

Committee	FULL COUNCIL
Date	15 December 2021
Agenda Item	10

To consider renewing the Library lease

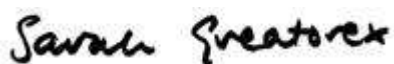
The lease for the Halstead library, which HTC lease to Essex County Council is up for renewal in May 2022. The previous lease was for 9 years, with a rent review every 3 years. Essex County Council have asked whether HTC are happy to continue to lease the library to them, and this has been confirmed. The Town Clerk has made preliminary contact with solicitors to start the process.

To be considered

- Length of the lease
- Rent currently £13,000 p.a. - As there has been much discussion and a lot of action over the past few years to close down what ECC considers to be unviable libraries, it may not be a good time to consider raising the rent on the library. The rent has not been raised at any of the possible rent review points.
- Break clauses for rent review// other reasons
- Conditions – at present HTC pays for external repairs to roof and walls, and ECC for internal repairs and decoration

Recommendation : that councillors agree:

1. That HTC maintain the rent at £13,000 p.a.
2. That HTC should offer a lease for 9 years
3. That HTC should offer a rent review every 3 years
4. That HTC should continue to pay for external repairs



Sarah Greateorex Town Clerk