

DECISION MAKER:	CABINET		
SUBJECT	APPROVAL TO SPEND ON REPLACEMENT LIBRARY FOR WOOLSTON.		
DATE OF DECISION:	20 AUGUST, 2013		
REPORT OF:	CABINET MEMBER FOR ECONOMIC DEVELOPMENT AND LEISURE		
<u>CONTACT DETAILS</u>			
AUTHOR:	Name:	David Baldwin	Tel: 023 8083 2219
	E-mail:	david.baldwin@southampton.gov.uk	
Director	Name:	John Tunney	Tel: 023 8091 7713
	E-mail:	john.tunney@southampton.gov.uk	
STATEMENT OF CONFIDENTIALITY			
Not applicable.			

BRIEF SUMMARY

Approval is sought from Cabinet to incur expenditure of £815,000 from the Economic Development and Leisure Capital Programme for the replacement of Woolston Library.

RECOMMENDATIONS:

- (i) To approve, in accordance with Financial Procedure Rules, capital expenditure of £796,000 in 2014/15 and £19,000 in 2015/16 from the Economic Development and Leisure Capital Programme for completion of the replacement library project in Centenary Quay.
- (ii) To authorise the Head of Property Services to do anything necessary to undertake the procurement of the refit of the premises up to and including financial close
- (iii) To authorise the Director of Environment and Economy to do anything necessary to give effect to the proposal

REASONS FOR REPORT RECOMMENDATIONS

1. Council in November 2012 added £957,000 to the Economic Development and Leisure Capital Programme for the fitting out of community facilities including a replacement library in Centenary Quay. Cabinet, also in November, approved expenditure of £142,000 from the Capital Programme to complete the design work for the project. The design work is expected to be complete by September and put out to tender from October onwards enabling the fitting out to be complete in 2014/2015.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. The Council could continue to work from the existing library and not move to Centenary Quay. The existing library is in poor condition, has a significant repairs backlog estimated to potentially cost £120,000 (£11,000 of this is likely to be incurred within 2/3 years and the remainder has yet to be assigned a timescale) and does not provide disabled access for people

in wheelchairs. In public consultation by SEEDA, who then owned the land, a replacement library emerged as the improvement local people most wanted to see on the site.

3. The Council could consider alternative uses for the library space. This would require Crest Nicholson's co-operation for a new planning application for change of use and an amendment to the Section 106 Agreement. If the Council wished to use the building it would still face the cost of fitting out.

DETAIL (Including consultation carried out)

4. Woolston Library is housed in an inadequate building in poor condition and poorly located. The redevelopment of the Vosper site in Woolston - now called Centenary Quay- secured the opportunity of a replacement library via a Section 106 Agreement.
5. Planning permission for Centenary Quay granted in 2009 included a 760 m² library. The Section 106 Agreement requires Crest Nicholson to complete the library space to a shell and core finish and, following its completion, to offer it to the Council on a long lease. If the Council takes the lease it will therefore have to fit out the premises at its own costs. If the Council does not complete the lease within nine months of the offer, Crest Nicholson are at liberty to apply for a change of use of the library space.
6. Subsequent to the Agreement, it was decided to use approximately a tenth of the 760 m² to accommodate staff from the Peartree Local Housing Office. Staff will also be relocated from Weston Housing Office in order to facilitate the Estates Regeneration Programme.
7. The need for the project to engage with and support the community hub model was identified in the report to Council in November 2012. It was recognised that this is already present in the co-location of the library and housing services but that there might be scope to extend this further. Discussions with SCC Property Services have confirmed that there are currently no identified requirements for other Council services to relocate. It is recognised that this may change and a watching brief will be maintained. However, the impact on the new building must be quite small as any further co-location which will require significant modification to the interior will result in both increased fitting out costs and in increase in fees to Capita Symonds.
8. Expenditure is needed to ensure that the Council is able to comply with the Section 106 Agreement and open the library in 2014. It will ensure that a contractor can be appointed following the tendering process.

9. Timescale and Milestones

Completion of Design Scheme	September 2013
Issue of tender documents	October 2013
Award of Contracts	December 2013
Signing of lease	December 2013
Building work commencement	March 2014
Building work end	July 2014
Relocation of SCC services	August 2014
Facility opens	September 2014

RESOURCE IMPLICATIONS

Capital/Revenue

10. In November 2012 Council added £957,000 to the Housing and Leisure Capital Programme for the fitting out of community facilities including a replacement library in Centenary Quay funded from Council Resources.
11. The cost of the entire project is estimated to be £957,000, as summarised in the table below:

Estimated cost	2012/13 £000s	2013/14 £000s	2014/15 £000s	2015/16 £000s	Total £000s
Works	0	0	750.0	19.0	769.0
Fees	11.0	68.0	27.0	5.0	111.0
Contingency			77.0		
Total	11.0	68.0	854.0	24.0	957.0

This is an estimate based on the information and assumptions available.

12. The estimate does not include any funding for the provision of a cash desk in the new facility. This requirement was identified after the Cabinet Report in November 2012. The estimated cost of this, £17,000, will be provided from Housing Revenue Account funding sources. The additional cost will have no impact on the capital funding already agreed.
13. The premises running costs of the new facility are estimated to be £38,700 which, as the building is much larger than the other Council buildings to be replaced, is £16,500 more than the current costs for the existing library and local housing offices and will be met from the Economic Development and Leisure portfolio.

Property/Other

- 14.. Relocating services to Centenary Quay will release a number of properties for disposal, including the library reserved site in Inkerman Road and the existing Woolston Library. Securing receipts will follow after the expenditure on fit out has occurred.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

- 15. The Council is obliged by the Public Libraries and Museums Act 1964 to provide a comprehensive and efficient library service for all persons who wish to make use of such a service. In addition, the Council can elect to provide additional or improved library services pursuant to section 1 of the Localism Act 2012, in the absence of any legislative restrictions affecting this general power of competence.

Other Legal Implications:

- 16. Any reduction or removal of a library service must not be undertaken without a full public consultation and assessment of local needs, and any such decision must also take account of the Council’s obligations under relevant equalities legislation and in accordance with the Council’s strategic plan for the provision of library services across the City.

POLICY FRAMEWORK IMPLICATIONS

- 17. The proposal is consistent with and not contrary to the Council’s policy framework and the Annual Library Plan in particular.

KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	Woolston
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SUPPORTING DOCUMENTATION

Appendices

1.	None
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Documents In Members’ Rooms

1.	None
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Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at

Title of Background Paper(s) Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	None	
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