Draft Heads of Lease Terms

PENSFORD FIELD

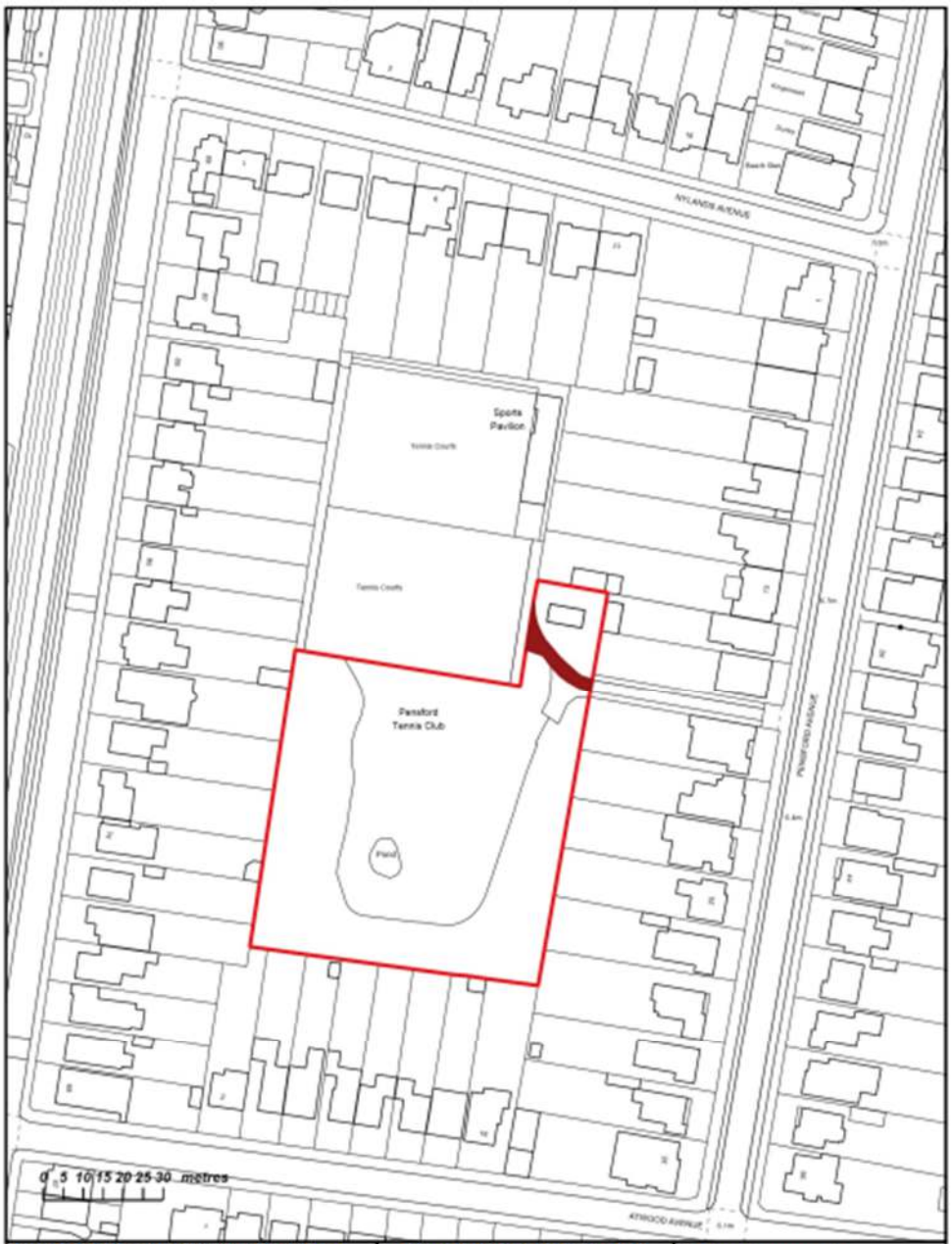
Subject to Contract
Without Prejudice

Preamble	The Council is seeking to let Pensford Field to Dose of Nature to support people that require assistance with their mental health. The field is also used by others within the community which the Council intends will continue, in the same way as currently exists, and whose use of the field will be protected by the terms of the lease.
Property	Pensford Field and Studio 17-19 Pensford Avenue Kew TW9 4HR
Demised Premises	Area edged red on lease plan
Landlord	Mayor and Burgesses of the London Borough of Richmond upon Thames Civic Centre 44 York Street TWICKENHAM TW1 3BZ F.A.O: Tunde Ogbe Tel: 0208 871 7240 Email: tunde.ogbe@richmondandwandsworth.gov.uk
Landlord's Solicitor	South London Legal Partnership (SLLP) Gifford House 67c St Helier Avenue Morden SM4 6HY DX 161030 Morden 3 F.A.O. Simon Hogue Direct dial: 020 8274 5259 Email: simon.hogue@merton.gov.uk
Tenant	Trustees of Dose of Nature Charity No. 1181216) 51 Gloucester Road Richmond TW9 3BT
Tenant's Legal representative	To be advised
Lease Commencement	On completion of the lease.
Term	10 years
Break Clause	Landlord and Tenant break within the first two years with six months' notice for a material breach of the lease or Management Plan.

Rent	Redacted
Other Charges and Outgoings	The Tenant will be responsible for paying business rates, water rates and all other utilities costs.
Rent reviews	Every 5 years indexed to the Consumer Prices Index (CPI).
Security of tenure	The provisions of Section 24-28 of the Landlord & Tenant Act 1954 (relating to security of tenure) are to be excluded from the lease.
Use	Not to use or permit to be used the Property other than as a use as a nature reserve and for use by people with mental health needs and the general population to improve their mental wellbeing. To maintain a booking system and hire the Field out to voluntary and community sector groups and residents and in particular the organisations detailed in the attached schedule, who should also be able to use the WC's within the studio when hiring the Property. Fees for the hire of the Property will be at rates that are no higher than charged on 1 January 2025 (£45 per half day and £75 for a day) subject to annual CPI indexation from 1st April of each year.
Annual Maintenance and Management Plan	Before the commencement of this lease and one month before each anniversary of the commencement date of the lease, the Tenant shall submit, for the Landlord's approval, an Annual Maintenance and Management Plan that sets out the Tenant's proposals for the maintenance and management of the field, including all proposed activities and events for the coming year.
Tenant repairs	The Tenant shall be responsible for the repairs, maintenance of the Property. This will include an obligation on the Tenant to carry out statutory testing of services. This will include maintenance of the field to the landlord's satisfaction and in accordance with the annual Maintenance and Management Plan that is submitted to the landlord for approval.
Neat and Tidy	To keep the Property, to the satisfaction of the Landlord, in a neat and tidy condition in keeping with its use as a nature reserve. To maintain the Property in its natural state.
Maintenance of the common pathway	To keep the pathway shown edged in brown on the attached plan in good repair and condition at all times.
Insurance	The Landlord will be responsible for insuring the building for reinstatement purposes. The cost of the premium will be recharged to the Tenant. The Tenant will retain its own buildings contents insurance policy and insurance cover for plate glass. The Tenant will also arrange public liability insurance with a minimum cover of £5M.
Alienation	(a) The Tenant is prohibited from assigning or subletting parts of or the whole the Property. (b) The Tenant is permitted to hire out the Property on an *ad hoc* basis. The Council shall have the right to terminate any hiring agreements if material complaints are received by the local community.

Alterations	The Tenant is to be prohibited from making any alterations (structural or otherwise) or additions to the premises without first obtaining the landlord's written consent, which is not to be unreasonably withheld.
Health and Safety including statutory testing	At all times the Tenant is to comply with all Health and Safety requirements and legislation. The Tenant is to ensure that all services are maintained to a sufficient standard to comply with statutory requirements and regulations and that appropriate certificates are available for inspection by Council officers or its representatives. The Tenant shall keep the Property equipped with all fire prevention, detection and fighting machinery and equipment and fire alarms which are required under all relevant laws or required by the insurers of the Property or reasonably recommended by them or reasonably required by the Landlord and shall keep that machinery, equipment and alarms properly maintained and available for inspection.
Planning Condition and Consent	The tenant will be obliged to comply with all planning consents and conditions as well as all statutory regulations.
Not to cause nuisance	The tenant must not do anything to cause a nuisance or annoyance to any of their neighbours.
Authority	This proposal is subject to formal approval by the Council.
Costs	Each party to bear their own costs for dealing with this lease.
Other	Other terms and conditions as determined by the Assistant Director Valuation and Asset Management Services.

Lease plan – Pensford Field



Pensford Playing Fields, Pensford Avenue, Kew TW9 4HP	**Plan Number: PT/PenfPF**	**Wandsworth** Tunde Ogbe Head of Valuation and Asset Management
Wandsworth Borough Council Housing and Regeneration Department	**Scale: 1:1250**	The Town Hall Wandsworth High Street London SW18 2PU
	Date: 27 September 2024	

Not to scale

DoN Draft Management Plan

Dose of Nature

Pensford Field Biodiversity Management Plan 2025

Pensford Field is an oasis of nature in the heart of west London, supporting a variety of wildlife habitats, whilst also being the base of operations for Dose of Nature's mental health work and an important natural space for the local community. This management plan sets out the manner in which we will continue to protect and enhance the site's biodiversity, for the benefit of wildlife and people alike.

Dose of Nature has a large community of nature-loving volunteers who will help to implement this management plan. The volunteer community holds significant environmental expertise and knowledge, including environmental scientists, amateur ecologists and professional gardeners. Additionally, Dose of Nature has strong relationships with Kew Gardens, Royal Parks, and the Kew Horticultural Society, who will be consulted for expert advice where required.

Work will be undertaken on a regular basis throughout the year, as and when required. In addition, it is proposed that four principal volunteer events will be held seasonally to manage the Field, with further smaller events organised throughout the year to complete specific tasks. An annual environmental survey will be completed and documented to track progress against the management plan.

The Pensford Field Management Plan 2023 provides an overview of the current state of Pensford Field. This 2025 plan proposes to adopt those key actions from the 2023 plan yet to be completed, as detailed below, supplemented with specific timeframes and details.

1. Meadow
    - Further sowing of yellow rattle in late August 2026 (after the end of season cutting of the meadow) to inhibit the growth of strong grasses.
    - Assessing the spread of ragwort over the meadow each summer and taking action if necessary.

2. Woodland
    - Planting of native shrubs, such as hawthorn, blackthorn and hazel, around the badger sett to improve cover.
    - Controlling the spread of brambles by cutting them back as required.
    - Maintaining and reinforcing the stag beetle loggery once a year.
    - Maintaining the bat boxes.
    - Inspecting ash trees for ash dieback and taking appropriate action if necessary.
    - Ensuring woodland is disease-free and taking appropriate action on expert advice if necessary.

3. Orchard
    - Regularly pruning, mulching and clearing vegetation from under the canopies of the fruit trees in the orchard to keep them in good health.

4. Beehives
    - Continuing to allow and encourage beekeepers to use the hives.

- Maintaining the dry hedge put in place to encourage bees to fly upwards to avoid people when exiting the hive.

In addition to the actions adopted from the 2023 plan, the following actions are proposed based on an inspection of the Field in April 2026:

1. Meadow
    - The wildflower meadow will be extended by laying a further 20 m^2 of native wildflower turf.
    - In the absence of grazers, meadows require cutting to prevent the succession of grasses in place of wildflowers. This is particularly important in Pensford Field, where it has been observed that the grass is quite lush, with the meadow in danger of becoming grass dominated. The meadow will be cut to a height of 7 cm three times a year, in April, June and late August. The cuttings will be removed after each cutting to prevent soil enrichment, although they will be left in place for a few days after the August cut to allow seeds to disperse.

2. Woodland
    - Hazel dormice are an endangered species in the UK. Given the relative proximity of Pensford Field to Kew Gardens and Richmond Park, areas where dormice are known to be present, attracting dormice to the Field is an exciting prospect. A dormouse nest box or nest tube will be installed in a suitable location in the woodland. If the nest box is successfully inhabited by dormice, a further nest box will be considered. The planting of hazel to screen the badger sett will provide an important food source for dormice. Additionally, honeysuckle will also be planted in suitable areas of undergrowth to provide food and nesting material. Dormice depend on a healthy and relatively light understorey; to this end, coppicing will be carried out at the edges of the woodland to prevent the canopy from closing.
    - Fallen branches and trees will be left in place, having ensured that they do not pose a safety risk to people. Deadwood provides an important habitat for insect larvae and fungi.
    - The badger sett is quite close to the path running through the woodland. Further dead hedges will be set up to help screen the sett and prevent people from approaching it.
    - Further bird and bat boxes will be installed on suitable trees.

3. Shrubland and hedges
    - Green alkanet is spreading throughout the Field. This is a non-native plant that spreads aggressively, suppressing native grasses and wildflowers. Green alkanets will be regularly cut back/uprooted to prevent their further spread.
    - Forest succession will be prevented by coppicing small trees and shrubs as appropriate to maintain the current level of tree and shrub cover versus meadow area.

4. Pond
    - The biodiversity of the pond will be significantly improved by the addition of marginal pond plants, such as sedges, reeds, and rushes. These plants will offer shelter to any visiting waterfowl, attract flying insects, such as dragonflies, and help to filter the water.
    - Amphibians will be attracted to the pond by introducing plants such as water mint and water-forget-me-not for laying eggs. The marginal plants discussed above will help amphibians exit the pond, which currently has rather steep banks.

- The pond will be monitored for any over-abundant plants that choke off other species. Although the pond is already fairly well shaded, and will be further shaded by the addition of marginal plants, signs of algal bloom will be closely monitored and oxygenating plants added if necessary.

5. Studio
    - 2-4 swift nest boxes will be installed under the eaves of the studio, on the sides less frequented by people.

Current Schedule of Users

Darell Primary and Nursery School
Casa Montessori
Broomfield House School
Monty's Nursery and Pre-School
Richmond Mencap
Kew Riverside Primary School
The King's Primary School
The Barn Nursery School
Windham Nursery School
Kew Scout Groups
Richmond Guides
Kew Society,
Kew Gardens Rotary
Kew Horticultural Society
Kew Neighbours Association
Habitats and Heritage
Kew The Transition
Pensford Field Environmental Trust