

URGENT DECISION FORM



TO BE UPLOADED ON TO THE COUNCIL WEBSITE

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|--|-------------------------------------|-------------------------|--------------------------|
| Date: 12.01.2018 | Ref No: | | |
| Type of Decision: | | | |
| Executive Decision | <input checked="" type="checkbox"/> | Council Decision | <input type="checkbox"/> |
| Key | <input checked="" type="checkbox"/> | Non-Key | <input type="checkbox"/> |
| Subject matter: SURPLUS LIBRARY BUILDINGS - COMMUNITY ASSET TRANSFERS | | | |
| <p>The Library Service Review was approved by Cabinet on 28 June 2017, which confirmed the retention of four main libraries and the closure of ten other buildings. Of these, four were to be either given up as they were leased, or retained for other Council service use.</p> | | | |
| <p>A formal invitation was consequently made for community groups to submit an Expressions of Interest in taking over the running of the former Library premises, with a closing date of 1 October 2017. The library buildings concerned are:</p> | | | |
| <ul style="list-style-type: none">• Coronation Road, Radcliffe• Dumers lane, Radcliffe• Topping Fold, Bury• Tottington• Unsworth• Whitefield | | | |
| <p>A comprehensive Community Asset Transfer Toolkit was also made available which included guidance on making a submission, a timetable of dates for submissions and the requirements of an acceptable business case.</p> | | | |
| <p>A total of nine business cases were received within the prescribed time limit. Another business case was also received, but without a previous Expression of Interest having been submitted and was therefore not considered.</p> | | | |
| <p>All business cases have been reviewed against the stated criteria by a panel consisting of officer representatives from Legal Services, Finance, Property & Asset Management and Children, Young People & Culture. The Panel considered each application on its own merits and against several objective key tests.</p> | | | |

Coronation Road, Radcliffe

Two business cases were received from community groups in respect of this property. However interest from the Council's Neighbourhood Working Team became known part of the way through the transfer process. Given that there is an identified need for the premises from within the Council, the panel therefore recommended that the premises be retained by the Council and the interested community groups were advised accordingly.

Dumers Lane, Radcliffe

Two Business cases were received from community groups:

- Friends of Dumers Lane Community Centre
There are potentially greater local community outcomes arising from the use of the building by this group, although the panel did express concerns over the availability of secure funding sources and some reliance on ongoing Council community funding.
- Bury FC Trust
The Trust presented a stronger financial business case, but did not demonstrate why this particular building was required, as opposed to any other. It originally also expressed interest in two other libraries, but ultimately only submitted a business case for Dumers Lane.

The panel considered that the potential community benefit likely to be generated by use by the Friends of the Dumers Lane Community Centre outweighed the proven ability of the Trust to deliver other services. Consequently it recommended that The Friends of Dumers Lane be offered a lease.

Topping Fold

There was a single business case received from the Topping Fold Tenants & Residents Association (TRA).

Although their business case was had some significant weaknesses, particularly in regard to securing ongoing revenue funding, the potential for positive local impact was good. The panel does have concerns over the security of some of their funding sources.

Alternative uses for the building are not obvious and given that Topping Fold TRA has a track record of playing a positive role in the local community, the panel recommends that the organisation should be offered a lease.



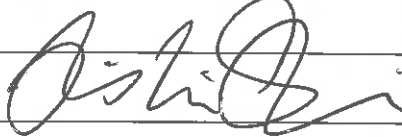





Tottington

There was a single business case received from the Friends of Tottington Library [FoTL]. While there is concern over the availability of secure funding sources, FoTL has a robust organisational structure and have been preparing to potentially take over the running of the building for some time. Given the age of the premises, they are by their nature challenging to maintain and consequently the Council must monitoring their condition to satisfy itself that they does not deteriorate.

The panel is of the view that this group has demonstrated sufficient organisational skills to be offered a lease of the building and is recommending this course of action.

Decision taken:

- (a) That approval is given to the Council granting leases, under the Asset Transfer Policy, of the following library premises to the following Groups:-
- o Dumers Lane Library to Friends of Dumers Lane
 - o Topping Fold Library to Topping Fold TRA
 - o Tottington Library to Friends of Tottington Library
- (b) Approve the use of the following premises by internal services:
- o Coronation Road to The Neighbourhood Working Team
 - o Unsworth to Elms Bank School

| Decision taken by: | Signature: | Date: |
|---|--|--------------------|
| Steve Kenyon Interim Executive Director of Resources & Resources |  | 16/1/18 |
| Karen Dolton Interim Executive Director of Children, Young People & Culture |  | 17/1/18 |
| After consultation with: |  | 17/1/18 |
| Cllr E O'Brien Cabinet Member for Finance & Housing |  | 22/1/18 |
| Cllr S Briggs Cabinet Member for Children & Families |  | |
| If it is a Key Decision, the Chair of the Overview and Scrutiny Committee to agree that the decision cannot be deferred |  | 16/01/18 |
| Nominated Opposition or Majority Group Member of Overview and Scrutiny Committee (if a Key Decision) or Opposition Spokesperson |  | 22/1/18 |
| Leader of second largest Opposition Group |  | via email 19.01.18 |

Unsworth

There was a single business case received from Elms Bank School.

The business case submitted by Elms Bank was robust and demonstrated value to the community through their provision of services. Consequently the panel recommends that the use of the premises is offered to the school, and the terms of that use documented by a Memorandum of Understanding.

Whitefield

There were two compliant business cases for this property; one from Whitefield Hebrew Congregation and one from Women of Worth. In both instances the business cases were lacking in any significant detail, did not demonstrate an understanding of cost and liabilities and did not adequately describe the sought outcomes for the local community. The panel therefore does not feel able to recommend that either organisation be granted a lease.

Elms Bank School presented a Business case although the school had not previously submitted an Expression of Interest and so, in accordance with the Councils Toolkit they were advised that the Council would not consider any business case submitted. It should be noted that two other parties requested to be able to submit an Expression of Interest after the deadline and were advised that this was not acceptable. These two parties did not subsequently submit business cases.

The panel therefore recommend that other uses for this building are considered.

Reason for Urgency:

To prevent a significant break in the provision of services to the community, there is an urgent need for the Council to enter into leases with the various community groups. This cannot occur until formal Member approval is obtained and this would otherwise be delayed as a result of the cancellation of the Cabinet meeting of 10 January, the next meeting not being until 31 January.

Equality Impact Assessment:

Does this decision change policy, Procedure or working practice or Negatively impact on a group of people.
If yes – complete EIA and summarise issues identified and recommendations – forward EIA to Corporate HR.

This decision does not have any negative impact upon any particular group of people.