



KEY DECISION NOTICE

SERVICE AREA:	GROWTH
SUBJECT MATTER:	DROYLSDEN LIBRARY
DECISION:	<p>That it be DETERMINED that subject to entering into a grant agreement with GMCA to access £0.8m Brownfield Land funding AUTHORISATION is given to:</p> <ul style="list-style-type: none">(i) Seek the necessary Planning and Building Regulations for the redevelopment of the ground floor of the Guardsmen Tony Downes House building to create the new Droylsden Library and the demolition of the existing Droylsden Library building;(ii) consult on the redevelopment of the Droylsden Library offer as set out in this report and set out in appendix 3.(iii) allocating £2.2m from the capital programme for the relocation and fit-out of Droylsden Library which includes £0.324m for the demolition of the vacated Librar;.;(iv) entering into the standard contractual Design & Build contract with the LEP for the redevelopment of Droylsden Library with a contract sum of £1.594m subject to (a) the Covid risk being accounted for in the contract price (b) liability of the LEP/contractor is capped at 10 times the contract value;(v) utilising the Tameside Additional Services contract for the Droylsden site clearance at a value of £0.324m;(vi) entering into a Deed of Appointment with the LEP and Currie & Brown for the appointment of an Independent Certifier for the library redevelopment scheme; and(vii) declaring surplus the current Droylsden Library building once demolished and any requirements relating to the Brownfield Land grant funding complied with.
DECISION TAKER(S):	Councillor Oliver Ryan Councillor Leanne Feeley
DESIGNATION OF DECISION TAKER (S):	Executive Member (Finance and Economic Growth) Executive Member (Lifelong Learning, Equalities, Culture and Heritage)
DATE OF DECISION:	25 February 2021
REASON FOR DECISION:	<p>The Council now has a time limited grant funding opportunity to fund an outstanding commitment of the relocation of Droylsden library to a fit for purpose space, which was supported by the public following a consultation in 2015. Financial support from the GMCA presents an exciting opportunity to redevelop Droylsden Library on a scale that may not present itself again due to the long-term financial pressures facing local government.</p> <p>This report sets out the nature of the funding opportunity available to the Council and seeks approval to proceed with the redevelopment of Droylsden Library in the vacant ground floor</p>

	of Guardsman Tony Downes House and the clearance of the existing library building as set out in this report.
ALTERNATIVE OPTIONS REJECTED (if any):	Do nothing which has been rejected for the reasons set out in the report.
CONSULTEES:	Consultation proposals are set out in section 6 of this report
FINANCIAL IMPLICATIONS: (Authorised by Borough Treasurer)	<p>The Droylsden library relocation scheme has an earmarked sum of £ 1.4m in the capital programme which has been provided for since Guardsman Tony Downs House was developed in 2015. The report requests that this now becomes an approved scheme but is increased to £2.2m. The report states that the Council has made a Brownfield Homes funding application to the Greater Manchester Combined Authority for £0.8m. However, this is on the basis that £0.5m needs to be spent by 31 March 2021 with the £0.3m balance to be spent in 2021/22. There is a risk to the Council that total grant allocation will not be available if £0.5m is not expended by 31 March 2021. The estimated £2.2m capital programme sum will be reduced by £0.8m if the Council can successfully commit the Brownfield Land funding towards the cost of this scheme by the funding deadlines. It should be noted that the demolition cost has been established from a limited R&D survey which was carried out when the building was occupied. A more intrusive survey is required once the building has been vacated. Any additional cost will be met from the £98K contingency in the project which will be monitored and accounted for at Strategic Planning and Capital Monitoring and any unspent will be returned to the corporate Capital Budget.</p> <p>This also assumes that there are no overage liabilities relating to the Brownfield Homes funding that could result in any full or partial repayment of this funding to GMCA at a future date. This is explained further in the separate Brownfield Homes report that is included on the agenda.</p> <p>Members should note that the current approved capital programme requires a minimum of £21.544m of capital receipts or reserves. Any additional priority earmarked schemes that are approved by Executive Cabinet will increase the amount of corporate funding needed for the capital programme.</p> <p>The Council currently has £14.953m in capital reserves and the anticipated level of capital receipts is £15.3m based on the disposal of surplus assets approved by Executive Cabinet on 30 September 2020.</p> <p>Earmarked schemes not included in the approved capital programme exceed £40m. There is currently a forecast balance of £8.7m capital receipts available to finance earmarked schemes. This sum will be reduced if this decision is approved. However, this also assumes that the planned disposals approved on 30 September 2020 will realise the estimated receipts. The broader capital ambition of the Council is therefore currently unaffordable until such time as additional capital receipts are generated.</p>

	<p>The sale of the vacated former site will realise a capital receipt for the Council. This sum will be additional to the forecast £15.3m of capital receipts via the aforementioned asset disposals approved on 30 September 2020</p> <p>Additional council tax is expected to be realised via development on the vacated site. If 80 properties are developed then the Council can expect council tax revenue of between £ 0.081m (if all band A properties) and £ 0.109m (if all band C properties) per annum at 2020/21 council tax band values (excluding related Greater Manchester precepts).</p> <p>The associated annual revenue costs of the proposed relocated library are not known at this stage. However there is a current revenue budget of £0.046m for the existing Droylsden library that will contribute towards the proposed relocated site. This sum excludes all costs associated with reactive repairs. In addition there is an existing revenue budget of £0.034m to finance the costs of the business rates for the vacant retail unit space in Guardsman Tony Downes House. It is envisaged that there will be savings realised via this combined budget of £ 0.080m to support the revenue costs of the relocated library facility should this decision be approved. A further assessment on the related budget implications will be required.</p>
<p>LEGAL IMPLICATIONS: (Authorised by Borough Solicitor)</p>	<p>This is decision is a Key decision in accordance with the Council's constitution as it seeks to vire over £500K of budget and access a grant also over £500K not already in the budget framework. Accordingly the report will be published on the Council's website for 7 days before a decision can be made in the same way as it would be for any matter going to Cabinet.</p> <p>The report must be read in conjunction with the Brown Fields Grant report, which is being published at the same time as the decision in this report namely the affordability is premised on being able to access and deliver the grant funding.</p> <p>The rationale for the library being in this location and space was established a number of years ago following public consultation but sadly owing to lack of funding the Council has been able to realise the relocation of the library in a fit for purpose space.</p> <p>In considering the funding and priority of this project what needs to be considered is that this has been in the programme ever since the new Pension Fund building was proposed and enables that building which was occupied in 2015 to be completed avoiding empty business rates and enabling access to much needed housing land. This funding enables us to unlock those opportunities.</p> <p>The consultation proposed is good practice to ensure that we reflect so far as possible the needs of the residents in providing a library fit for the future and all the more important in light of the pandemic where we are looking to reduce the inequalities realised and experienced by those who do not have access to the internet and online services at home and are therefore reliant upon libraries and other customer access points to achieve this.</p>

	<p>A considerable amount of work has taken place across council services to seize this once in a life time opportunity affordable and deliverable. The works are to be delivered via the LEP contract on the standard contractual terms and in accordance with the contract and independent value for money certification has been obtained in advance of any building work being undertaken to ensure the Council is protected. All necessary contractual arrangements are in place or being undertaken in order to ensure that this project can be delivered to access the grant monies which has been a considerable feat of effort by all parties. The consultation will enable the design works to be finalised and ensure service delivery addresses needs of residents.</p> <p>It will be important to ensure the contract is carefully monitored to ensure that it is delivered on time and budget but importantly that the requirements of the brown field grant are met and delivered to avoid clawback and hence affordability of project and impact on capital programme.</p> <p>For the purposes of the consultation and to enable the report to be published a programme timeline should be included.</p>
CONFLICT OF INTEREST:	None
DISPENSATION GRANTED BY STANDARDS COMMITTEE ATTACHED:	N/A
ACCESS TO INFORMATION:	<p>The background papers relating to this report can be inspected by contacting the reporting officer, Paul Smith Assistant Director Strategic Property by:</p> <p> Telephone: 0161 342 2018</p> <p> E-mail: paul.smith@tameside.gov.uk</p>



Signed

Councillor Oliver Ryan - Executive Member (Finance and Economic Growth)

Dated: 25 February 2021



Signed

Councillor Leanne Feeley - Executive Member (Lifelong Learning, Equalities, Culture and Heritage)



Dated: 25 February 2021

KEYDECISION REPORT

SERVICE AREA:	GROWTH
SUBJECT MATTER:	DROYLSDEN LIBRARY
DATE OF DECISION:	25 February 2021
DECISION TAKER(S):	Councillor Oliver Ryan Councillor Leanne Feeley
DESIGNATION OF DECISION TAKER (S):	Executive Member (Finance and Economic Growth) Executive Member (Lifelong Learning, Equalities, Culture and Heritage)
REPORTING OFFICER:	Jayne Traverse, Director of Growth
REPORT SUMMARY:	<p>The Council now has a time limited grant funding opportunity to fund an outstanding commitment of the relocation of Droylsden library to a fit for purpose space, which was supported by the public following a consultation in 2015. Financial support from the GMCA presents an exciting opportunity to redevelop Droylsden Library on a scale that may not present itself again due to the long-term financial pressures facing local government.</p> <p>This report sets out the nature of the funding opportunity available to the Council and seeks approval to proceed with the redevelopment of Droylsden Library in the vacant ground floor of Guardsman Tony Downes House and the clearance of the existing library building as set out in this report.</p>
RECOMMENDATION:	<p>That it be DETERMINED that subject to entering into a grant agreement with GMCA to access £0.8m Brownfield Land funding AUTHORISATION is given to:</p> <ul style="list-style-type: none">(viii) Seek the necessary Planning and Building Regulations for the redevelopment of the ground floor of the Guardsmen Tony Downes House building to create the new Droylsden Library and the demolition of the existing Droylsden Library building;(ix) consult on the redevelopment of the Droylsden Library offer as set out in this report and set out in appendix 3.(x) allocating £2.2m from the capital programme for the relocation and fit-out of Droylsden Library which includes £0.324m for the demolition of the vacated Librar;.(xi) entering into the standard contractual Design & Build contract with the LEP for the redevelopment of Droylsden Library with a contract sum of £1.594m subject to (a) the Covid risk being accounted for in the contract price (b) liability of the LEP/contractor is capped at 10 times the contract value;(xii) utilising the Tameside Additional Services contract for the Droylsden site clearance at a value of £0.324m;(xiii) entering into a Deed of Appointment with the LEP and Currie & Brown for the appointment of an Independent Certifier for the library redevelopment scheme; and

	<p>declaring surplus the current Droylsden Library building once demolished and any requirements relating to the Brownfield Land grant funding complied with.</p>
<p>ALTERNATIVE OPTIONS REJECTED (if any):</p>	<p>Do nothing which is rejected for the reasons set out in the report.</p>
<p>CONSULTEES:</p>	<p>Consultation proposals are set out in section 6 of this report.</p>
<p>FINANCIAL IMPLICATIONS: (Authorised by Section 151 Officer)</p>	<p>The Droylsden library relocation scheme has an earmarked sum of £ 1.4m in the capital programme. The report requests that this now becomes an approved scheme but is increased to £ 2.2m. The report states that the Council has made a Brownfield Homes funding application to the Greater Manchester Combined Authority for £0.8m. However, this is on the basis that £ 0.5m needs to be spent by 31 March 2021 with the £ 0.3m balance to be spent in 2021/22. There is a risk to the Council that total grant allocation will not be available if £0.5m is not expended by 31 March 2021. The estimated £2.2m capital programme sum will be reduced by £0.8m if the Council can successfully commit the Brownfield Land funding towards the cost of this scheme by the funding deadlines.</p> <p>It should be noted that the demolition cost has been established from a limited R&D survey which was carried out when the building was occupied. A more intrusive survey is required once the building has been vacated. Any additional cost will be met from the £98K contingency in the project which will be monitored and accounted for at Strategic Planning and Capital Monitoring and any unspent will be returned to the corporate Capital Budget</p> <p>This also assumes that there are no overage liabilities relating to the Brownfield Homes funding that could result in any full or partial repayment of this funding to GMCA at a future date. This is explained further in the separate Brownfield Homes report that is included on the agenda.</p> <p>Members should note that the current approved capital programme requires a minimum of £21.544m of capital receipts or reserves. Any additional priority earmarked schemes that are approved by Executive Cabinet will increase the amount of corporate funding needed for the capital programme.</p> <p>The Council currently has £14.953m in capital reserves and the anticipated level of capital receipts is £15.3m based on the disposal of surplus assets approved by Executive Cabinet on 30 September 2020.</p> <p>Earmarked schemes not included in the approved capital programme exceed £40m. There is currently a forecast balance of £8.7m capital receipts available to finance earmarked schemes. This sum will be reduced if this decision is approved. However, this also assumes that the planned disposals approved on 30 September 2020 will realise the estimated receipts. The broader capital ambition of the Council is therefore currently unaffordable until such time as additional capital receipts are generated.</p>

	<p>The sale of the vacated former site will realise a capital receipt for the Council. This sum will be additional to the forecast £ 15.3m of capital receipts via the aforementioned asset disposals approved on 30 September 2020</p> <p>Additional council tax is expected to be realised via development on the vacated site. If 80 properties are developed then the Council can expect council tax revenue of between £ 0.081m (if all band A properties) and £ 0.109m (if all band C properties) per annum at 2020/21 council tax band values (excluding related Greater Manchester precepts).</p> <p>The associated annual revenue costs of the proposed relocated library are not known at this stage. However there is a current revenue budget of £ 0.046m for the existing Droylsden library that will contribute towards the proposed relocated site. However this sum excludes all costs associated with reactive repairs. In addition there is an existing revenue budget of £ 0.034m to finance the costs of the business rates for the vacant retail unit space in Guardsman Tony Downes House. It is envisaged that there will be savings realised via this combined budget of £ 0.080m to support the revenue costs of the relocated library facility should this decision be approved. A further assessment on the related budget implications will be required.</p>
<p>LEGAL IMPLICATIONS: (Authorised by Borough Solicitor)</p>	<p>This is decision is a Key decision in accordance with the Council's constitution as it seeks to vire over £500K of budget and access a grant also over £500K not already in the budget framework. Accordingly the report will be published on the Council's website for 7 days before a decision can be made in the same way as it would be for any matter going to Cabinet.</p> <p>The report must be read in conjunction with the Brown Fields Grant report, which is being published at the same time as the decision in this report namely the affordability is premised on being able to access and deliver the grant funding.</p> <p>The rationale for the library being in this location and space was established a number of years ago following public consultation but sadly owing to lack of funding the Council has been able to realise the relocation of the library in a fit for purpose space.</p> <p>In considering the funding and priority of this project what needs to be considered is that this has been in the programme ever since the new Pension Fund building was proposed and enables that building which was occupied in 2015 to be completed avoiding empty business rates and enabling access to much needed housing land. This funding enables us to unlock those opportunities.</p> <p>The consultation proposed is good practice to ensure that we reflect so far as possible the needs of the residents in providing a library fit for the future and all the more important in light of the pandemic where we are looking to reduce the inequalities realised and experienced by those who do not have access to the internet and online services at home and are therefore reliant upon libraries and other customer access points to achieve this.</p>

	<p>A considerable amount of work has taken place across council services to seize this once in a life time opportunity affordable and deliverable. The works are to be delivered via the LEP contract on the standard contractual terms and in accordance with the contract and independent value for money certification has been obtained in advance of any building work being undertaken to ensure the Council is protected. All necessary contractual arrangements are in place or being undertaken in order to ensure that this project can be delivered to access the grant monies which has been a considerable feat of effort by all parties. The consultation will enable the design works to be finalised and ensure service delivery addresses needs of residents.</p> <p>It will be important to ensure the contract is carefully monitored to ensure that it is delivered on time and budget but importantly that the requirements of the brown field grant are met and delivered to avoid clawback and hence affordability of project and impact on capital programme.</p>							
CONFLICT OF INTEREST:	None							
DISPENSATION GRANTED BY STANDARDS COMMITTEE ATTACHED:	N/A							
ACCESS TO INFORMATION:	<table border="1" data-bbox="630 992 1433 1193"> <tr> <td data-bbox="630 992 847 1059">Appendix 1</td> <td data-bbox="847 992 1433 1059">An indicative draft of the floorplan</td> </tr> <tr> <td data-bbox="630 1059 847 1126">Appendix 2</td> <td data-bbox="847 1059 1433 1126">VFM report</td> </tr> <tr> <td data-bbox="630 1126 847 1193">Appendix 3</td> <td data-bbox="847 1126 1433 1193">consultation questionnaire</td> </tr> </table> <p>The background papers relating to this report can be inspected by contacting Paul Smith Assistant Director - Strategic Property by:</p> <p> Telephone: 0161 342 2018</p> <p> E-mail: paul.smith@tameside.gov.uk</p>		Appendix 1	An indicative draft of the floorplan	Appendix 2	VFM report	Appendix 3	consultation questionnaire
Appendix 1	An indicative draft of the floorplan							
Appendix 2	VFM report							
Appendix 3	consultation questionnaire							

1. INTRODUCTION

- 1.1 The Council now has a time limited grant funding opportunity to fund an outstanding commitment of the relocation of Droylsden library to a fit for purpose space, which was supported by the public following a consultation in 2015. Financial support from the GMCA presents an exciting opportunity to redevelop Droylsden Library on a scale that may not present itself again due to the long-term financial pressures facing local government.
- 1.2 This report sets out the nature of the funding opportunity available to the Council and seeks approval to proceed with the redevelopment of Droylsden Library in the vacant ground floor of Guardsman Tony Downes House and the clearance of the existing library building as set out in this report.

2. DROYLSDEN LIBRARY & BROWNFIELD HOMES FUNDING

- 2.1 The existing Droylsden Library building, constructed in 1937, is deteriorating exponentially and is now well beyond its design life. The library is in a “T” shape configuration over three floors and does not lend itself to the requirements of a modern library environment, specifically a single floor, open plan arrangement. In addition, staff and users of the library experience anti-social behaviour encouraged by the adjacent poor quality public realm to the side and rear of the property, which does not have any natural surveillance. Rising costs of repairs combined with the desire to progress with the regeneration of Droylsden Town Centre with a modern Library at its core means that a solution for the future of the Library is now urgently needed.
- 2.2 The Council owns the Freehold of the existing Library and adjacent land, which occupies a 1,620-sqm site immediately adjoining the Lock Keepers development site.
- 2.3 An application has been recently made by the Council to the Greater Manchester Combined Authority for £0.8m. The fund supports the provision of new housing on previously used land. The grant can be spend to fit out capital items in the new library building and demolition/clearance of the existing library building and any remediation works required. An application has been made on the basis that once the Library has been relocated and the site is cleared of existing buildings, it is capable of delivering up to 80 new housing units either as a stand-alone scheme or as part of a larger housing development including the adjoining Council owned Lock Keepers Court site. This report should be considered in conjunction with the report on the Brownfield Homes Funding. If successful, the Council could draw down up to £0.5m by 31 March 2021 with a further draw down of £0.3m specifically for the demolition of the exiting library building in 2021/22. The fund stipulates that:
- Governance must be in place
 - Any statutory approval for the relocation of the library and the clearance of the site has been achieved
 - There is a contract in place for the investment.
- 2.4 The grant funding available to the Council is time limited. If £0.5m is not drawn down by 31 March 2021 then the balance will not be available to the Council the following year. This has resulted in the need to bring forward a library redevelopment proposal in isolation from the wider town centre improvement scheme.

3. LIBRARY REDEVELOPMENT OPPORTUNITY

- 3.1 The Brownfield Homes Grant Funding opportunity from the GMCA for the development of existing Droylsden Library site presents an exciting opportunity to redevelop the library offer in Droylsden. The benefits of which are significant:

- 3.2 The relocation of the library into the ground floor of the GMPF building is considered to be a the most viable option for members to consider as well as being the preferred choice following consultation. The GMPF building is situated 50m from the existing building thereby servicing the same catchment. Whilst consideration has previously been given to relocating to the Council owned Concord building which has been vacant for 5 years, a significant capital investment would be needed to reinstate the building which not considered a viable option t access the Brownfield grant.
- 3.3 The ideal site for a modern library service is one of open spaces which can be zoned into the various sections of a library but can be used flexibly by moving furniture/shelving to allow for events and activities to take place.
- 3.4 A redeveloped Droylsden Library will support improvements to service delivery and programme development as follows:
- The Lively Library Club attracts 50 adults to its monthly meetings. Accommodating that many people in the current library space is a challenge, and does sometimes compromise the quality of the experience and opportunity for valuable social interaction which is such an important role for this group. A new Community Room would provide a far better environment enabling the group to flourish even more, contributing to the reduction of social isolation.
 - Droylsden Library has a strong history of engaging with families and children. It holds weekly Time for a Rhyme sessions, invites local schools in to learn about the library offer and choose books and was also one of the Story Makers venues in 2019-20. It also holds regular activities for families in school holidays. However the layout of the current library space, with the children's library being located near the counter does sometimes have an effect on the type of activity which can take place, the frequency of activities and the numbers attending. It can be a difficult balance between the needs of children and families, and other library users. Providing a thriving and vibrant offer to children and families is very important, encouraging reading and helping to increase literacy skills. The redeveloped library would allow location of the children's section in a more suitable position, increasing the opportunity to hold events, activities, and class visits, and encouraging wider library use.
 - Digital Inclusion: providing access to public computers and support to people who are digitally excluded is an important role of a modern library. At the current site the public computers are located in the basement area of the library, down two flights of steps. This area is somewhat isolated from the main body of the library, making it more difficult for staff to offer support to customers. In the proposed computers will be located within easy access of the counter; customers will be able to request support easily, and staff will be able to offer this whilst still maintaining sight of the counter and other customers who may be waiting. We also envisage taking the opportunity to offer digital support in other ways, such as classes, one to one support.
 - Other organisations currently using the library as a venue include Droylsden Knit and Natter group, who meet monthly, and Pensions Wise. Providing a modern, inviting space will encourage other organisations to use the library space, and the adjoining Community Room.
- 3.5 The proposed redevelopment of the library service in Droylsden, with the support of a GMCA, is an opportunity that may not present itself again due to the long terms pressures facing local government. The key benefits are:
- The provision of modern flexible spaces that can be used to enhance the programme delivered at the site.
 - The library offer will be retained in the heart of the town centre with good access by public transport.
 - The creation of the new relocated library before the existing library is decommissioned will result in a seamless service for local residents.
 - The provision of a new library with an attractive town centre frontage will attract new customers to the building and associated services.

- The utilisation of an energy efficient space with reduced energy consumption and related costs.
- The library will be situated in a prominent site near the retail footfall and bus/tram stops. The shop front setting would showcase the library service and give the wow factor and encourage people to engage with all the benefits of reading, learning, digital literacy, health etc that the library brings to communities.
- All services on one open plan floor and therefore easily accessible.
- Possibility of shared community space to enable activities and events to be more easily run and generate income.
- The existing building has a backlog maintenance and other associated cost requirement of c £0.6m. If the library is relocated and redeveloped in an alternative venue then there ceases to be a requirement to fund the backlog maintenance. The cost of routine maintenance of the existing library would transfer to the relocated site.
- The business rate liability for the existing earmarked retail space in the pension fund building is £ 0.034m. If 80 properties are developed on the vacated library building site then the Council can expect Council Tax revenue of between £0.081m (if all band A properties) and £0.109m (if all band C properties) per annum at 2020/21 council tax band values (excluding related Greater Manchester precepts).

4. DESIGN AND SURVEY DEVELOPMENT

- 4.1 In order to ensure that a library redevelopment scheme could be delivered in time to take advantage of significant grant funding opportunity from the GMCA, initial designs and surveys have been progressed to support a planning application for the clearance of the existing library building, plan to RIBA stage 4 for the development of the ground floor space at the GMPF building and to support a public engagement exercise. £ 0.117m has been expended to develop the designs and surveys for the relocation.
- 4.2 An indicative draft of the floorplan is set out at **Appendix 1**. The plans for the library are still being developed LRW 8182 is the agreed room plan although the staff shower / changing room may be reduced in size and the reception desk may be relocated and the external doors are not yet agreed. The southern plan attached is indicative of the layout. The purpose of the consultation will enable the most efficient and effective design for service delivery to be finalised.

5. CAPITAL & REVENUE IMPLICATIONS

- 5.1 The Droylsden library redevelopment scheme has an earmarked sum of £ 1.4m in the capital programme. This option requires that this now becomes an approved scheme but is increased to £ 2.2m, which includes an estimated £0.324m relating to the demolition of the vacated former library building. The estimated £2.2m capital programme sum will be reduced by £0.8m if the Council can successfully commit the Brownfield Land funding towards the cost of this scheme by the funding deadlines.
- 5.2 The Capital cost of the scheme is set out in **table 1** below:

Table 1 – capital project expenditure	£'m
Library Redevelopment – (Contract Sum Including estimated FF&E and LEP Fee)	1.594
Legal Fees (Estimate)	0.015
Insurance (Estimate) will be known at contract signing	0.020
Independent Certifier	0.016
Project Management and Quantity Surveyor fee	0.016
Demolition including LEP Fee	0.324

Expenditure to date – Designs and Surveys	0.117
Client contingency and provision for site security post demolition	0.098
Total	2.200

- 5.3 It should be noted that the demolition cost has been established from a limited R&D survey which was carried out when the building was occupied. A more intrusive survey is required once the building has been vacated. Any additional cost will be met from the £98K contingency in the project which will be monitored and accounted for at Strategic Planning and Capital Monitoring and any unspent will be returned to the corporate Capital Budget.
- 5.4 A value for money evaluation has been carried out on the cost plan provided by Robertson. The VFM report, concludes that the scheme cost is considered to be value for money. For commercially sensitive reasons only the Executive Summary will be published as **Appendix 2**.
- 5.5 The ongoing annual revenue budget of the existing library building is £0.046m. However this figure excludes all costs associated with reactive repairs. This budget will be transferred to the new library building. In addition there is an existing revenue budget of £ 0.034m to finance the costs of the business rates for the vacant retail unit space in Guardsman Tony Downes House. It is envisaged that there will be savings realised via this combined budget of £ 0.080m to support the revenue costs of the relocated library facility. These costs are yet to be confirmed.
- 5.6 It should be noted that the sale of the vacated former site will realise a capital receipt for the Council. The estimated sum when known will be additional to the forecast £ 15.3m of capital receipts that will be realised via asset disposals approved by the Executive Cabinet on 30 September 2020.
- 5.7 Set out below is a high level programme of the milestones that will be achieved to deliver the Library and comply with the Brownfields Housing Grant, which will be monitored in Strategic Planning and Capital Monitoring Board:

Table 2: Droylsden Library Scheme - High Level Programme	
Key Decision	25/02/2021
Contract Signing/contractor mobilisation	26/02/2021
Start new library development	15/03/2021
New library achieves practical completion	27/08/2021
Existing library closes (Transfer of stock and equipment including staff familiarisation)	28/08/2021
New library opens	09/09/2021
Existing library secured and prepared for demolition	10/09/2021
Site clearance completed	04/02/2022

6. PUBLIC CONSULTATION PROPOSALS

- 6.1 Consultation with c270 users of the existing library building was undertaken in 2015. The survey sought the views of users in relation to the libraries potential relocation to the pension fund building. The results came back as follows:
- Over 90% of the respondents said the proposals would be an exciting opportunity for the local area.
 - Over 90% were supportive of plans to develop the new library whilst keeping the existing library open until the new library is completed.
 - Over 90% thought provision of public toilets in the library was a good idea.
 - Over 95% thought that a good layout is required to ensure accessibility for wheelchair users and prams, this is at the heart of our plans.

- Over 80% thought that having access to a community room is a good idea and over 80% welcomed the flexible use of space to allow for activities and events.

6.2 Given the overwhelming support for the relocation by users of the service at Droylsden Library and the fact that the proposal put forward back in 2015 is largely the same it can be concluded that there is still significant support for the proposal in the locality. Based on the positive responses, feasibility work to progress the enhancement to the library offer by relocating it to the GMPF building have progressed. However, given the consultation exercise took place some time ago and it was not financially affordable to deliver the new library, it is proposed that users and non-users be asked again to consider the emerging plans for the redevelopment so as far as possible we can ensure that we meet current needs.

6.3 It is proposed that the consultation exercise, as set out in **Appendix 3**, will begin on 18 February 2021, running for 4 weeks. Users and non-users will be consulted through the Council's Big Conversation platform and at the existing library building. In order to ensure that the project is delivered by accessing available funding by necessity the consultation will be shorter than we would normally hope for. However, given the current lockdown, we will seek to ensure that it is effective and inclusive as possible building on the previous more extensive consultation undertaken with the intention of finalising the design solution. In addition, an Equality Impact Assessment will be developed to ensure that the scheme does not negatively impact protected characteristics.

7. RISKS

7.1 The following table illustrates the risks associated with this scheme.

Table 2

Risk	Mitigation	Comments
Planning permission for the clearance of the existing site or planning permission for the residential development isn't achieved.	Application to be submitted as soon as approval is given.	Regular updates will be provided to Strategic Planning & Capital Monitoring Panel (SPCMP).
Capital cost increases	The scheme price is fixed and will not be affected by Covid related restrictions. It should be noted that the demolition cost has been established from a limited R&D survey which was carried out when the building was occupied. A more intrusive survey is required once the building has been vacated. Any additional cost will be met from the project contingency.	Regular updates will be provided to Strategic Planning & Capital Monitoring Panel (SPCMP).
Capital cost increases	Owing to overage liabilities relating to the Brownfield Land funding that could result in any full or partial repayment of this funding to GMCA at a future date.	Compliance with Brownfield Land Funding with regular updates will be provided to SPCMP.

8. RECOMMENDATIONS

8.1 As set out at the front of the report.

APPENDIX 3

Droylsden Library

Tameside Council is facing significant financial challenges, which have increased due to the Covid-19 pandemic. The existing Droylsden Library building, constructed in 1937, is deteriorating and the “T” shape configuration over three floors does not lend itself to the requirements of a modern library environment. The rising costs of repairs, combined with the desire to progress with the regeneration of Droylsden Town Centre, means that a solution for the future of the library is now needed.

In 2015 Tameside Council engaged with residents and library users on the potential relocation of Droylsden Library from its current building to the adjacent Guardsman Tony Downes House, which houses the Greater Manchester Pension Fund.

A summary of some of the survey responses are below:

- Over 90% of the respondents said the proposals would be an exciting opportunity for the local area.
- Over 90% were supportive of plans to develop the new library whilst keeping the existing library open until the new library is completed.
- Over 90% thought provision of public toilets in the library was a good idea.
- Over 95% thought that a good layout is required to ensure accessibility for wheelchair users and prams, this is at the heart of our plans.
- Over 80% thought that having access to a community room is a good idea and over 80% welcomed the flexible use of space to allow for activities and events.

Unfortunately, Tameside Council has not had sufficient funding to deliver an exciting new library for Droylsden until now when it has been success in accessing time limited grant funding, which will enable the Council to relocate Droylsden Library to Guardsman Tony Downes House.

You can access a copy of the report detailing this proposal here (***xx link to be included xx***).

We would like your views on the proposal to relocate Droylsden Library to Guardsman Tony Downes House, so we can build on previous the feedback to ensure in designing the new library it meets your needs so far as possible.

Q1. What is your primary interest in completing the survey? (Please tick one box only)

- I am a Tameside resident
- I work in Tameside
- I am a Tameside Council employee
- I am an elected member of Tameside Council
- I am a member or representative of a voluntary or community organisation
- I represent a local business
- Other (Please state below)

Q2. Please indicate if you are a user of any of the below libraries (Please select all that apply)

- Ashton Library
- Denton Library
- Droylsden Library
- Dukinfield Library
- Hattersley Library
- Hyde Library

- Mossley Library
- Stalybridge Library
- I do not use Tameside libraries

Q3. How often do you use Droylsden library? (Please tick one box only)

- More than once a week
- At least once a week
- Two or three times a month
- At least once a month
- At least twice a year
- First visit
- Don't use the library

Q4. What do you use the library for? (Please select all that apply)

- Borrow/return books
- Use a computer/Wifi
- Get information
- Attend event/activity- children
- Attend event/activity- adult
- Study/work
- Read newspapers or magazines

Other (Please state below)

Q5. How do you usually travel to the library? (Please select all that apply)

- Bus
- Bike
- Car
- Taxi
- Train
- Tram
- Walk

Other (please state below)

Q6. What is your home postcode? (Please state below)

Q7. Please tell us your thoughts on the proposed relocation of Droylsden Library from its current location to a new fit for purpose library at Guardsman Tony Downes House? (Please state below)

Q8. Please select from the options below which you think are the top five priorities for a relocated Droylsden Library. (Please select five options only)

- Improved accessibility by all facilities being located on a ground floor level

- Being closer to Droylsden town centre
- Public toilets
- A community room
- Up-to-date PCs and printing facilities
- Free Wi-fi
- Space to allow for activities and events
- Face forward displays that make choosing books easier
- A layout which will ensure accessibility for wheelchair users and prams
- Space to study and work
- A choice of seating
- A children's area that is large enough to accommodate class visits and activities
- A designated area for teenagers
- A selection of large print books and talking books

Q9. If you have any further comments or suggestions about the relocation of Droylsden Library, or the services offered by the library, please state below.

ABOUT YOU

We would like to ask some questions about you. This information will help the Council to improve its services. The information you provide will be kept entirely confidential, will be used for statistical and research purposes only and will be stored securely. If there are any questions you do not wish to answer, please move on to the next question.

Q10. Are you: (Please tick one box only)

- Female
- Male
- Prefer not to say
- Other (Please state below)

Q11. Is your gender identity the same as the sex you were assigned at birth? (Please tick one box only)

- Yes
- No
- Prefer not to say

Q12. What is your age? (Please state below)

Q13. What is your ethnic group? (Please tick one box only)

White

- English / Welsh / Scottish / Northern Irish / British
- Irish
- Gypsy or Irish Traveller
- Any other White background (please specify)

Mixed / Multiple Ethnic Groups

- White and Black Caribbean
- White and Black African
- White and Asian
- Any other Mixed / Multiple ethnic background (please specify)

Black / African / Caribbean / Black British

- African
- Caribbean
- Any other Black / African / Caribbean background (please specify)

Asian / Asian British

- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background (please specify)

Other ethnic group

- Arab
- Any other ethnic group (please specify)

Q14. What is your religion or belief? (Please tick one box only)

- Christian (including Church of England, Catholic, Protestant and all other Christian denominations)
- Buddhist
- Jewish
- Sikh
- Hindu
- Muslim
- No religion
- Any other religion (please specify)

Q15. What is your sexual orientation? (Please tick one box only)

- Heterosexual / straight
- Gay or lesbian

- Bisexual
- Prefer not to say
- Prefer to self-describe
- Other sexual orientation (Please state below)

Q16. Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months? Include problems related to old age. (Please tick one box only)

- Yes, limited a lot
- Yes, limited a little
- No

Q17. Do you look after, or give any help or support to family members, friends, neighbours or others because of either, long-term physical or mental ill health / disability or problems due to old age? (Please tick one box only)

- No
- Yes, 1-19 hours a week
- Yes, 20-49 hours a week
- Yes, 50 or more a week

Q18. Are you a member or ex-member of the armed forces? (Please tick one box only)

- Yes
- No
- Prefer not to say

Q19. What is your marital status? (Please tick one box only)

- Single
- Married
- Civil Partnership
- Divorced
- Widowed
- Prefer not to say

Q20. Are you pregnant, on maternity leave or returning from maternity leave? (Please tick one box only)

- Yes
- No
- Prefer not to say

Q21. If yes, are you:

- Pregnant
- On maternity leave
- Returning from maternity leave