b>         | The right to access to and egress.                                                                                                                                                                                                                                                                                                                                              |
| <b>ALIENATION</b>           | The Tenant shall not be permitted to sub-let or assign the demise.                                                                                                                                                                                                                                                                                                              |
| <b>INSURANCE</b>            | The Tenant shall be responsible for insurance of the building. (MoD Self-insurance basis)                                                                                                                                                                                                                                                                                       |
| <b>INDEMNITY</b>            | Tenant is to indemnify the Landlord against any claims arising from the Tenants occupation of the premises                                                                                                                                                                                                                                                                      |
| <b>SIGNAGE</b>              | The Tenant will be responsible for the erection and subsequent maintenance of appropriate signage, as agreed with the Landlord.                                                                                                                                                                                                                                                 |
| <b>ALTERATIONS</b>          | Not to apply for planning permission or make any additions or alterations without the Landlord's consent.                                                                                                                                                                                                                                                                       |
| <b>IMMORAL USE/GAMBLING</b> | The Tenant must not use the demises premises for any immoral purposes or gambling. If unsure, should request permission from the Landlord in advance of any event.                                                                                                                                                                                                              |
| <b>NUISANCE</b>             | <p>The Tenant shall not do, or permit to be done upon the premises anything which in the opinion of the Landlord may be a nuisance or an annoyance to the Landlord or occupiers of the building or adjoining premises.</p> <p>Being served a statutory notice in relation noise nuisance will constitute a breach of covenant and be a ground for termination of the lease.</p> |

|                                                           |                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>EXCLUSION FROM 24-28 1954 ACT (SECURITY OF TENURE)</b> | NO                                                                                                                                                                                                                                                                                                                                  |
| <b>LANDLORD BREAK CLAUSE</b>                              | <p>After 36th month from lease commencement with 6-month notice.</p> <p>The Landlord will only activate the break clause to deliver essential services where the alternative would be to acquire additional land.</p>                                                                                                               |
| <b>TENANT BREAK CLAUSE</b>                                | Tenant break every 3 years subject to 12 months written notice.                                                                                                                                                                                                                                                                     |
| <b>ALTERATIONS</b>                                        | <p>Tenant to undertake works to refurbish the premises to include new roof covering, internal &amp; external re-modelling and decorations. Design and specification to be approved by the landlord.</p> <p>A right to construct boundary fencing to the site, design and specification drawings to be approved by the landlord.</p> |
| <b>OTHER MATTERS</b>                                      | The Tenant shall hold at all times a valid licence for any licensable activities carried out on the demised premises and shall at all times comply with the terms of said licence.                                                                                                                                                  |
| <b>COSTS</b>                                              | The tenant is responsible for the reasonable and agreed legal costs of both parties in connection with this transaction.                                                                                                                                                                                                            |

Signed by .....

For and on behalf of (Landlords name)

Date:

Signed by  ( RFCA Head of Estates)

For and on behalf of THE RESERVE FORCES AND CADETS ASSOCIATION  
FOR EAST ANGLIA

Date: 