

DERBYSHIRE COUNTY COUNCIL

CABINET

15 APRIL 2014

Joint Report of the Strategic Director of Health and Communities and the Director of Property

NEW HEANOR LIBRARY

1. Purpose of the Report

To inform Cabinet of the planned closure of Heanor Library, the options available to provide a new public library in Heanor and the nature of the alternative library provision to be provided during the period of the closure.

2. Information and Analysis

Heanor Library is a Vic Hallam 'Derwent' system built structure that was built in the late 1950's. This type of construction comprises a timber post and beam system with stability provided by the wall cladding and with the first floor and roof panels acting as diaphragms. Heanor Library is the oldest Vic Hallam building in the County.

Several structural surveys of the condition of the timber columns have been carried out over the years which have resulted in repairs being carried out to the timber posts and beams in order to keep the building in use. In November 2013 a structural engineer's report was commissioned because of concerns about the condition of the structure. A scheme of refurbishment was being prepared to address the issues raised in the structural report.

Following the severe wet weather over the winter months a structural engineer revisited the property to re-assess its overall condition. This resulted in the structural engineer recommending closure of the building on safety grounds, unless a full renovation of both the frame and the wall cladding was undertaken immediately. Based on this advice it is proposed to close the library from 7pm on Thursday 17th April 2014.

The building has now come to the end of its life unless the whole of the timber post and beam structure is renewed, which would cost more than providing a brand new replacement modular building. Due to the costs

of the proposed repairs, it is appropriate to consider the options for the provision of a new library in Heanor. This would also give the Council the opportunity to provide a modern, purpose designed library building which would be able to offer a wide range of accessible services to the residents of Heanor.

An appraisal of the options available to the Council for a new public library in Heanor has been undertaken as follows:

Option 1 – Undertake structural repairs to existing library (the location of which is shown on the Location Plan at Appendix 1).

Initial capital cost: £850,000

NPV (based on 25 year appraisal): £2,113,900

Comments: The Council would still be left with a timber framed building with a limited life and a large repair and maintenance liability.

Option 2 – Demolish existing library and replace with new modular library building on the same site, reducing the size and footprint of the new building. (The Director of Property to then review the use of the surplus land).

Initial capital cost: £892,500

NPV (based on 25 year appraisal): £1,735,800

Comments: Significantly cheaper option over 25 years, this would enable the Council to provide a brand new and much improved library for the local community, with a lower repair and maintenance liability.

Option 3 – Relocate the library to the former Somerfield premises on Market Street (the location of which is shown on the Location Plan at Appendix 1) and sell the existing library site for development.

Initial capital cost: £1,307,500

NPV (based on 25 year appraisal): £3,520,400

Comments: Good location for a new library, however, this is the most expensive option and represents poor value for money.

Outcome of the Option Appraisal

Option 2, the demolition of the existing library and replacement with a new library on the existing site, reducing the size and footprint of the building is recommended as the best option. If option 2 were progressed, it is estimated that, subject to planning permission being obtained, a new library could be in place on the existing site by end of March 2015.

Alternative service provision

Whilst the library is closed the Council will need to ensure that there is some form of alternative library provision. Five potential options have been considered and these are detailed below:

1. The recommended option would be to rent a shop on Market Street, Heanor and fit it out as a library, accepting that the range of resources and services available would not be the same as in the existing building. There are a number of shops that are currently vacant and a short term lease of an empty shop property could be taken out relatively quickly. It is estimated that this option would cost in the region of £35,000-£50,000, including business rates and running costs, there would also be some modest fitting out costs to make the building suitable to serve as a temporary library. It is anticipated that these costs could be met from within the Health and Communities budget.

Renting a shop on Market Street would have the additional benefits of raising the profile of the temporary library and potentially drawing more people into the town centre.

The establishment of a temporary library in a retail unit in Heanor town centre may be subject to planning permission for change of use and discussions are currently being held with the planning authority regarding the need for such permission.

2. Provide a service from a Maximum Capacity Vehicle on Mondays and Saturdays. This could be accommodated within the current mobile library timetable. This option is not recommended as this would replace a six day a week service with a two day a week service.
3. Purchase a used mobile library from an existing supplier on the understanding that they will repurchase the vehicle for a minimum guaranteed value when it is returned. Not recommended due to the costs of purchasing a temporary vehicle at a time when proposals for changes to the existing Mobile Library Service are subject to consultation.

4. Change existing mobile routes so that part of the existing fleet is redeployed to provide a service in Heanor. Not recommended as the Council is about to enter the second stage of its consultation on the Mobile Library Service.
5. Cease to provide a service for the period while the building is being replaced. Not recommended due to the impact on the local population as there would be no easily accessible alternative service available to local residents.

3. Financial Considerations

The capital expenditure of £892,500 can be met from the following budgets:

Capital Budget	Amount
Capital Programme allocation for a feasibility study into a replacement library in Matlock (Total available £100,000 from 2013/2014):	£100,000
Unspent Capital Programme contingency allocations from 2010/2011 (£490,000) and 2011/2012 (£35,000):	£525,000
Capital Programme allocation for a new library in Belper (Total available £1,700,000 from 2004/2005)	£267,500
TOTAL	£892,500

The resulting shortfalls on the Belper Library and Matlock Library feasibility capital programme allocations would form the basis of additional capital bids as part of the development of the 2015/16 Capital Programme.

The on-going future revenue costs of the new library will be met from the existing Health and Communities budget.

4. Human Resources Considerations

The existing staff at Heanor Library will be redeployed to work at the temporary library or to work at other Derbyshire libraries. They will also have the opportunity to temporarily reduce their hours or take unpaid leave for some or all of the closure period.

5. Other Considerations

In preparing this report the relevance of the following factors has been considered: legal, prevention of crime and disorder, equality and diversity, environmental, health and transport considerations.

6. Key Decision

Yes

7. Call-in

Is it required that call-in be waived for any decision on this report?

No

8. Background Papers

The full 25 year financial option appraisal is available to view at Corporate Property at Chatsworth Hall, Matlock.

9. OFFICER RECOMMENDATION

That Cabinet approves:

- i. The demolition of the existing Heanor Library at Ilkeston Road, Heanor;
- ii. The provision of a new library and car park on part of the existing library site at Ilkeston Road, Heanor;
- iii. The expenditure of £100,000 (2013/2014 Matlock Library capital programme budget), £525,000 (unspent Capital Contingency allocations from 2010/2011 and 2011/2012), £267,500 (2004/2005 Belper Library capital programme allocation) to fund the demolition of the existing library and the erection and fit out of a new library;
- iv. A temporary library being established in a vacant shop unit to be leased in Heanor town centre under terms and conditions to be approved by the Cabinet Member for Council Services;
- v. The part of the site not required for provision of the replacement library being declared surplus to the Council's requirements;
- vi. The Director of Property to review the use of the surplus land.

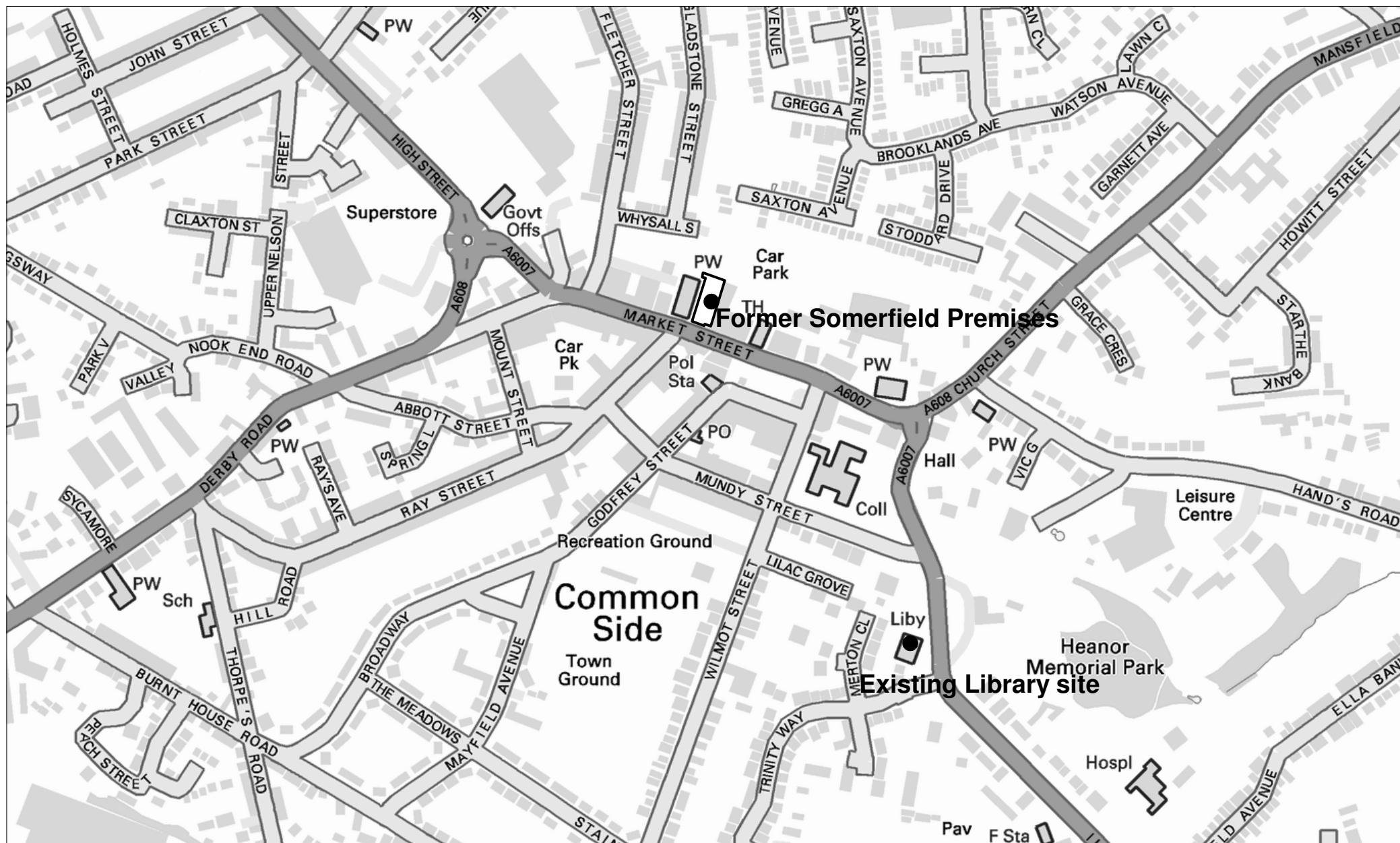
DAVID LOWE

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JEREMY GOACHER

Director of Property

Appendix 1 Heanor Library - Location of Options



Not to scale

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