

Appendix 3

Grant Conditions and Principles

It is proposed that Executive Board authorise the Director of City Development to finalise detailed terms of any new contracts or funding agreements with the organisations mentioned in this report, in accordance with the following principles:

General

- Grant money to be used solely towards the cost of refurbishment works
- Completion of an acceptable business plan
- Confirmation of match funding and commencement of works within a reasonable period
- Competitive tender process is used to appoint contractors to carry out the works
- Development and refurbishment to be in accordance with plans approved by the Council.
- Repay the Council any excess grant.
- Grant payment in arrears following the completion of each stage of works
- Maintain adequate insurance cover on the property at all times
- Maintain the property in a manner consistent with the current character, appearance and amenity of the property and consistent with the area and the as a whole
- Retention against completion of the works
- Clawback provisions in case of default etc.

Leeds Media Centre

- Clawback period to be agreed in line with ESIF and State Aid requirements.
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- Unity Property Services Limited to enter into a new full repairing lease with the Council at an agreed rent, together with an appropriate Service Contract for operation of the property.

Leeds Arts Hostel

- Provision of acceptable security for repayment of the grant.
- Maintain building's proposed use for 10 years.
- Clawback period for 10 years.

Hope Foundry

- Provision of acceptable security for repayment of the grant.
- Maintain building's proposed use for 25 years.
- Clawback period for 25 years.
- Music and Arts Production Leeds to acquire an interest in the property.