

EXECUTIVE DECISION

made by a Cabinet Member



PLYMOUTH
CITY COUNCIL

REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL CABINET MEMBER

Executive Decision Reference Number – L61 17/18

Decision	
1	<p>Title of decision:</p> <p>St Budeaux Library Redevelopment</p>
2	<p>Decision maker (Cabinet Member):</p> <p>Cllr Ian Bowyer, Leader of the Council</p>
3	<p>Report author and contact details:</p> <p>Karen Brimicombe, Project & Contract Management Team Leader, Transformation Portfolio Tel: 01752 305657, Mob: 07876 396942, e-mail karen.brimicombe@plymouth.gov.uk</p>
4	<p>Decision to be taken:</p> <ul style="list-style-type: none">• Approves the Business Case• Allocates £549,069 for the project within the Capital Programme funded by £128,121 service borrowing, £221,909 Specialist Housing Fund, £11,527 S106 contribution and £187,500 OPE 6 grant• Delegates the award of the contracts for Library fit out to the Strategic Director for Transformation and Change
5	<p>Reasons for decision:</p> <p>Allow redevelopment of the site by a Development partner, who will:</p> <ul style="list-style-type: none">• Demolish the existing building or take over the site following demolition• Redevelop the site, build and manage 24 1 & 2 bedroom units, 4 of which will be fully wheelchair accessible• Provide a new 21 century library for PCC for a peppercorn rent
6	<p>Alternative options considered and rejected:</p> <p>Option 1: Do Nothing</p> <p>Maintain St Budeaux library as is, do not invest in buildings, ICT or the online offer. Retain limited outreach offer.</p> <p>This option was rejected as it does not address any of the drivers for change and doesn't allow the Library Service to deliver defined library offers, outputs and activities. It also does not reduce the maintenance liability on a building that is close to the end of its economic life and will result in the loss of 24 units of accommodation including 4 wheelchair accessible units.</p> <p>Option 2: Close St Budeaux library</p> <p>This option was ruled out following the consultation on the Plan for Libraries</p>

Option 3: Build a new library ourselves on the existing site.

This option was rejected on the basis that it would cost significantly more for PCC to build the library

Option 3: Developer provides with minimal PCC financial support

Identify a development partner who can provide accommodation as part of a wider mixed use development including, enabling a modern, high quality library to be developed on site, which would meet the aspirations set out in PFL at minimal cost to the Council.

St Budeaux is one of Plymouth's lower value areas, with house prices and rental values substantially below the average for the City. This, combined with the presence of asbestos within the existing building, has impacted on viability of the proposed scheme.

This option was rejected on the basis that the project not viable with only minimal funding provided by the Authority.

7 Financial implications:

Total estimated cost of the Development £2,378,862

Total cost of the Development to PCC £549,069, made up of:

- Survey costs, site demolition and site preparation £187,500
- Special Housing Fund £221,909
- Service borrowing for library fit out £128,121
- Section 106 contributions £11,539

The remainder of the estimated costs will be funded by the Developer £1,829,793

8	Is the decision a Key Decision?	Yes	No
			N results in the Council spending or raising annual income by more than £500,000 (or more than £2,000,000 if that is the total cost of a contract award)?
			N results in the Council saving more than £1,000,000?
			N results in the Council saving less than £1,000,000 and the saving will have a material impact upon service provision such as a significant change or a cessation of service delivery and associated staff redundancies or a significant impact on customers? has a significant impact on communities living or working in two or more wards?
If yes, date of publication of the notice in the Forward Plan		N/A	

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Please specify how this decision is linked to the Council's corporate plan 2016 - 19 and/or the policy framework and/or the revenue/capital budget:

Pioneering Plymouth:

Libraries:

Provide a modern fit for purpose 21st century library. The new library in St Budeaux will ensure that everyone has access to information & services to help them make informed decisions. The library will continue to contribute to economic development providing support for job seekers and small businesses through work clubs & PatLib.

Housing:

Making the best use of this council asset by using it to provide modern, energy efficient homes of a size that is in short supply in the area, allowing downsizing from under-occupied homes. The provision of the housing will result in increased council tax income and New Homes Bonus.

Growing Plymouth:

Libraries:

One of the 5 strategic aims of the library service is reading and literacy. The new St Budeaux library will provide free access to books and literature for all promoting reading for pleasure. Through initiatives like Summer Reading Challenge, Bookstart and Reading Ahead, the library aspires to raising literacy levels throughout the city. Another strategic aim is learning and the library service provides space and resources and opportunities to support lifelong learning for all. Free access to PC's assists in achieving this objective

Housing:

The development will provide one and two bedroomed homes which are in short supply in St Budeaux and will include four wheelchair accessible units which are desperately needed across Plymouth.

Caring Plymouth

Libraries:

The new St Budeaux library will ensure everyone has access to information and services to help them make informed decisions plus providing access to public health information including signposting and referrals contributes to happy, healthy and well connected communities.

Housing:

The development will provide an opportunity for people to downsize from family homes, providing a mix of quality accommodation in a sustainable location which will contribute to occupant's wellbeing, reducing the burden on ASC and Public Health.

The development will provide four wheelchair accessible units

Confident Plymouth:

Libraries:

The Plan for Libraries is innovative and reflects the Libraries Task Force advice and good practice guidance, so the implementation of this plan will strengthen our reputation for providing a quality Library Service.

Housing:

The development will improve the street scene by continuing the frontage and it is proposed that part of the building will have a green roof.

Deliver the Plymouth Plan:

The Plan for Libraries proposal contributes to the delivery of the Plymouth Plan objectives by:

- Helping to deliver the Plymouth Plan spatial strategy by providing a high quality library service to Plymouth residents and visitors
- Providing library services either via buildings or outreach in all of Plymouth's Growth Areas. All residents will be within 2 mile radius of a library
- The redevelopment of St Budeaux Library will deliver a high quality development, transforming an outdated, inadequate building into a modern, efficient Library which meets the future needs of the community
- To reinvest in the library service estate to ensure sustainability for the future
- Commitment to providing attractive and modern buildings in key areas across the city

The development proposal contributes to the delivery of the Plymouth Plan objectives by:

- Providing a modern, flexible library space together with 24 energy efficient homes with 4 of these being fully wheelchair accessible.
- The development will contribute to the vibrancy of the local centre by attracting visitors to the library as well as providing accommodation in close proximity to the local shops and other amenities and providing modern library up to date facilities for people using the library.
- Housing is also a top priority for Plymouth. Britain needs more homes and Plymouth is no exception. We are planning for growth through our Joint Local Plan with an aspiration to increase our existing population of 258,000 to over 300,000 by 2034, creating 26,700 new homes. Our award winning Plan for Homes helps to deliver this ambition which sets out our cross party commitment to increase and accelerate housing delivery to build 5,000 new homes over five years, of which at least 30% will be affordable.
Through the Plan for Homes we have established the successful 'Plymouth Model' of streamlined and targeted identification and procurement of sites.
- We have a range of development partners but want to increase and diversify further. We are already successfully working with a number of local SMEs on our previously released sites but we are determined to build capacity and encourage new players. We commit to reinstating our Small Sites Initiative to identify future site opportunities. We support non-major builders with named housing delivery and planning officers who are available to provide support with delivery or planning issues in a timely and

proactive manner, this includes Custom and Self-Build 'champions'

Deliver Transformation Objectives:

- This project meets the Transforming Corporate objectives by enhancing libraries which deliver universal services with consistency and commonality

Deliver Public Health & Social Equality Outcomes:

- One of the five strategic aims of the Library Service is to provide access to public health information, including signposting and referrals. Through creative and social activities and initiatives such as Books on Prescription, Memory Café's and Feel Better with a Book, the Library Service will contribute to the health and well-being of communities.

The development meets the following criteria within the Joint Local Plan:

- SO11 Delivering high quality development
- SPT1 Delivering sustainable development
- SPT2 Sustainable linked neighbourhoods
- SPT3 Provision for new homes
- DEV 7 Meeting local housing needs in the Plymouth Policies area

Urgent decisions

10	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes	(If yes, the Lead Scrutiny Officer must be consulted before approaching the Chair of the relevant Overview and Scrutiny Committee. Ensure that the Chair signs the report at section 11a and that section 11b is completed <u>after</u> the sign off codes in Section 17 are completed)
		No	(If no, go to section 12)

11a	Signature	Date
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Print Name

11b	Reason for urgency:
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Consultation

12	Are any other Cabinet members' portfolios affected by the decision?	Yes	Y	(If yes, go to sections 13 and 14)
		No		

13	Which other Cabinet member's portfolio is affected by the decision?	Cllr Jordon – Cabinet Member for Culture Cllr Patrick Nicholson, Deputy Leader and Cabinet Member for Strategic Transport, Housing & Planning	
14	Please confirm that you have consulted this Cabinet member	Yes	(No is not an option)
15	Has any Cabinet member declared a conflict of interest?	Yes	Need a note of dispensation granted by the Council's Monitoring Officer
		No	
16	Which Corporate Management Team member has been consulted?	Name and title	Andrew Hardingham, Interim Director for Transformation Portfolio
17	Please include the sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	Dso110 17/18
		Finance (mandatory)	pl1718.232
		Legal (mandatory)	SC/30130
		Human Resources	
		Assets	
		IT	
		Procurement	
Other Information			
18	An Equalities Impact Assessment should be attached to the report		Attached
Briefing report			
19	Is the briefing report attached?	Yes	(No is not an option)
	List (and include a hyper link to) <u>published</u> work/information used to prepare the report.	Plan for Libraries http://democracy.plymouth.gov.uk/documents/s80686/Plan%20for%20Libraries%20Final.pdf Joint Local Plan https://www.plymouth.gov.uk/sites/default/files/PlymouthSouthWestDevonJointLocalPlanSubmission.pdf	
	Do you need to include any confidential/exempt information?	If yes, prepare a second, Part II, report and indicate why it is not for publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box. (Remember to keep as much information as possible in the briefing report that will be in the public domain)	
Exemption Paragraph Number			

	1	2	3	4	5	6	7
Confidential/exempt briefing report title							

Background Papers

20 Please list all background papers relevant to the decision in the table below.

Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. A folder or a file should not be cited as a background paper, though individual items within the folder or file may be. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.

Title	Part I	Part II	Exemption Paragraph Number							
			1	2	3	4	5	6	7	
St Budeaux Library Redevelopment Briefing paper	Y									
St Budeaux redevelopment Business Case		Y		Y						

Cabinet Member Signature

21 I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget.

Signature	<i>Ian Bowyer</i>	Date of decision	<i>14 Mar 18</i>
Print Name	<i>IAN BOWYER</i>		

