The Trio's Proposal	**Stephen Carlill's comment**
Lambeth would make a gift of the building to a new owner.	Lambeth cannot afford to forgo the rents from the existing and future tenants of the building.
The new owner would divide the area currently in community use into a library and a non-library and the library area would be out of use when the library service is not operating.	The distinction is artificial and the prohibition on use of the library area is completely unnecessary. All of the community space is needed for community use.
This division is intended to allow the new owner to: • Charge Lambeth rent on the area designated as a library. • Apply at some unknown future date for grants to carry out very substantial alterations to the structure and internal arrangement of the building.	This is unworkable because: • Lambeth cannot afford the rent. • The proposed alterations would: 1. Make the building less useful to the community. 2. Decrease the attraction of the building to the kinds of potential tenant we currently know to exist.
The new owner would consist of trustees, being the Trio and people appointed by them.	This would transfer control of the building from the democratically elected local authority to the paternalistic control of an unelected body, which would not be accountable to local people.
The Trio's figures assume that the existing tenants' rent, negotiated in the open market about a year ago, can be increased immediately by 75% and that Lambeth will pay rent at the same inflated rate.	The reason for this fantasy has not been explained. However, the building will eventually need major renovations, such as recovering the pitched roofs, and until now it has been assumed that a grant would be obtained to cover the cost. It may be that the inflated rents are intended to replace such a grant, since it is most unlikely that a grant could be obtained for renovations as well as for the proposed alterations.
Assuming market rents and the Trio's figures for service costs, the new owner would have a surplus of income over expenditure of up to £8,000 a year. However, this does not take into account £50,000 or more a year in administrative costs that the Trio expect to incur.	The administrative costs are unnecessary. At present day-to-day management of the building is carried out by the library manager as part of her duties.
The gift would be by a 99-year rent-free lease containing provisions entitling Lambeth to take the building back if the new owner could not cover its expenditure.	On the Trio's figures there would be a shortfall of tens of thousands of pounds a year. Lambeth would terminate the lease and most probably sell the building for conversion to flats.