

## CABINET

26 JANUARY 2011

### JOINT REPORT OF HEAD OF LEISURE SERVICES AND ACTING HEAD OF CORPORATE PERFORMANCE

#### **A.5 PROPOSED RENEWAL OF LEASE: GOLF GREEN HALL, GOLF GREEN ROAD, JAYWICK, ESSEX**

(Report prepared by David Hall and Jennie Wilkinson)

#### **PART 1 – KEY INFORMATION**

##### **1.1 PURPOSE OF THE REPORT**

To seek approval for the renewal of the existing lease to The Trustees of Golf Green Hall for a new 21 year term for continued use as a public hall. The site is shown edged bold on the attached Appendix A.

##### **1.2 EXECUTIVE SUMMARY**

The Trustees of Golf Green Hall are currently holding over on a 21 year full repairing and insuring lease that expired on 31 March 2010.

The building also contains a small library for which there is a separate sub lease between the Trustees and Essex County Council (ECC). ECC have within the last three years withdrawn its operation of the library however the running of the library has successfully been taken on by the Trustees of Golf Green Hall. The ability to sub lease to ECC will continue following the lease renewal as ECC continues to pay rent to the Trustees under the terms of the sub lease and which to retain the ability to continue this arrangement.

##### **1.3 RECOMMENDATION(S)**

**That Cabinet considers the details of the proposal and decides whether to progress with the renewal of the existing lease as set out in this report.**

#### **PART 2 – IMPLICATIONS OF THE DECISION**

##### **2.1 DELIVERING PRIORITIES**

The Corporate Plan identifies the need to provide quality leisure facilities and to work in partnership with local organisations. The proposed action meets both targets.

##### **2.2 FINANCE, OTHER RESOURCES AND RISK**

###### **Finance and other resources**

The financial implications of renewing the lease will be set out in a follow up report. It is likely that the Council's Community Asset Rent Off-Setting Scheme (CAROS) will apply to

the new lease. The financial contributions to this Council by way of rent paid are set out in a report in Part B of this agenda.

**Risk**

The Trustees have operated the hall successfully since the lease commenced in 1989 and there is no reason to suggest that y will not continue to do so.

**2.3 LEGAL**

This action proposed is within the Council’s discretionary powers.

**2.4 OTHER IMPLICATIONS**

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder/Equality and Diversity/Health Inequalities/Consultation/Public Engagement

**Ward**

Golf Green

**PART 3 – SUPPORTING INFORMATION**

**3.1 BACKGROUND**

The Trustees of Golf Green Hall are currently holding over on a 21 year lease which expired on 31 March 2010.

The building also contains a small library for which there is a separate sub lease between the Trustees and Essex County Council (ECC). ECC have within the last three years withdrawn its operation of the library however the running of the library has successfully been taken on by the Trustees of Golf Green Hall. The ability to sub lease to ECC will continue following the lease renewal as ECC continues to pay rent to the Trustees under the terms of the sub lease and which to retain the ability to continue this arrangement.

The provisions of Section 24-28 of the Landlord and Tenant Act 1954, that provides security of tenure and limits the landlords ability to change or not renew the lease without the agreement of the tenant, are excluded from the existing lease and will not be included in any renewed lease.

**3.2 CURRENT POSITION**

Entering into a new 21 year lease provides the security that the trustees seek in order to invest and apply for grants in order to maintain the facility until at least 2031.

**3.3 FURTHER HEADINGS RELEVANT TO THE REPORT**

None

**3.4 BACKGROUND PAPERS FOR THE DECISION**

None

### **3.5 APPENDICES**

Appendix A – plan indicating location of Golf Green Hall