

Our Ref: JJP/YACC/SAL240/1
Your Ref:
Date: 14th November 2023



Truro Office
Direct Dial: 01872 246215
Email: jack.peart@coodes.co.uk

The Clerk of Saltash Town Council
12 Lower Fore Street
Saltash
PL12 6JX

Dear Sirs

Re: Charitable Incorporated Organisation (CIO) Conversion
Property: 15/17 Lower Fore Street (formerly 37 Fore Street), Saltash, Cornwall
My Client: The Trustees of Saltash Heritage
Charity Number: 297525

I am acting for My Client in respect of the potential conversion of its currently unincorporated body to a CIO. My Client entered into a lease with you for the Property in 1999, with a subsequent renewal for the Property dated 19 April 2018 also being put in place.

I understand that you are due to meet as a body in early December and would propose that the contents of this letter are brought up as part of the agenda to the upcoming meeting.

For your benefit, a CIO combines the benefits of being a corporate body, with a separate legal identity and limited liability for its charity trustees and members. I have set out some reasons below why it may be beneficial for My Client to become a CIO structure:-

- General protection from liability in place for the trustees of CIO (as opposed to the trustees of a trust or the members of an unincorporated association, who are not limited in their liability);
- CIO obtains a charitable status which can assist with access to funding, tax reliefs, public recognition and support, which are vital to the existence of My Client's future in the short and long term.

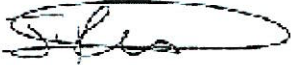
The lease that is currently in place for the Property strictly prohibits assignment to any other party. Notwithstanding that prohibition, given the long-standing relationship My Client has with you, My Client requests consent to assign to the new CIO, once this body is incorporated.

If you are willing to grant a licence to assign to the CIO, please confirm whether this will be conditional, and if so, on what basis.

Once we are aware of your position on this matter, we will be able to progress with the necessary next steps (if appropriate).

I appreciate that in turn you may need to seek independent legal advice on this matter and in due course, I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jack Peart', enclosed within a hand-drawn oval.

Jack Peart
Solicitor
For Coodes LLP

Correspondence Address:
Coodes, St Austell Business Park
St Austell, PL25 4FD

**Please note that we no longer use DX and do not accept service by DX. All correspondence should be sent to the above postal address.