

**PEARSON HALL, SONNING, HIRING AGREEMENT
(Revised June 2022)**

Hirers must ensure that they have read and understood this Hiring Agreement and the Standard Conditions of Hire. On signing the Agreement they enter into a contract with the Pearson Hall Management Committee that could be used in evidence should legal action become necessary.

DATED	<input type="text"/>
PARTIES	(1) Pearson Hall Management Committee (2)

- (1) The Pearson Hall named in clause 1.2 acting by its management committee ("Pearson Hall").
(2) The person or organisation named in clause 1.3 ("Hirer").

AGREED as follows:

1. In consideration of the hire fee described in clause 1.4, the Pearson Hall agrees to permit the Hirer to use the premises described in clause 1.5 for the purpose described in clause 1.6 for the period(s) described in clause 1.1. The details inserted in sub-clauses 1.1 to 1.6 below and the answers to the questions in sub-clauses 1.7 and clause 2 are terms of this agreement. This Hiring Agreement includes the annexed Standard Conditions of Hire and the Special Conditions of Hire (if any) set out in the attached Schedule.

1.1 Date and hire period required (for multiple bookings insert first event):

Date	<input type="text"/>	No. of hours	<input type="text"/>
From	<input type="text"/>	To	<input type="text"/>

1.2 Pearson Hall:

(a) Registered Charity No	1049420
(b) Authorised Representative	Mr Mike Hart(Trustee)
Address	c/o Pearson Hall Sonning, RG4 6XL
Telephone Number	0118 969 8145

1.3 Hirer:

(a) Name	<input type="text"/>
(b) Organisation	<input type="text"/>
(c) Name of Organisation's Authorised Representative	<input type="text"/>
Address	<input type="text"/>
Telephone Numbers & email	<input type="text"/>

1.4 Hire Fee	£
Deposit (New Users Only)	£
Balance	£

New Hirers shall pay a deposit of at least one third of the cost of the booking when the Hire Agreement is signed to secure the booking, the balance of the booking fee is payable before the event for which the premises are hired takes place.

New hirers may also be required to pay a Special Deposit in addition to the hire charge to cover any damages sustained in the hire. This deposit will be refunded within 14 days of the termination of the period of hire provided that no damage or loss has been caused to the premises and/or contents nor complaints made to the Pearson Hall about noise or other disturbance during the period of the hiring as a result of the hiring.

Special Deposit	£
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1.5 Premises (tick as required)

Main Hall	Committee Room	Kitchen	Stage

1.6 Purpose/description of hiring:

Will tickets be sold for your event? Yes/No

If you answer yes to the above question, your attention is drawn to the need for you to arrange insurance to cover your liabilities as described in paragraph 4c of the Standard Conditions of Hire.

1.7 Is food to be provided at the event? Yes/No

1.8 Is alcohol to be provided or sold at the event? Yes/No

If you answer yes to the above question, you will need to seek written permission from the management committee by completing the appropriate forms (see below).

2. In order to hold a licensable activity involving the consumption or sale of alcohol on the premises, a Temporary Event Notice (TEN) will need to be given to the licensing authority. The Hirer shall obtain the written consent of the management committee on the form provided for this purpose before giving the licensing authority a TEN. Failure to do so will result in cancellation of the hiring without compensation because there is a limit on the number of TENs which can be granted annually for any premises. Lack of co-operation could affect future fundraising by the Hall management committee and local voluntary organisations.
3. The Hirer agrees with the Pearson Hall to be present (by its authorised representative, if appropriate) during the hiring and to comply fully with this Hire Agreement.
4. It is hereby agreed that the Standard Conditions of Hire together with any additional conditions that the Pearson Hall management committee deem necessary shall form part of the terms of this Hiring Agreement unless specifically excluded by agreement in writing between the Pearson Hall and the Hirer.
5. Hirers applying to use the Hall for multiple events acknowledge that this Hiring Agreement applies to all events for which the Hirer uses the Hall, not just the one in Section 1.1
6. None of the provisions of this Agreement are intended to or will operate to confer any benefit pursuant to the Contracts (Rights of Third Parties) Act 1999 on a person who is not named as a party to this Agreement.

As Witness the hands of the parties hereto:

Signed by the person named at 1.2(b) above, duly authorised, on behalf of the Pearson Hall's Management Committee

Signed by the person named at 1.3(a) above or at 1.3(c) above, duly authorised, on behalf of the organisation named at 1.3(b) above, where applicable

Pearson Hall, Sonning.

Standard conditions of hire (Revised October 2021)

These standard conditions will be made available to all hirers either in hard or electronic copy and will be made available for all on the Pearson Hall notice board. If the Hirer is in any doubt as to the meaning of any of the conditions, the Trustees should immediately be consulted.

1. Age

The Hirer, not being a person under 18 years of age, hereby accepts responsibility for being in charge of and on the premises at all times when the public are present and for ensuring that all conditions, under this Agreement, relating to management and supervision of the premises are met.

2. Supervision

The Hirer shall, during the period of the hiring, be responsible for: supervision of the premises, the fabric and the contents; their care, safety from damage however slight or change of any sort; and the behaviour of all persons using the premises whatever their capacity, including proper supervision of car parking arrangements so as to avoid obstruction of the highway. As directed by the Trustees, the Hirer shall make good or pay for all damage (including accidental damage) to the premises or to the fixtures, fittings or contents and for loss of contents.

3. Use of premises

The Hirer shall not use the premises for any purpose other than that described in the Hiring Agreement and shall not sub-hire or use the premises or allow the premises to be used for any unlawful or unsuitable purpose or in any unlawful way nor do anything or bring onto the premises anything which may endanger the same or render invalid any insurance policies in respect thereof nor allow the consumption of alcohol thereon without written permission.

The maximum number of persons allowed at any event are as follows:

Main Hall:

- 80 when seated at tables
- 100 at any other functions

Committee Room: 20 when seated, 30 standing

4. Insurance and indemnity

(a) The Hirer shall be liable for:

- (i) the cost of repair of any damage (including accidental and malicious damage) done to any part of the premises including the curtilage thereof or the contents of the premises
- (ii) all claims, losses, damages and costs made against or incurred by the Pearson Hall management committee, their employees, volunteers, agents or invitees in respect of damage or loss of property or injury to persons arising as a result of the use of the premises (including the storage of equipment) by the Hirer, and
- (iii) all claims, losses, damages and costs made against or incurred by the Pearson Hall management committee, their employees, volunteers, agents or invitees as a result of any nuisance caused to a third party as a result of the use of the premises by the Hirer,

and, subject to sub-clause (b), the Hirer shall indemnify and keep indemnified accordingly each member of the Pearson Hall management committee and the Pearson Hall's employees, volunteers, agents and invitees against such liabilities.

(b) The Pearson Hall management committee shall take out adequate insurance to insure the liabilities described in sub-clauses (a)(i) above and may, in its discretion and in the case of one-off non-commercial hirers, insure the liabilities described in sub-clauses (a) (ii) and (iii) above. The Pearson Hall shall claim on its insurance for any liability of the Hirer hereunder but the Hirer shall indemnify and keep indemnified each member of the Pearson Hall management committee and the Pearson Hall's employees, volunteers, agents and invitees against (a) any insurance excess incurred and (b) the difference between the amount of the liability and the monies received under the insurance policy.

(c) Where the Pearson Hall does not insure the liabilities described in sub-clauses (a)(ii) and (iii) above, the Hirer shall take out adequate insurance to insure such liability and on demand shall produce the policy and current receipt or other evidence of cover to the Trustees. Failure to produce such policy and evidence of cover will render the hiring void and enable the Trustees to rehire the premises to another Hirer.

The Pearson Hall is insured against any claims arising out of its **own** negligence.

5. Gaming, betting and lotteries

The Hirer shall ensure that nothing is done on or in relation to the premises in contravention of the law relating to gaming, betting and lotteries.

6. Music Copyright licensing

The Pearson Hall holds a relevant combined Performing Right Society (PRS) and Phonographic Performance Licence (PPL).

7. Film

Children shall be restricted from viewing age-restricted films classified according to the recommendations of the British Board of Film Classification. Hirers should ensure that they have the appropriate copyright licences for film.

8. Childcare Act 2006

The Hirer shall ensure that any activities for children under eight years of age comply with the provisions of the Childcare Act 2006 and the Safeguarding Vulnerable groups Act 2006 and only fit and proper persons who have passed the appropriate Criminal Records Bureau checks should have access to the children. Checks may also apply where children over eight and vulnerable adults are taking part in activities. The Hirer shall provide the Pearson Hall management committee with a copy of their CRB check and Child Protection Policy on request.

A sufficient number of adults must be present to supervise children's parties. The minimum ratio of adults to children currently recommended by the Government is as follows:

0 – 2 years: 1 adult per 3 children
2 – 3 years: 1 adult per 4 children
4 – 8 years: 1 adult per 6 children
9 – 12 years: 1 adult per 8 children

Despite the above ratios, a minimum of 2 adults must be continuously present to supervise any children's parties. The above ratios are the minimum and should be increased for activities that warrant closer supervision. The adults appointed to supervise the activities must be continuously present, substitutes must be provided for periods of absence.

The Trustees reserve the right to refuse permission to hold parties when they have reason to suspect that it will result in riotous behaviour that could damage the fabric of the Hall or cause a nuisance to local residents. The use of the Hall for parties for those aged 12 – 21 will not normally be approved.

9. Public safety compliance

The Hirer shall comply with all conditions and regulations made in respect of the premises by the Local Authority, the Licensing Authority, and the Hall's Fire Risk Assessment or otherwise, particularly in connection with any event which constitutes regulated entertainment, at which alcohol is sold or provided or which is attended by children. The Hirer shall also comply with the Hall's health and safety policy.

The Fire Service shall be called to any outbreak of fire, however slight, and details shall be given to the Trustees and the Chairman of the management committee.

- (a) The Hirer acknowledges that they have received instruction in the following matters:
- The action to be taken in event of fire. This includes calling the Fire Brigade and evacuating the Hall.
 - The location and use of fire equipment.
 - Escape routes and the need to keep them clear.
 - Method of operation of escape door fastenings.

- Appreciation of the importance of any fire doors and of closing all fire doors at the time of a fire.
 - Location of the first aid box.
 - Location of the muster point.
- (b) In advance of any activity, whether regulated entertainment or not, the Hirer shall check the following items:
- That all fire exits are unlocked and panic bolts in good working order.
 - That all escape routes are free of obstruction and can be safely used for instant free public exit.
 - That any fire doors are not wedged open.
 - That exit signs are illuminated.
 - That there are no obvious fire hazards on the premises.
 - That emergency lighting supply illuminating all exit signs and routes are turned on during the whole of the time the premises are occupied (if not operated by an automatic mains failure switching device).

The rear exit from the Hall which gives onto the garden attached to the adjoining Cottage shall be used only in emergencies.

10. Noise

Hirings are made available until 12 midnight at the latest but all music and other entertainment must cease by 11.30pm. The Hall must be vacated by 12 midnight.

The Hirer shall ensure that the minimum of noise is made on arrival and departure, particularly late at night and early in the morning.

11. Drunk and disorderly behaviour and supply of illegal drugs

The Hirer shall ensure that in order to avoid disturbing neighbours to the Hall and avoid violent or criminal behaviour; care shall be taken to avoid excessive consumption of alcohol. No illegal drugs may be brought onto the premises. Drunk and disorderly behaviour shall not be permitted either on the premises or in its immediate vicinity. Any person suspected of being drunk, under the influence of drugs or who is behaving in a violent or disorderly way shall be asked to leave the premises in accordance with the Licensing Act 2003.

12. Health and hygiene

The Hirer shall, if preparing, serving or selling food, observe all relevant food health and hygiene legislation and regulations. In particular dairy products, vegetables and meat on the premises must be refrigerated and stored in compliance with the Food Temperature Regulations. The premises are provided with a refrigerator but not a thermometer.

13. Electrical appliance safety

The Hirer shall ensure that any electrical appliances brought by them to the premises and used there shall be safe, in good working order, and used in a safe manner in accordance with the Electricity at Work Regulations 1989. Where a residual circuit breaker is provided the hirer **must** make use of it in the interests of public safety.

14. Stored equipment

The Pearson Hall accepts no responsibility for any stored equipment or other property brought on to or left at the premises, and all liability for loss or damage is hereby excluded. All equipment and other property (other than stored equipment) must be PAT tested and removed at the end of each hiring or fees will be charged for each day or part of a day at the hire fee per hiring until the same is removed.

The Pearson Hall may use its discretion in any of the following circumstances:

- (a) Failure by the Hirer either to pay any charges in respect of stored equipment due and payable or to remove the same within 7 days after the agreed storage period has ended.
- (b) Failure by the Hirer to dispose of any property brought on to the premises for the purposes of the hiring. This may result in the Pearson Hall management committee disposing of any such items by sale or otherwise on such terms and conditions as it thinks fit, and charge the Hirer any costs incurred in storing and selling or otherwise disposing of the same.

15. Smoking

The Hirer shall, and shall ensure that the Hirer's invitees, comply with the prohibition of smoking in public places provisions of the Health Act 2006 and regulations made thereunder. Any person who breaches this provision shall be asked to leave the premises. The Hirer shall ensure that anyone wishing to smoke does so outside and disposes of cigarette ends, matches etc. in a tidy and responsible manner, so as not to cause a fire.

16. Accidents and dangerous occurrences

Any failure of equipment belonging to the Pearson Hall or brought in by the Hirer must also be reported **as soon as** possible. The Hirer must report all accidents involving injury to the public to a member of the Pearson Hall management committee **as soon as** possible and complete the relevant section in the Pearson Hall's accident book. The Trustees will give assistance in completing this form and can provide contact details

17. Explosives and flammable substances

The hirer shall ensure that:

- (a) Highly flammable substances, including candles, are not brought into, or used in any part of the premises and that
- (b) No internal decorations of a combustible nature (e.g. polystyrene, cotton wool) shall be erected without the consent of the management committee. No decorations are to be put up near light fittings or heaters.

18. Heating

The Hirer shall ensure that no unauthorised heating appliances shall be used on the premises when open to the public without the consent of the management committee. Portable Liquefied Propane Gas (LPG) heating appliances shall not be used.

19. Animals

The Hirer shall ensure that no animals (including birds) except assistance dogs are brought into the premises, other than for a special event agreed to by the Pearson Hall. No animals whatsoever are to enter the kitchen at any time.

20. Fly posting

The Hirer shall not carry out or permit fly posting or any other form of unauthorised advertisements for any event taking place at the premises, and shall indemnify and keep indemnified each member of the Pearson Hall's management committee accordingly against all actions, claims and proceedings arising from any breach of this condition. Failure to observe this condition may lead to prosecution by the local authority.

21. Sale of goods

The Hirer shall, if selling goods on the premises, comply with Fair Trading Laws and any code of practice used in connection with such sales. In particular, the Hirer shall ensure that the total prices of all goods and services are prominently displayed, as shall be the organiser's name and address and that any discounts offered are based only on Manufacturers' Recommended Retail Prices.

22. Cancellation

If the Hirer wishes to cancel the booking before the date of the event and the Pearson Hall is unable to conclude a replacement booking, the question of the payment or the repayment of the fee shall be at the discretion of the Pearson Hall management committee. The Pearson Hall management committee reserves the right to cancel this hiring by written notice to the Hirer in the event of:

- (a) the premises being required for use as a Polling Station for a Parliamentary or Local Government election or by-election.
- (b) the Pearson Hall management committee reasonably considering that (i) such hiring will lead to a breach of licensing conditions, if applicable, or other legal or statutory requirements, or (ii) unlawful or unsuitable activities will take place at the premises as a result of this hiring.
- (c) the premises becoming unfit for the use intended by the Hirer.

(d) an emergency requiring use of the premises as a shelter for the victims of flooding, snowstorm, fire, explosion or those at risk of these or similar disasters.

In any such case the Hirer shall be entitled to a refund of any deposit already paid, but the Pearson Hall management committee shall not be liable to the Hirer for any resulting direct or indirect loss or damages whatsoever.

23. End of hire

The Hirer shall be responsible for leaving the premises and surrounding area in a clean and tidy condition, properly locked and secured unless directed otherwise and any contents temporarily removed from their usual positions properly replaced, otherwise the Pearson Hall shall be at liberty to make an additional charge.

24. No alterations

No alterations or additions may be made to the premises nor may any fixtures be installed or placards, decorations or other articles be attached in any way to any part of the premises without the prior written approval of the Trustees. The above restriction applies equally to any temporary decoration or fixture intended just for the duration of the hire, the use of adhesive tape is expressly forbidden as it damages the decorated surfaces. Any alteration, fixture or fitting or attachment so approved shall at the discretion of the Pearson Hall remain in the premises at the end of the hiring. It will become the property of the Pearson Hall unless removed by the Hirer who must make good to the satisfaction of the Pearson Hall any damage caused to the premises by such removal.

For the avoidance of doubt, any decorations which have been installed or attached, following approval of the Trustees as described above, must be removed before the end of the hire period.

The Hirer shall not move the piano or permit it to be moved otherwise the Hirer shall be responsible for payment of the cost of retuning.

25. No rights

The Hiring Agreement constitutes permission only to use the premises and confers no tenancy or other right of occupation on the Hirer.

26. Data Protection

The Pearson Hall management committee uses personal data for the purposes of managing the Hall, its bookings and finances, running and marketing events, staff employment and its fundraising activities. Data may be retained for up to 7 years for accounts purposes and for longer where required by the Hall's insurers. If you would like to find out more about how we use your personal data or want to see a copy of information about you that we hold please contact the Authorised Representative named in Clause 1.2 of the Hiring Agreement.