

Key Decision Required:	No	In the Forward Plan:	Yes
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PORTFOLIO HOLDER FOR CORPORATE FINANCE AND GOVERNANCE

31 AUGUST 2021

REPORT OF ASSISTANT DIRECTOR (BUILDING & PUBLIC REALM)

- A. NEW LEASE IN RESPECT OF HOLLAND LIBRARY, FRINTON ROAD, HOLLAND-ON-SEA, CO15 5UR**
(Report prepared by Izaak Marshall)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To approve the principle of granting a new lease in respect of Holland Library, Frinton Road, Holland-on-Sea, CO15 5UR.

EXECUTIVE SUMMARY

TDC own the freehold of the library situated in Frinton Road, Holland on Sea, as shown edged red on the plan in Appendix A. The current tenant is holding over on the terms of the previous lease and they would like to renew the agreement on similar terms and this report is seeking to agree the principle of this.

Full details of the heads of terms are contained in the concurrent confidential report.

RECOMMENDATIONS

That the Portfolio Holder approves the principle of the granting of a new lease in respect of Holland Library, Frinton Road, Holland-on-Sea, CO15 5UR.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The Council has Corporate Priorities to balance the annual budget, use assets to support priorities and to join up public services for the benefit of our residents. The granting of this lease will contribute to these.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

Granting of the lease will reduce revenue costs and provide an ongoing revenue income.

Risk

This is discussed in the concurrent confidential report.

LEGAL

In coming to decisions in relation to management of assets, the Council must act in accordance with its statutory duties and responsibilities. Under case law following Section 120 of Local

Government Act 1972, the Council is obliged to ensure that the management of its assets are for the benefit of the district.

Section 123(1) Local Government Act 1972 indicates that, a local authority may dispose of land held by it in any way it wishes so long as (section 123 (2) the land is disposed for a consideration not less than the best that can reasonably be obtained.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of Crime and Disorder, Equality and Diversity, Health Inequalities, Consultation/Public Engagement and Wards; and any significant issues are set out below.

The local Ward Members have been advised of this Report and its recommendations.

Ward

St Bartholomews

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The current tenant has rented the property for over 35 years and are holding over on a three-year lease that expired on the 2 September 2020. The tenant has requested that they are granted a new lease for a further 10 years on similar terms.

CURRENT POSITION

Heads of terms have been negotiated using the Council's standard lease template, which the tenant has agreed in principle.

It is proposed to grant a new 10-year lease in accordance with the Heads of Terms, which are included at Appendix A in the Concurrent Confidential Report.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A – Location Plan