

CML leases: template wording

Listed below are the standard lease provisions for CMLs operating out of existing library premises. The detailed terms of each lease will be tailored to the unique circumstances of a specific library, taking these standard conditions a starting point:

- The lease will expire on 31 March 2022.
- The tenant will be able to break the lease upon giving six months' notice at any time.
- No rent will be payable.
- The building is to be used as community book lending/borrowing resource. Other complementary and ancillary activities may be permitted, subject to the prior consent of the Council.
- The tenant will be responsible for the cost of utilities (for example electricity, gas, water) and business rates.
- The tenant will be responsible for decorating internally and for the floor coverings.
- The tenant will be responsible for maintaining any gardens and open spaces belonging to the library.
- The tenant will not be permitted to carry out any alterations to the building without first obtaining the consent of the Council. All work must have planning and building regulations approvals (as appropriate) and be compliant with the Construction (Design and Management) Regulations 2015.
- The Council will be responsible for the maintenance and repair of the building, the plant and external decoration, as well as maintaining any car parking linked to the library building. The tenant will be given information and support with respect to the building, and will be given details of appropriate contacts at the Council to report any building problems.
- At Derwent Community Library and Sinfin Library, the Council is itself a tenant, so the leases to CMLs at these libraries will also reflect any conditions with which the Council must comply under its leases.