

REPORT TO: POLICY AND RESOURCES COMMITTEE – 11 MARCH 2002
REPORT ON: ARTHURSTONE LIBRARY
REPORT BY: CHIEF EXECUTIVE
REPORT NO: 203-2002

1 PURPOSE OF REPORT

To inform members of developments regarding the financial situation of Arthurstone Library.

2 RECOMMENDATIONS

It is recommended that the Committee:

- a) agrees to invite Tenders for the immediate essential external works amounting to £50,000 to be met from within the Neighbourhood Resources and Development Department's Capital Budget for 2002/03
- b) authorises the Director of Neighbourhood Resources and Development to prepare a further report to be submitted to Committee in respect of the remaining works. The report to include proposals that will maximise the use of the building by both the Council and Community Organisations
- c) restore the estimated revenue saving of £44,000 identified in the Revenue Budget 2002-2003 proposals and agreed at the Finance Committee of 14 February 2002

3 FINANCIAL IMPLICATIONS

- a) The initial £50,000 required for the essential repairs and external works will be included in the Neighbourhood Resources & Development Department's Capital budget for the financial year 2002/03. The estimated saving of £44,000 in 2002/03 included within the Revenue Budget savings submitted to the Finance Committee on 14 February 2002 will now be met from the Council's General Fund balances. The General Fund Balance is now projected to be sufficient to fund this additional expenditure.
- b) Appropriate adjustments will be made to the Capital Plan once the report in 2 b) above has been considered by the Committee.

4 LOCAL AGENDA 21 IMPLICATIONS

This measure meets the Local Agenda 21 themes of protecting and valuing diversity and local distinctiveness.

5 EQUAL OPPORTUNITIES IMPLICATIONS

None.

6 BACKGROUND

At a meeting of the Finance Committee of 14 February 2002 Arthurstone Library was identified for closure with an estimated saving of £44,000 in financial year 2002-2003. The closure would include the reduction of 2.5 full-time equivalent staff to the Neighbourhood Resources and Development Department's establishment with existing staff redeployed to other library facilities within the city. The library was also identified as the library facility nearest to the extensive facilities of the Central Library. Officers had also identified that a considerable degree of capital works would be needed to maintain and restore the building.

6.1 Current Occupation

As well as the library, there is also office space provided for the Development and Quality Assurance team; Equality Action staff; a Youth Information Officer and a Community Safety Officer as well as members of staff employed by Tayside Racial Equality Council.

The library has the 4th lowest annual issues total for 2000/01 and its membership is the lowest of any library in the City. These figures probably reflect the proximity of the library to the Central Library.

6.2 Staffing

Currently there are three staff providing the Library service. In addition, there are four Development and Quality Assurance staff; four Equality Action staff, three Library and Information staff; one Youth Information Officer and one Community Safety Officer based on the first floor. There is also accommodation provided for three Tayside Racial Equality Council staff.

7 ESTIMATED CAPITAL REPAIRS

After an initial survey of the building by technical officers of the Council the total cost of bringing the building to a level guaranteeing its long term viability was estimated at a total of £180,780 (including fees and contingencies). However, upon further examination it is possible to identify immediate essential external repairs that are necessary for the continued operation of the building and its various occupiers. These works amount to a total of £50,000 including contingencies and professional fees (details of work identified in Appendix 1).

Further investigation and design issues need to be considered by the Technical Officers and Neighbourhood Resources and Development Officers to ensure that the further works required meet the needs of the proposed occupiers of the building.

8 PROPOSALS

8.1 Immediate

The Scottish Executive's award of additional capital and revenue financial resources to Dundee City Council, allows the Council to re-examine the decision to close the Library facility and allow it to remain open. The additional financial assistance will allow immediate external works to be undertaken to guarantee that the building is wind and watertight while easing pressure on the General Fund Balance to allow the continuation of current levels of revenue expenditure for the facility over the next financial year. The immediate capital cost of necessary repairs and external works is outlined in Appendix 1.

8.2 Long Term

The additional assistance allows the possibility of officers of the Council in consultation with Tayside Racial Equality Council, other voluntary sector organisations and the local community to explore various options and alternatives for the long term future of the library. It should be noted that the total cost for external and internal works to guarantee the long term viability of the building are estimated in the region of £180,000 with £50,000 of the works being carried out in 2002/03 with provision for the remaining works to be included in the Capital Plan

8 **CONSULTATION**

The Directors of Support Services, Finance and Neighbourhood Resources and Development have been consulted in the preparation of this report.

Chief Executive

Date

ARTHURSTONE
LIBRARY
REPAIRS ETC**EXTERNAL WORK**

Inspect and clear drain connections	£2,000.00
Dismantle, clean and reassemble hoppers etc	£5,000.00
Clean out gutters	£1,000.00
Replace 40% of lead flashings	£4,000.00
Replace large parapet lead flashing	£1,000.00
Lead flashings to stepped gable	£2,000.00
5% slate repairs	£3,000.00
Replace rooflights	£11,000.00
External scaffolding	£8,000.00
Preliminaries, Contingencies and Professional Fees	£13,000.00
TOTAL	£50,000.00