

**Questions and Answers Document – The Rosliston Forestry Centre Outdoor
Glade Area**

Q1. The tender does not include anything with regard to rental amounts. I assume we will be expecting income in the form of a base rent + a set % of net turnover. Is the plan to discuss this when someone has been selected, or should it be part of their submission. Also would it be a % of turnover or % net profit, including bar takings.

A1. FC will be looking for a submission which includes a base rent plus a percentage turnover including bar-sales.

Q2. Would car parking charges be payable by Glade customers? Currently these are waived as an area of the car park is set aside on event days.

A2. Glade customers will be expected to pay for parking. We might be able to negotiate terms or an arrangement for weddings and events that makes this less obvious to the customer.

Q3. The ground conditions in the Glade are not brilliant, with a tendency for the ground to become muddy during wet weather. Would it be the franchisees responsibility to maintain this area.

A3. We expect the Franchisee to maintain the area, deal with issues that managing an outdoor grassed area throws up and potentially look for improvements in managing the area.

Q4. Who will have responsibility for the marquee structure in terms of maintenance, repairs and cleaning:

a. Currently cleaning of the side panels and roof is undertaken by contractors, paid for by the Centre and the caterers. Would this continue, or would the franchisee take full responsibility

b. The sides, roof and floor are currently taken down during the winter months to reduce possible damage and due to a lack of planning approval

c. If this continues, will Centre staff be available to help, and can the current container storage be utilised.

A4. Franchisee is responsible for maintenance and repair of the marquee, the takedown of the sides, roof and floor; the container is available for storage at the franchisee's

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liability. Centre staff will not be available unless a separate arrangement outside this contract is negotiated.

Q5. Are fixtures and fitting in the marquee and wedding gazebo (tables and chairs) included or will franchisees need to provide their own?

A5. An inventory and schedule of condition will be prepared and made available to the successful applicant. Items contained in the schedule should be in place and in similar condition at the end of the lease. The existing fixtures and fittings are to be included but the franchisee will be able to add new fixtures and fittings as required.

Q6. Are fixtures and fittings in the Glade building included? These include lights and sound systems which visiting bands currently have to provide themselves.

A6. The fixtures and fittings including the lights and sound systems are included and their use and conditions of use will be at the discretion of the franchisee.

Q7. Who is responsible for the maintenance of the wedding gazebo?

A7. Maintenance of the gazebo will be the responsibility of the franchisee.