

To: Infrastructure Land & Environment Policy Board

On: 3 November 2021

Report by: Head of Economy & Development

Heading: Bridgewater Library – Request for a 5-year Lease Renewal

1. Summary

- 1.1 The purpose of this report is to request for approval for 5-year lease renewal of the Bridgewater Library, Erskine. This property is currently leased to the Council and managed by Renfrewshire Leisure.
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2. Recommendations

- 2.1 It is recommended that the Board: -
- i) Approve the request for a 5-year lease renewal of the Bridgewater Library, Erskine as per the terms detailed within this report.

3. Background

- 3.1 The lease to the Council of the Bridgewater Library ended on the 15th of May 2021 when notice to quit was served on the Council bringing the lease to an end. The rent per annum was £68,400+VAT and service charge.
- 3.2 Following a period of negotiation, the landlord has agreed to renew the lease of the property for a period of 5 years at the increased rent of £71,180+VAT with the commencement date being the 15th May 2021 when the previous lease expired. The Council will have the option to terminate this lease on the 3rd anniversary of the lease commencement date being the 15th May 2024.
- 3.3 Each party shall bear their own legal and professional costs in concluding this lease.

4. **Provisional Terms and Conditions: -**

4.1 The following Terms and Conditions have been provisionally agreed with the Landlord and are as follows:

- Renfrewshire Council will conclude missives to renew the lease of the Bridgewater Library by entering into a new lease which shall commence on the 15th May 2021 and expire on the 14th of May 2026.
- The rent will be increased from £68,400 to £71,180 per annum exclusive of VAT. This will continue to be paid quarterly in advance.
- The lease agreement will include a Tenant only break option which allows Renfrewshire Council to terminate on the third anniversary of the lease start date by giving to the landlord 6 months prior written notice.
- All other terms and conditions will remain as in the previous lease agreement.
- Each party will bear their own professional and legal expenses in the conclusion of this lease.
- Any other terms and conditions as may be deemed necessary by the Head of Economy and Development and the Head of Corporate Governance to protect the interests of Renfrewshire Council.

Implications of the Report

1. **Financial** – Increase Rent per Annum from £68,400 to £71,180+VAT and Service Charge.

2. **HR & Organisational Development** – Not applicable.

3. **Community/Council Planning**

Children and Young People – access to local library for children allows access to additional learning resources.

Community Care, Health & Well-being – continued access to local library for Erskine Community.

Empowering our Communities – continued access to local library for Erskine Community.

Greener – None.

Jobs and the Economy – None.

Safer and Stronger – None.

4. **Legal** – Conclusion of new 5-year lease.

5. **Property/Assets** – Conclusion of new 5-year lease.
6. **Information Technology** – Not applicable.
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – Not applicable.
10. **Risk** – Not applicable.
11. **Privacy Impact** – Not applicable.
12. **Cosla Policy Position** – Not applicable.
13. **Climate Risk** – None.

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