



Hire Agreement

BETWEEN:

(1) Alison Harrod, Bursting with Potential (trading name of: Breakthrough Therapy Solutions Ltd),
1 Thorney Road, Eye, Peterborough, Cambridgeshire, PE6 7UN ("the Landlord")

And

(2) **NAME, BUSINESS NAME, REGISTERED ADDRESS** ("the Hirer")

Agreement Summary

A summary of this Agreement includes the hire of a room, within the building of the address detailed above. The room is let by the Landlord directly to the Hirer for an agreed hourly fee.

Agreement Terms – Payment

As part of this Agreement, the Landlord agrees that the Hirer may use the room, with the benefit of the facilities and services, for the sole purpose of conducting services related to occupational therapy.

Room hire currently stands at £15 per hour for meeting rooms and £20 per hour for therapy rooms. However, these may be subject to change and amendments will be at the sole discretion of Breakthrough Therapy Solutions Ltd.

Booking requests must be emailed to office@breakthroughtherapysolutions.co.uk

The full amount must be paid prior to the use of the room via bank transfer to the account details on the invoice, or upon booking via PayPal or stripe. Failure to do so may mean that the room will not be made available for use.

Agreement Terms – Part Two

The facilities and services as detailed above, include the following:

1. Access to and from the property which is properly maintained, decorated, cleaned, heated and lit.
2. Wifi accessible to clients as well as the Hirer.
3. Toilets (unisex), with hot and cold water.
4. Adequate Carpet/Flooring for each property/room.
5. Keys may be collected from the key safe at the premises, the code of which will be provided upon receipt of payment. They must be returned to the safe at the end of hiring.

By entering into this Agreement, both the Landlord and Hirer agree to the following terms:

1. The Landlord has the expressed agreement from the Property Owner to let/hire areas on (address detailed above) to whomever the Landlord feels suitable, given the type of business, professional services and industry. The Landlord will retain sole discretion as to any other persons allowed access to the property and hiring opportunity and does not have any obligation to disclose or involve any other persons to the agreement made with other persons within the building.



2. This Agreement does not give the hirer exclusive possession of any part of the property.
3. This Agreement is between the Landlord and the Hirer and is non-transferrable to any other party.
4. At all times deemed appropriate the Property Owner is entitled to enter the property and any area within it for any purpose they feel applicable.
5. If, through circumstances beyond the control of the Landlord, it becomes impracticable by the Landlord to fulfill the purposes of this Agreement, the Landlord will give expressed notice to the Hirer of not less than 30 days, and this Agreement will cancel at the end of the 30th day. Where any outstanding payment has been made by the Hirer to the Landlord, this will be repayable and reimbursed within 30 days.
6. It is an expressed term of this Agreement that at all times, the Hirer holds the relevant insurances, applicable to their profession and services provided to their clients. This includes but is not limited to Employers Liability Insurance, Public Liability Insurance, Professional Indemnity Insurance, applicable Business Insurance and applicable Health & Safety Insurance cover. At no time will the Landlord be held liable for any loss suffered by the Hirer or their client, however caused. The Hirer is responsible and must maintain adequate insurance for any goods or possessions belonging to the Landlord held within the property.

By entering into this Agreement, the Hirer agree to the following terms:

1. To pay the rental fees in accordance with the detail provided within the Agreement Terms – Part One.
2. To use the property for the sole purpose of the business venture agreed as part of this Agreement. Any additional services the Hirer wishes to include will only be authorised with the sole and expressed permission of the Landlord.
3. To observe and adhere to any security, health, safety, environmental and fire regulations in place for the use of the property which the Landlord reserves the right to amend at any time.
4. To remain responsible for the cleanliness of the rented area and ensure it remains to a high standard fitting with the overall property.
5. Not to intentionally damage the property, the decorations, furniture or furnishings (except by fair wear and tear). To make good any intentional or unintentional damage to the property, the decorations, furniture or furnishings to the Landlords inspection and acceptance.
6. Not to display any notice or advertisement either on the outside of the property or visible from the outside it without the expressed agreement of the Landlord.
7. Not to intentionally act or conduct yourself in a way which may be deemed unprofessional or bring the Landlord, Property Owner, other tenant or any other person associated into disrepute. Not to use the property, or any part of it, which may result in the insurance of the property being void or voidable, or in the premium for it being increased, nor to allow anyone else to do so. Examples of which are, but not limited to, activities which are dangerous, offensive, noxious, noisome, illegal or immoral.



8. Not to smoke in any part of the property including the grounds and car park.
9. Not to bring alcohol onto the premises without the prior express and written consent of the Landlord.
10. Not to use the property for residential purposes not to keep any animal, fish or reptile on the property.
11. To comply with requests surrounding parking arrangements. The hire of the premises does include the use of parking facilities where available however Breakthrough Therapy Solutions Ltd reserves the right to ask for any cars related to this hiring to be removed or prevented from parking on site due to personal use or concurrent or overlapping activities on site.
12. Not to interfere in any way with the switchboard, electricity or gas fittings, meter fittings or fixtures on the premises. It is the responsibility of the Hirer to ensure that the electricity supply is appropriate for any equipment used and that any equipment bought onto the premises will not endanger, overload or damage the electricity supply, circuits, wiring, plugs, sockets, switchboards or other equipment.
13. To ensure that they make themselves aware of any emergency procedures such as, but not limited to, fire evacuation procedures, the location fire extinguishers and first-aid kits.
14. To return the property to the Landlord, leaving the property in a like for like condition as to when the Agreement was entered into. The Hirer shall be responsible for replacing equipment used and leaving the premises properly locked and secured unless directed otherwise by authorised representatives of Breakthrough Therapy Solutions Ltd. Any damage or unsatisfactory standards will see a deduction made from the held deposit. Any deduction can include fixtures, fittings, as well as labour costs to make right.
15. The Hirer acknowledges that the loss of any items left unattended is not covered by Breakthrough Therapy Solutions Ltd insurance cover.
16. In the event of the premises or any part thereof being rendered unfit for the use of which it has been hired Breakthrough Therapy Solutions Ltd shall not be liable to the Hirer for any resulting loss or damage whatsoever.

Cancellation

17. Breakthrough Therapy Solutions Ltd reserves the right to cancel or vary any hiring, even if a regular booking. In the rare event of the premises being required for unforeseen circumstances the Hirer shall be entitled to a full refund.
18. If the Hirer wishes to cancel the booking before the date of the event and Breakthrough Therapy Solutions Ltd is unable to conclude a replacement booking, the question of the payment or the repayment of the fee shall be in the discretion of Breakthrough Therapy Solutions Ltd.



By entering into this Agreement, the Landlord and Hirer agree to accept the definitions, terms and conditions of hire as set out in this agreement.

Declaration

For and on behalf of Breakthrough Therapy Solutions Ltd

Name:

Signature:

Date:

For and on behalf of **NAME**

Name:

Signature:

Date: