

REPORT TO: CABINET

DATE: 4th March 2010

SUBJECT: Southport Cultural Centre – Temporary Library Service

WARDS AFFECTED: All Southport

REPORT OF: Alan Moore, Strategic Director (Communities).
Graham Bayliss, Leisure & Tourism Director.
Mike McSorley, Head of Technical Services.

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**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To advise Cabinet of the estimated costs identified for the adaptation works required to a number of potentially suitable venues to facilitate a temporary library service in central Southport

REASON WHY DECISION REQUIRED:

Cabinet instructed Officers to provide further information on three other possible venues for a temporary library and report back.

RECOMMENDATION(S):

Cabinet is requested to consider the latest review of available locations for a temporary library with the associated financial implications and

- a) Determine if a temporary library should be provided and if so which is the preferred option subject to the necessary negotiations and approvals being obtained:- and
- b) Identify how any associated costs are to be funded

KEY DECISION: Yes

FORWARD PLAN: Yes

IMPLEMENTATION DATE: Following the expiry of the call-in period for the minutes of this meeting.

ALTERNATIVE OPTIONS:

Previously detailed in the report to Cabinet on 3rd September 2009, and 12th November 2009.

IMPLICATIONS:**Budget/Policy Framework:****Financial:**

Depending upon which option Cabinet choose there will be additional capital and revenue implications, as detailed in the options to be considered at paragraph 2.5. Accordingly no figures can be entered into the table below.

<u>CAPITAL EXPENDITURE</u>	2009/ 2010 £	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal:

Risk Assessment:

Asset Management:

CONSULTATION UNDERTAKEN/VIEWS

Finance Director – FD 341. The Finance Director has been consulted and any comments have been incorporated in to the report.
Head of Technical Services

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		√	
2	Creating Safe Communities		√	
3	Jobs and Prosperity		√	
4	Improving Health and Well-Being		√	
5	Environmental Sustainability		√	
6	Creating Inclusive Communities		√	
7	Improving the Quality of Council Services and Strengthening local Democracy		√	
8	Children and Young People		√	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

1. BACKGROUND

- 1.1 The potential £15.3 million development of the Southport Cultural Centre, which consists of Southport Library, Atkinson Art Gallery and Southport Arts Centre, is a central plank within the economic regeneration of Southport and is due to commence construction in May 2010. The issue of a temporary library provision during the closure period is a matter that Members have considered since July 2009.
- 1.2 At the meeting of Cabinet Member Leisure and Tourism (CML&T) of 15th July 2009, a report was received regarding the temporary closure of Southport Library including the potential costs of relocating a library service to another location and the possibility and consequences of redistributing library services to other libraries in Churchtown, Birkdale and Ainsdale and not to provide a library service in central Southport.
- 1.3 Cabinet Member Leisure & Tourism resolved – Minute 32:
- (1) the temporary closure of Southport Library be agreed on the basis that the Leisure Director make continued efforts to find a suitable town centre location for the library prior to closure.

Cabinet, at its meeting on 3rd September 2009 received an update on the difficulties that officers had experienced in trying to identify a cost-effective site for a temporary library service. The report also gave estimates of the cost of the temporary service (£350k) for the 30 months of closure.

- 1.4 Cabinet considered a report on the provision of a temporary library service at its meeting on 12th November 2009 and resolved minute 196 that:-
- (1) The services and staff at the Southport Central Library be relocated at the Churchtown, Birkdale and Ainsdale Branch Libraries at no additional cost, during the period of the redevelopment of the Southport Cultural Centre;
 - (2) The Leisure Director submit a report to the Cabinet on the feasibility of providing a temporary IT service for library users in the Southport One Stop Shop;
- 1.5 On 14th January 2010 in accordance with Paragraph 2.5 (ii) of the Cabinet Procedure Rules Cabinet considered a verbal report on the resolution from the Southport Area Committee of 6th January 2010. Cabinet resolved minute 296 that:-
- (1) The resolution of the Southport Area Committee be noted;
 - (2) The Cabinet wishes to provide an affordable temporary replacement for the Southport Town Centre library for the duration of the Southport Cultural Centre works and recognises the urgency of this matter; and
 - (3) Officers be requested to review options for a temporary library facility that would be contained within the current revenue budget and, that reports are made regularly to the Cabinet Member designated to oversee the Cultural Centre project.

1.6 Following the resolution of Cabinet on 14th January 2010, Officers have reviewed the options available and considered two other town centre venues and re-examined one of the previous options.

2. OPTIONS FOR PROVISION OF TEMPORARY LIBRARY SERVICE

2.1 The Planning Director has advised that each option will require planning permission for a change of use, a process that can take up to 8 weeks from the date of the application.

2.2 Leases of non-Council owned properties will be subject to the legal exchange of contract and the tendering / letting of contracts for adaptation works. Construction periods will take varying amounts of time depending upon which option Members consider is appropriate. In order to meet the construction and spend requirements for the Cultural Centre, we will have to vacate the library by the middle of April 2010 at the latest. If Members decide to offer a temporary library at one of the locations identified below, it could be mid to end of June 2010 before a venue would be made suitable for use.

2.3 Should the library be relocated into one of the venue options below, it will take with its revenue (operational) budget of £54,550, which will help offset some of the additional annual costs.

2.4 A visual survey has been undertaken for each location identified below and estimates obtained for the building works required at each location together with basic ICT costs. More extensive/intrusive work would be needed to obtain more detailed and accurate costs. ICT is required for all library services and the ICT costs include connection to Sefton's network, Radio links where necessary and installation of PCs into the building, predominantly for staff to use to access the library management system.

2.5 Based on the estimates, and the results of the survey, an analysis of individual sites now follows (Options not in any order of priority):-

	Location / space available	Costs	Adaptation work required										
Option 1	Rosebys King Street Entire building	<p>Capital works circa £150,000 to £200,000</p> <p>Revenue Costs: £</p> <table> <tr> <td>Rent and Rates</td> <td>140,000</td> </tr> <tr> <td>Est. running costs</td> <td><u>50,000</u></td> </tr> <tr> <td>Sub Total</td> <td>190,000</td> </tr> <tr> <td>Less Library budget</td> <td><u>54,550</u></td> </tr> <tr> <td>Additional Revenue Cost</td> <td>135,450</td> </tr> </table> <p>£135,450 per annum for 2½ years is £338,625</p>	Rent and Rates	140,000	Est. running costs	<u>50,000</u>	Sub Total	190,000	Less Library budget	<u>54,550</u>	Additional Revenue Cost	135,450	<p>Sub division of space. Minor building improvements Partial rewiring – electrical testing Heating and ventilation testing Water systems testing IT installation Electrical shuttering Some DDA works</p>
Rent and Rates	140,000												
Est. running costs	<u>50,000</u>												
Sub Total	190,000												
Less Library budget	<u>54,550</u>												
Additional Revenue Cost	135,450												

3. FINANCIAL IMPLICATIONS

- 3.1 Officers have reviewed the options for the provision of a library service for Southport during the redevelopment of the Cultural Centre, and included two further premises not previously available. The newly available premises will require some adaptation to make them fit for public use.
- 3.2 It has not been possible to find an option that can be contained within existing revenue budgets. The revenue funding available from the present library operation is £54,550 and could be used to meet some of the additional revenue costs. However the additional revenue costs over and above this budget range from £25,000 to £135,000 per annum for 2.5 years
- 3.4 Any capital or revenue costs above the sums identified would need to be found from other budgets. Members will be aware that any additional capital or revenue budgets approved for this scheme will add to the current financial deficit on the Medium Term Financial Plan unless they are funded from the reprioritisation of existing capital programme schemes.

5. RECOMMENDATIONS

Cabinet is requested to consider the latest review of available locations for a temporary library with the associated financial implications and

- a) Determine if a temporary library should be provided and if so which is the preferred option subject to the necessary negotiations and approvals being obtained:- and
- b) Identify how any associated costs are to be funded