

22 April 2013

Agenda Item: 7(h)

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT**

**MANSFIELD LIBRARY, FOUR SEASONS SHOPPING CENTRE –
GRANT OF SUB-LEASE**

Purpose of the Report

1. To seek approval to the granting of a sub-lease on the terms outlined in the exempt appendix.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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. Following the recent refurbishment of the Mansfield library there is a café refreshment area situated on the mezzanine together with a kitchen and serving area situated on the second floor.
4. The Libraries Service have been looking for a solution to allow the café to open with the objectives of finding an operation which improves customer service, improves the visitor experience, has a positive impact on library footfall and offers opportunities to improve income generation for the Council through the use of the Library.
5. The Group Manager for Libraries and Information has sought potential operators for the café, the same operator will provide a service for the County Council's clients who use meeting/event spaces together with appropriate events in the library programme.
6. The Group Manager Libraries Archives and Information is satisfied that the letting represents best value to the Council, having regard to the objectives of bringing an income stream to the Council, improving the café offer to users of the library.
7. The selection of the café operator has been made through the County Council's procurement process, the proposed operator are on the ESPO framework.

8. Heads of Terms have been agreed for the granting of the sub-lease and are set out in the exempt appendix attached to this report.
9. Mansfield library is not owned by the County Council therefore consent for the granting of this sub-lease is required from the Freeholder, the County Council are currently in the process of seeking this.

Other Options Considered

10. None – If a sub-lease was not granted the area would remain vacant and refreshment facilities required to support library users would not be provided which would not be in the best interest of the County Council.

Reason/s for Recommendation/s

11. The proposed sub-lease will bring improved revenue streams to the Council, whilst delivering a significantly enhanced customer / visitor experience within the Library. It is believed that the introduction of the successful operator creates a significant opportunity for the Council to improve income streams from the hire of room facilities at the Library, and as a venue for the staging of events. Both of these functions operate under capacity at present, and one of the reasons identified for this situation has been the lack of good quality catering and café facilities.

Statutory and Policy Implications

12. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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 the County Council grant a sub-lease on the terms as set out in the exempt appendix attached to this report.

Jas Hundal

Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Luke Smith 0115 9772082

Constitutional Comments (CEH 2-4-2013)

13. The recommendation falls within the remit of the Finance and Property Committee.

Financial Comments (TB 09-04-13)

14. The financial implications are set out in the exempt appendix.

Background Papers and Published Documents

15. None.

Electoral Division(s) and Member(s) Affected

16. Ward(s): Mansfield North
Member(s): Councillor Joyce Bosnjak, Councillor Parry Tsimbiridis

File ref.: /LS/SL/
SP: 2415
Properties affected: 03009 - Mansfield Central Library