



Leicester
City Council

WARDS AFFECTED: NEW PARKS

CABINET

7th January 2008

New Parks Library & Community Learning Centre

Report of the Corporate Director of Regeneration & Culture

1. Purpose of Report

- 1.1 This report updates Cabinet on the current position of the successful Big Lottery bid for a new Library & Community Learning Centre for New Parks, and seeks approval to add the scheme to the capital programme

2. Summary

- 2.1 Cabinet's approval is sought for the addition to the capital programme of £1.3m for the construction of the New Parks Community Learning Centre & Library funded by a Big Lottery grant. This will replace the current New Parks library

3. Recommendations

- 3,1 Cabinet is recommended to approve;
a) an addition to the Approved Capital Programme of £1.3m for the New Parks Library & Community Learning Centre, financed by Big Lottery.

4. Report

- 4.1 A letter of offer for £1,492,100 has been received from Big Lottery for the construction and development of enhanced community learning and library facilities in New Parks. A number of sites have been examined and stakeholders and members of the community have been consulted on the range of services that should be provided from the centre and its location. The most appropriate location is judged to be a development on the car park of the New Parks Housing Office in Aikman Avenue, adjacent to the shops.
- 4.2 Leicester Libraries are one of only 4 library services in the East Midlands to make a successful bid to the national Community Libraries Initiative, funded by the Big Lottery. The success of the Leicester bid was announced in October 2007. The bid was acknowledged by Big Lottery officers to be one of the best they have received for the scheme.
- 4.3 The new centre will provide a café, to be run as a community enterprise and a multi-purpose community room that will be used by local people

and groups for social meetings, advice sessions and training for those seeking work. Special provision for activities for young people will be made, for example by providing music mixing booths, as well as Toddler Times and Study Support sessions. Through partnership working, information and advice will be provided from a range of providers, and library lending services of books and films as well as public access computers will be included. Voluntary work at the centre in the café and library will provide opportunities for local young people to gain key skills and help prepare them for employment. Throughout the detailed planning of the building and in its future operation, the local community will be fully engaged through a variety of means. This project will provide a model which will be used to improve the ways in which Libraries engage with communities across the city.

- 4.4 Following the transfer of the library facilities to the new site, the existing library premises will be surplus to the requirements of the service. When the vacation date is established, Property Services will circulate details of the surplus property to all departments to see if there are any other Council uses. If one or more uses are identified, option appraisal will be undertaken to compare the potential benefits of each use against disposal, thus ensuring the best use of the property. If no use is forthcoming, then the property will be disposed of. Until an alternative use is identified or the property disposed of, responsibility for the property and its costs will remain with the Regeneration and Culture department.
- 4.5 A draft plan of the building and its location will be attached to the report once these are prepared for the next stage of public consultation during December 2007.
- 4.6 The estimated construction and fitting out costs of the scheme have been provided by the Property Services design consultant and are summarised in the table below:

	2007/8 £000's	2008/9 £000's	2009/10 £000's	2010/11 £000's	Total £000's
Construction	00.0	500.0	600.0	30.0	1,130.0
Fees	45.0	94.0	23.0	8.0	170.0
TOTAL	45.0	594.0	623.0	38.0	1,300.0

5. FINANCIAL, LEGAL AND OTHER IMPLICATIONS

5.1 *Financial Implications*

- 5.1.1 It is proposed to use £1.3m Big Lottery capital grant to finance the expenditure summarised in paragraph 4.2, subject to the approval of the Big Lottery.
- 5.1.2 The Big Lottery offer also includes £192,100 for one off revenue development costs. These are not expected to continue once the grant terminates.

- 5.1.3 There is currently budget provision of £35,000 p.a. for library facilities for New Parks which during 2009/10 will be transferred to the new building. Residual premises costs will revert to Property services and the existing budget provision is expected to be supplemented by additional R&C resources to cover the additional running costs of the new premises and functions. These are anticipated to be £51,000 in 2009/10 and £71,000 in a full year thereafter. The revenue implications for 2009/10 and 2010/11 will form part of the budget proposals from 09/10 onwards
- 5.1.4 As it is proposed to build the new library & community learning centre on land which is currently held by the Housing Revenue Account, the formal transfer of land is on the agenda of Adult and Housing Directorate for 5th December.

Martin Judson Head of Resources R. & C (29739)

5.2 Legal Implications

- 5.2.1 Legal Services will ensure that the conditions of grant from the Big Lottery, protect the Council's interests.

Rebecca Jenkyn, Legal Services (296378)

- 5.2.2 In accepting the grant, the Council will be required to comply with the terms set out in the Conditions of Grant prescribed by the Big Lottery Fund. These Conditions include obligations by the recipient of the grant not to sell, lease, or raise any additional funding for the property being the subject of the grant for a specified period of time without the Fund's consent. In this case the condition will last for a period of 20 years. If the Council proposes to dispose of or lease the property, then it may be obliged to repay a proportion of the grant to the Fund.
- 5.2.3 As a further condition of grant the Council will agree to the Fund securing the grant against the title to the property. This is usually secured by way of a legal charge. However the Council is precluded from granting a legal charge over its property, and the Council will work with the Big Lottery Fund in order to provide the necessary assurances to satisfy the Fund in this respect

John McIvor, Legal Services (297035)

6. Other Implications

OTHER IMPLICATIONS	YES/NO	Paragraph references within the report
Equal Opportunities	No	
Policy	No	
Sustainable & Environmental	No	
Crime & Disorder	No	
Human Rights Act	No	
Elderly/People on Low Income	No	

7. Risk Matrix Assessment

Risk	Likelihood L/M/H	Severity Impact L/M/H	Control Actions (if necessary/appropriate)
Non delivery of 3 required plans by April 14 th to Big Lottery to qualify for grant i.e. Community Engagement, Capital and Business plans	L	H	Project Team established and expertise in place to develop plans.

L – Low

M – Medium

H - High

L – Low

M – Medium

H - High

8. Consultations

Property Services Design: Albert Joseph

Property Services Property Management: Vic Meredith

Housing Finance: Graham Troup

Legal Services : John McIvor

Legal Services: Rebecca Jenkyn

9. Report Author

Adrian Wills

Acting Head of Libraries (Operations)

Extn: 29 7327

Adrian.Wills@leicester.gov.uk

DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	N/A
Executive or Council Decision	Executive (Cabinet)