

Name of meeting: Cabinet
Date: 1st September 2020

Title of report: Achieve and Aspire Strategic Priorities Libraries & Public Buildings Programme – Proposals to allocate funding to and deliver the new build Birkby Fartown Library

Purpose of report: This report aims to seek approval to allocate funding from the Achieve & Aspire Strategic Priorities section of the Capital Plan and authorise officers to deliver a new build library facility within the Birkby Fartown community.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes – this report proposes significant expenditure in excess of £250K
Key Decision - Is it in the <u>Council's Forward Plan (key decisions and private reports)?</u>	Key Decision – Yes
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by <u>Strategic Director</u> & name	Richard Parry - 09.03.20
Is it also signed off by the Service Director for Finance?	Eamonn Croston - 18.08.20
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Julie Muscroft - 20.08.20
Cabinet member portfolio	Corporate - Cllr Graham Turner Culture & Environment – Cllr Rob Walker

Electoral wards affected: Greenhead

Ward councillors consulted: Cllr Carole Pattison, Cllr Mohan Sokhal and Cllr Sheikh Ullah

Public or private: Public

Has GDPR been considered? There are no GDPR implications relating to this report.

1. Summary

- 1.1 Members will be asked to consider and approve the allocation of a capital budget of £799K for the proposed replacement new build library facility at Birkby Fartown as identified in the Libraries and Public Buildings section of the Council's Five Year Capital Plan approved by Council on 12 February 2020.
- 1.2 This report will request that Members approve the preferred site location for the proposed new build off Lea Street, adjacent to Birkby Junior School, as shown in **Appendix A** and authorise officers to design, procure and implement the new build as detailed in this report.

2. Information required to take a decision

(a) Background

- 2.1 In October 2018 Cabinet approved an expansion scheme at Birkby Junior School due to an increase in demand for pupil places within the area. A further 120 places were needed, thereby expanding the school from 480 places (4FE) to 600 places (5FE). As the school grounds were already constrained from a previous extension, it was therefore necessary to utilise the adjoining Community Centre building to accommodate the increased number of pupil places.
- 2.2 The decision was made by Library Services to stop running the library from its existing location in the Community Centre on Wasp Nest Road from 02 November 2018 and the building was handed over for conversion to school accommodation. The remodelled and refurbishment scheme was completed in January 2020 using Basic Need capital grant and the building is now providing modern, inspirational learning facilities for 120 pupils, bringing back into use a building that was life expired and extending its life for another 50+ years.
- 2.3 In reaching the decision to stop running the library from the Community Centre, it was acknowledged that library services are important to local people, hence work has been ongoing to find a permanent solution to provide a replacement library within the local community.

(b) Proposed site location and building

- 2.4 Following discussions with the Corporate Portfolio Holder and the Strategic Director for Adults and Health, in conjunction with local ward members, it was agreed to maintain the library as close to its former location as possible. Following a site search by the Council's Asset Strategy team, the proposed site off Lea Street, adjacent to Birkby Junior School and a 2-3-minute walk from its previous location, was identified as being the only suitable site in the local vicinity. The proposed site occupies a small section of a former railway cutting, which is now used as a greenway with a maintained walking and cycling route. The proposal has the potential to turn what is currently an area of anti-social behaviour into a vital link for the Community.
- 2.5 An initial desktop review concluded that the land should be suitable for a new library building and ongoing site investigations are taking place. Consultations with the Council's Planning and Development Service clarified that the land for the proposed site is not classed as urban green space in the Local Plan, however an impact survey will be required to offset the potential environmental impact of the new development.
- 2.6 The Economy & Skills Capital Development & Delivery Team commissioned an external architectural consultancy to produce an option appraisal for the site. Indicative layouts and visuals have been produced, which can be seen at **Appendix B**. A tender exercise has been undertaken and a successful contractor identified along with a revised budget requirement of £799K to deliver this scheme inclusive of the previous year's spend of £41.5K for fees, surveys and enabling works. This is based on a proposal to construct a single storey high performance SIPs (Structural Insulated Panels) library building, stone fronted façade with a low pitch roof and a gross internal floor area of 165m².

2.7 The proposed facilities for the building include:

- Multi Use Space – can be used for various activities including a Polling Station
- Self Service area
- Children’s area/corner
- Study area
- IT provision
- Soft seating area for quiet time
- Community garden - with garden access from the building
- Plant room
- Utility area
- WC and Access change.

The design will include full disabled access and dementia friendly features.

2.8 The key milestones for the project are summarised below:

Submission of planning application	09 March 2020
Planning application approval	12 th June 2020
Completion of Stage 3 design phase	20 th April 2020
Stopping Up Order Process complete	October 2020
Enabling Works Commencement	October 2020, Providing no further delays from Stopping Up order
Construction Commencement	November 2020, Providing no further delays from the Stopping Up order
Completion on Site	April 2021, Providing no further delays from the Stopping Up order

2.9 As part of this project it has been highlighted that the footpath to the greenway will need to be diverted, so access to the greenway can remain open for the public. Relocation of a street light from the greenway to Lea Street and the potential removal of 5 low category trees with a proposal to reinstate 5 new trees will be included as part of the planning application. The scheme also proposes a new connection through the existing boundary wall on Lea Street to encourage accessibility, visibility and community profile.

As part of the statutory approvals process, the Council was advised by the Department for Transport (DfT) that once a successful Planning Approval had been obtained, a ‘Stopping Up Order’ would be required for the Greenway on Lea Street, as it was adopted by Highways back in the 1990’s and needs to be diverted for the works to take place. A formal 28 day public consultation exercise was required to be undertaken by the DfT as part of the process, which was delayed due to COVID19, but subsequently commenced on the 9th July 2020 and due to complete on Thursday 6th August 2020. As part of the public consultation exercise Officers assisted the DfT by placing notices of the proposed works around the highway with copies of the plans provided to the local Post Office on Bradford Road, Fartown Huddersfield, as well as a publication in the local press. On the closing of the consultation period the ‘Stopping Up’ order will then go to stage 2, which allows a potential 6 week legal challenge period, leading to a formal decision been issued hopefully sometime in October dependant on further delays due to COVID 19.

3. Implications for the Council

3.1 Working with People

The proposed new library will have the following positive impacts for residents and the local community:

- Providing support, help and advice to people in communities
- Advocating healthy lifestyles
- Supporting adults to learn to read

- Supporting the curriculum through book stock selection
- Providing quality work placement and volunteering opportunities
- Providing free access to appropriate learning resources and signpost to other opportunities
- Providing a safe neutral space to learn in and share skills.

3.2 **Working with Partners**

Libraries deliver services in local communities. They support the digital by design programme by providing support to people who are digitally excluded to access on-line services and they act as local access points which have due regard to the wider assets within neighbourhoods, wards and communities which are well networked and supported.

3.3 **Place Based Working**

We look at our service on a place by place basis, ensuring we work with partners and communities in each area to look at best possible solutions. We engage with communities to deliver our services, working in partnership with community groups. Many of our services are already supported by Friends of Groups and volunteers and we continue to proudly grow this model.

3.4 **Climate Change and Air Quality**

As part of the Council's responsibility to support and follow the 'Climate Emergency Plan' to change and reduce emissions, the new Library building will comply with Building Regulations Part L and include renewable technologies such as an Air Source heating system to reduce carbon emissions and a SuDS drainage system (Sustainable Drainage) to alleviate flooding by reusing or storing surface water, to decrease flow rates and improve water quality, with low impact to the environment.

The construction of the building has been designed to use Structurally Insulated Panels (SIPs), which is a high-performance building system that is energy efficient with lower energy consumption costs and environmentally friendly due to lower CO2 emissions. A SIPs building is manufactured off-site with minimal waste and less environmental impact in comparison with a traditional building constructed on site.

3.5 **Improving outcomes for children**

The proposed new library will have the following positive impacts for children and the local community:

- Delivering engaging and inclusive story and rhyme times
- Access to good quality book stock
- Free computer access
- Implementing a range of engaging reading initiatives e.g. Page turners Children's Reading Festival
- Working with local schools to support the curriculum and to promote reading for pleasure
- Digital literacy - Coding based play through to Girl Geeks

3.6 **Financial**

The capital investment of £799K is from the Achieve and Aspire Strategic Priorities Libraries & Public Buildings part of the Council's Five-Year Capital Plan. £41.5K has already been expended in previous financial years leaving £694.5K to be funded from the Birkby Library line and £63K from the generic Libraries 21/22 funding. The project will be funded from prudential borrowing. The revenue cost of financing this level of borrowing is £50.3K per annum for 20 years and is already included within the Council's Medium-Term Financial Plan approved by Council on 20th February 2020.

There are no statutory or legal implications to the provision of a library in Birkby Fartown.

4. Consultees and their opinions

- 4.1 Cabinet considered a report on the redesign of the Kirklees Libraries Services on 21 August 2018 which agreed that the Service should be given a period of time to implement a new Framework that would be used to consider how the Service, with support from communities and partners, will contribute towards Council priorities and outcomes in a local context with reduced financial resources.
- 4.2 Whilst this occurred an interim service offer was required in Birkby from 02 November 2018 onwards. Residents were signposted to Huddersfield Central Library and the Chestnut Centre. The Library Service worked with local Ward Members to identify appropriate alternative offers and residents were informed that a new site for the library would be sought.
- 4.3 The Lead Corporate Portfolio Holder Cllr Graham Turner has been involved at all stages of the decision-making process. The Portfolio Holder and the Chief Librarian have held meetings with the Greenhead Ward Councillors to keep them informed of progress. The Greenhead Ward Cllrs have toured sites in Birkby and have concluded that the proposed Lea Street site is the only suitable site for the new library.

5. Next steps and timelines

- 5.1 Subject to approval of the recommendations in this report, officers from the Council's Capital Development and Delivery team will complete the procurement of the new build library and will let a construction contract, subject to the approval of Stopping Up permission. The Capital Development and Delivery team will project manage the New Build to ensure that it is delivered within budget, to the stated programme and to the required quality standards.

6. Officer recommendations and reasons

Members are requested to:

- (a) Consider and approve the allocation of a capital budget of £799K for the delivery of a replacement new build library facility at Birkby Fartown as outlined in this report.
- (b) Approve the preferred site location for the proposed new build off Lea Street, adjacent to Birkby Junior School, as shown in **Appendix A** to this report.
- (c) Authorise officers to procure and implement a new build library for Birkby Fartown as described in this report, subject to a satisfactory conclusion of the 'Stopping Up' order for the Greenway on Lea Street.

7. Cabinet Portfolio Holder's recommendations

The Cabinet Portfolio Holder recommends that allocation of a capital budget of £799K for the delivery of a replacement new build library facility at Birkby Fartown as outlined in this report is approved.

That the preferred site location for the proposed new build off Lea Street, adjacent to Birkby Junior School, as shown in **Appendix A** to this report is approved.

Authorise officers to procure and implement a new build library for Birkby Fartown as described in this report.

8. Contact officer

Carol Stump – Chief Librarian
Tel: 01484 221000 - Email: carol.stump@kirklees.gov.uk

David Martin – Head of Service for Corporate Landlord and Capital

Tel: 01484 221000 – Email: david.martin@kirklees.gov.uk

9. Background Papers and History of Decisions

Birkby Junior School Cabinet Report 16th of October

<https://democracy.kirklees.gov.uk/documents/g5606/Public%20reports%20pack%2016th-Oct-2018%2016.00%20Cabinet.pdf?T=10>

Kirklees Libraries Service Redesign 21st August 2018

<https://democracy.kirklees.gov.uk/documents/g5604/Public%20reports%20pack%2021st-Aug-2018%2016.00%20Cabinet.pdf?T=10>

<http://www.kirklees.gov.uk/beta/libraries/pdf/Libraries-Consultation-Report-2018.pdf>

Budget 2020 - 2023 Capital Plan 2019 – 2025

<https://democracy.kirklees.gov.uk/documents/s34715/annbudreport%202021%20for%20Council%2031.01.20.pdf>

10. Service Director responsible

Helen Severns - Service Director – Integrated Commissioning - Tel: 01484 221000

Email: helen.severns@kirklees.gov.uk

11. Attachments

- Appendix A - Proposed site plan
- Appendix B - Indicative visuals and layout