

Single Member Cabinet Decision

**Executive
Forward Plan
Reference****E3137****Future management of Moorland Road Library building**

Decision maker/s	Councillor Charles Gerrish, Cabinet Member for Finance and Efficiency Councillor Karen Warrington, Cabinet Member for Transformation and Customer Services
The Issue	<p>The Council is in the process of delivering its Modern Libraries programme which includes an approved model for Community Run Libraries.</p> <p>This report relates to Moorland Road Library which is one of the five Branch Libraries currently operated by the Council.</p> <p>The Council's approved programme for Libraries includes a proposal to transfer the property related costs for each of its Branches to Community run libraries.</p> <p>The proposal is fully in line with the Council's overall strategic objectives relating to modern library programme and contributes towards the overall savings target of £700,000, at the same time as maintaining valuable library services to the community. It is a solution which demonstrates the Council working effectively with a local community group to keep front line services available in an affordable context.</p>
Decision Date	4 th May 2019
The decision	<p>The Cabinet Members agree to :-</p> <ul style="list-style-type: none">• Delegate to the Head of Estates authority to complete the disposal of Moorland Road Library into a final lease with Moorland Road Community Library in line with the Heads of Terms attached.• Abate the rent to a peppercorn subject to the Moorland Road Community Library satisfying the Council that they will use the premises for the purposes set out in their Business Plan.
Rationale for decision	<p>This option has been chosen as it enables the Council to implement its policy for Community Run Libraries and it enables the Modern Libraries Programme to achieve its overall savings target.</p> <p>The Council has committed to delivering three Core Libraries (Bath, Keynsham and Midsomer Norton) and by working more closely with local community it can continue to deliver a comprehensive library offer which is tailored to the local community's needs.</p>

	<p>Moorland Road Community Library (Bath) (MRCL) will maintain the current library use as well as other activities including: internet access, participating in national library literacy schemes, book groups for children and adults, other events and a space for hire.</p>
<p>Financial and budget implications</p>	<p>This proposal to lease the building to MRCL forms part of the Modern Libraries programme which will deliver £700k annual revenue savings by 2020/21. This proposal will contribute savings in the region of £36,000 through savings from staffing and running costs, building maintenance and different working arrangements.</p> <p>A lease of 15 years will be granted. The maintenance liabilities (both internally and externally), including all plant and machinery, will remain the responsibility of the Council during the term of the lease.</p> <p>The transfer will take place on the basis of the current condition of the building which is considered to be fair. The rationale for offering a lease with these terms has been based upon the limited options available for the group to find alternative income sources due to the size limitations of the building.</p> <p>The non-cashable savings include;</p> <ul style="list-style-type: none"> • The local community will deliver community benefit through volunteering and other community activities; • Provides resilience for the Library to remain open; • Enables the Council to target resources and activity to the most vulnerable and maintaining its statutory duty for delivering core library services.
<p>Issues considered (these are covered in more detail in the report)</p>	<p>Social Inclusion; Customer Focus; Sustainability; Human Resources; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Corporate; Health & Safety; Impact on Staff; Other Legal Considerations</p>
<p>Consultation undertaken</p>	<p>Ward Councillor; Cabinet colleagues; Trades Unions; Staff; Other B&NES Services; Service Users; Local Residents; Community Interest Groups; Stakeholders/Partners; Section 151, Finance Officer; Chief Executive; Monitoring Officer</p>
<p>How consultation was carried out</p>	<p>The Modern Libraries Programme has been extensively discussed by the Council. Locally there have been requests made for appropriate groups to come forward and offer these services. These have also been discussed at open public meetings within the local community.</p> <p>Staff have been consulted on the options and are involved in developing and supporting the community run library approach.</p> <p>MRCL have undertaken their own consultation with the local community about their proposals which has been evidenced in their business plan.</p>

Other options considered	<p>This option has been chosen as it enables the Council to implement its policy for Community run libraries and it enables the Modern Libraries Programme to achieve its overall savings target. It provides the Community with a valuable resource and helps to maintain a valued library service.</p> <p>This is the only proposal that has been received for this location and it meets the criteria set out for Community Run Libraries.</p>
Declaration of interest by Cabinet Member(s) for decision, including any dispensation granted:	<p>None</p>
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	<p>None</p>
Signatures of Decision Makers	
Date of Signature	
Subject to Call-in until 5 Working days have elapsed following publication of the decision	