

19 May 2014**Agenda Item: 11(e)****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****LEASE RENEWAL – EASTWOOD COMMUNITY RESOURCE CENTRE****Purpose of the Report**

1. To seek approval of the Finance & Property Committee to the renewal of a lease at the Eastwood Community Resource Centre (ECRC) to the existing tenant.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. ECRC lies to the rear of, and is physically connected to Eastwood Library. It was constructed and opened in 2002 using various grant monies which were in part secured by the tenants (Community based groups).
4. Ten year leases were granted by the Authority to the three community groups, and these leases have now expired.
5. Following negotiations, terms for renewal of the leases have been agreed, and the renewal of the Crossroads Care lease is detailed in the exempt appendix.

Other Options Considered

6. No other options were considered because the ECRC was built as a community building and with all of the existing tenants expressing a desire to remain in occupation the approach has been to agree new leases based on a percentage increase on their existing rent together with a clearer methodology to ensure that all of the running costs are recovered from the tenants.

Reason/s for Recommendation/s

7. To regularise the occupation of the premises and ensure that costs attributable to the property are fully recharged to the tenants.

Statutory and Policy Implications

8. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That approval is given to the renewal of the lease at the Eastwood Community Resource Centre (ECRC) to the existing tenant, as detailed in the exempt appendix.

Jas Hundal

Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Tim Slater 0115 977 2076

Constitutional Comments (CEH 23.4.14)

9. The recommendation falls within the remit of the Finance and Property Committee by virtue of its terms of reference.

Financial Comments (TR 23/4/2014)

10. The financial implications are set out in the exempt appendix to the report.

Background Papers and Published Documents

11. None

Electoral Division(s) and Member(s) Affected

12. Ward(s): Eastwood
Member(s): Councillor Keith Longdon

File ref.: /TS/SL/3322

SP: 2632

Properties affected: 03322 - Eastwood Community Resource Centre