

PARLIAMENT

RESOLVED that Parliament in accordance with section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225, approve the lease to the Barbados Association for Cancer Advocacy (BACA) of property situate at Coverley in the parish of Christ Church in this Island and more particularly described in the *First Schedule* hereto to facilitate the establishment of a hospice and palliative care facility for the terminally ill under the terms and conditions stated in the *Second Schedule*.

APPROVED by the House of Assembly this day of ,
Two Thousand and Twenty-Five.

SPEAKER

APPROVED by the Senate this day of , Two
Thousand and Twenty-Five.

PRESIDENT

FIRST SCHEDULE

FIRSTLY ALL THAT land the property of the State situate at Coverley in the parish of Christ Church in this Island being (Lot CGB) containing by admeasurement 8075.8 square metres or thereabouts (inclusive of 125.8 square metres in road reserve and 436.1 square metres in right of way) abutting and bounding on (Lot CGA) on three sides on a road reserve 4.88 square metres wide on lands now or late of Michael Broome (Lot 18) on other lands now or formerly of the Barbados Government (Lots 19 and 20) on lands now or late of Charles Belle (Lots 21 and 22) and on lands now or late of Ellwyn Bryant (Lot 23) or however else the same may abut and bound as shown and delineated on a plan certified on the 19th day of December, 2023 by Ricardo Phillips, Land Surveyor and recorded in the Lands and Surveys Department on the 18th day of March, 2024 as Plan No. 444/2024;

SECONDLY ALL THAT land the property of the State situate at Coverley in the parish of Christ Church in this Island being (Lot 19) containing by admeasurement 894.1 square metres or thereabouts (inclusive of 108.5 square metres in road reserve) abutting and bounding on lands now or formerly of the Barbados Government on two sides on lands now or late of Micheal Broome (Lot 18) and on a road reserve 7.93 metres wide with carriage way 4.88 metres wide which leads to Highway 7 in one direction or however else the same may abut and bound as shown and delineated on a plan certified on the 6th day of July, 2017 by Camille Belgrave, Land Surveyor and recorded in the Lands and Surveys Department on the 6th day of July, 2017 as Plan No. 627/2017; and

FIRST SCHEDULE - (Concl'd)

THIRDLY ALL THAT land the property of the State situate at Coverley in the parish of Christ Church in this Island being (Lot 20) containing by admeasurement 840.9 square metres or thereabouts (inclusive of 96.7 square metres in road reserve) abutting and bounding on lands now or late of Charles Belle (Lot 21) on lands now or formerly of the Barbados Government on two sides and on a road reserve 7.93 metres wide with carriage way 4.88 metres wide which leads to Highway 7 in one direction or however else the same may abut and bound as shown and delineated on a plan certified on the 6th day of July, 2017 by Camille Belgrave, Land Surveyor and recorded in the Lands and Surveys Department on the 6th day of July, 2017 as Plan No. 626/2017.

SECOND SCHEDULE

The lease to the Barbados Association for Cancer Advocacy of three (3) parcels of adjoining lands, the property of the State, being the site of the Coverley Plantation House, (Lot 19) and (Lot 20) situate at Coverley in the parish of Christ Church in this Island and more particularly described in the *First Schedule* is subject to the following terms and conditions:

- (a) the lessee to develop, design, build and occupy the demised premises for the specified residential purpose;
- (b) the lease to be for a term of 25 years with an option to renew for a further term of 25 years;
- (c) the initial rent shall be at a concessionary rate of \$1,000 per annum;
- (d) the rent shall be subject to review every 5 years;
- (e) at the end of the lease or its earlier determination the demised premises shall revert to the lessor for nil consideration;
- (f) the lessee shall be entitled, subject to the necessary planning and development permission, to develop the demised premises;
- (g) the demised premises shall be used as a hospice facility and ancillary accommodation;
- (h) the lessee shall be responsible for the cost of development and for putting and keeping the demised premises in repair throughout the term;
- (i) the lessor shall be entitled to inspect the demised premises at least 2 times per year with 48 hours prior written notice;
- (j) the lessee shall indemnify the lessor from all actions arising from its use of the demised premises;

SECOND SCHEDULE - (Concl'd)

- (k) the lessee shall not assign, mortgage, demise, underlet or otherwise part with possession of any part of the demised premises without the written consent of the lessor, such consent not to be unreasonably withheld;
- (l) the lessee shall be responsible for all outgoings, inclusive of land taxes and water rates, arising from its use of the demised premises; and
- (m) the demised premises shall be insured annually against the usual perils at its reinstatement value in the joint names of the lessor and the lessee.

ADDENDUM

The Cabinet at its meeting held on the 19th day of May, 2022 considered NOTE (22) (2) 373/MHLM 25 and agreed to the lease of three adjoining parcels of land, the property of the State, situate at Coverley in the parish of Christ Church in this Island to the Barbados Association for Cancer Advocacy for the development of a Hospice and Palliative Care Facility.

By Conveyance dated the 1st day of November, 1978 between Eugene Roy House *et al* of the One Part and the Crown of the Other Part recorded in the Land Registry on the 22nd day of January, 1979 as Deed No. 0434, the State (formerly the Crown) became the fee simple owner of the sugar plantation called Coverley situate in the parish of Christ Church in this Island. The land purchased by the State consisted of 181.025 acres including the Coverley plantation house, Coverley Tenantry and Lead Vale Tenantry.

Prior to the 1978 conveyance, other lands were acquired by the State (formerly the Crown) and the then Barbados Development Board and since that time, these acquired lands have been used for the construction of the Adams-Barrow-Cummins Highway ("ABC Highway") and, other parcels of land have been vested in the National Housing Corporation for various housing developments including for the sale of tenantry lots to qualified tenants under the *Tenancies Freehold Purchase Act*, Cap. 239B. The remaining lands of the State situate at Coverley in the parish of Christ Church in this Island contains approximately 7.5 acres including the parcel of land described in the *First Schedule*.

ADDENDUM - (Concl'd)

In accordance with the provisions of section 5 of the *Crown Lands (Vesting and Disposal) Act*, Cap. 225, the approval of Parliament is now sought for the lease of parcels of land, the property of the State, to the Barbados Association for Cancer Advocacy more particularly described in the *First Schedule* of this Resolution.