

14 September 2015**Agenda Item: 9c****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****PROPOSED LEASE OF ROOM IN TUXFORD PRIMARY ACADEMY****Purpose of the Report**

1. To seek approval to the taking of a lease of accommodation within Tuxford Primary Academy on terms outlined within the exempt appendix.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in exempt appendix.
3. The County Council currently occupy a room within a former Grammar School which is a Grade II Listed building. The County Council are currently holding over on the terms of the existing lease, the library comprises an area of approximately 52 sq m (558 sq ft). Details of the rent and running costs currently being paid are contained within the exempt appendix.
4. Library Services have been reviewing their financial obligations and service delivery, following the business case for Community Partnership Libraries which was agreed at Full Council in February 2014 (outline Business case B13) (Resolution Number 2014/012). This is part of the Libraries, Archives, Information and Learning's response to the budget reductions and it falls within the *Strategy for Nottinghamshire Libraries*, specifically the pledge to "increase community involvement in the shaping and delivery of libraries provision".
5. As the lease for the existing premises has expired, this provided an opportunity to consider alternative accommodation particularly as the existing premises has steep narrow steps and heavy entrance doors affecting customers with mobility issues.
6. The appraisal of alternative accommodation took place by Libraries which identified that accommodation within the Tuxford Primary Academy would be a suitable alternative location.
7. Approval to the re-location of the Library Service within the Tuxford Primary Academy was granted at Culture Committee on 21 July 2015, Resolution Number 2015/038.

8. The Principal and board of governors at Tuxford Primary Academy have agreed to the library being situated within the Academy. The Academy are to undertake works altering their existing entrance and main office which will result in the creation of a new entrance to the school office and library. The location of the proposed library area is separate from the main teaching areas.
9. An Ofsted report for the Academy in 2014 recommended increasing opportunities for pupils to read widely and often in subjects other than English. It is proposed that when the library is closed to the public that school pupils and teachers will have access to the library materials and pupils will be able to borrow items for individual use at home. The management of this process will be undertaken by staff at the Academy who will work closely with the library staff over supervision of the library materials.
10. A library partnership with the academy through increased volunteering and community activity will be developed following re-location of the library.
11. Discussions are currently taking place with the existing landlord over termination of the agreement for the current library accommodation.

Other Options Considered

12. Remaining in the existing premises was considered however this would prevent the achieving of a reduction in ongoing running costs and developing a sustainable Library within the community.
13. This option was considered following an appraisal of the suitability of locations, cost, potential for increasing levels of use, sustainability and access to other community services.

Reason/s for Recommendation/s

14. The re-location would reduce existing running costs and would create a more modern, flexible library improving the delivery of the overall library service in the area.
15. The new accommodation would increase the potential for volunteering and community activities would be enhanced.
16. This relocation allows for future development of volunteering and greater partnership working.
17. Approval to move the Library Service to the relocation into the Academy was approved at Culture Committee on 21 July 2015. The taking of a lease would therefore ensure this service can be delivered from the Academy.

Statutory and Policy Implications

18. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and

where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That approval be given to the taking of a lease on terms detailed in the exempt appendix.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact: Luke Smith 0115 9772082

Constitutional Comments (CEH 14.08.15)

19. The recommendation falls within the delegation to the Finance and Property Committee under its terms of references.

Financial Comments (TR 24.08.15)

20. The financial implications are set out in the exempt appendix to the report.

Background Papers and Published Documents

21. None.

Electoral Division(s) and Member(s) Affected

22. Ward(s): Tuxford
Member(s): Councillor John Ogle