

NORTH LINCOLNSHIRE COUNCIL

**ASSET MANAGEMENT, CULTURE
AND HOUSING CABINET MEMBER**

FORMER CROWLE LIBRARY BUILDING

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To declare the former Crowle Library building as surplus to the requirements of the council.
- 1.2 To approve the termination of the agreement to occupy the property.

2. BACKGROUND INFORMATION

- 2.1 The council has rights to use the former Crowle Library building by agreement with the Secretary of State for Health. The council can hand back the property on the service of three months notice. Only the council can use the property under the agreement. We cannot let the building to anyone. The council does not pay rent.
- 2.2 The council has to pay 32% of costs for communal facilities. The costs include repairs, maintenance and renewals. The costs also include a share of the costs of heating the buildings. The council also pays all repair and maintenance costs for the library building. The council also has to pay separate outgoings, such as NNDR and electricity. The business rates are currently around £4,827 per annum.
- 2.3 The library moved some time ago to the Community Resource Centre. The council looked at using the former library for an Adult Services locality base. However, the service does not require that space. No other internal users have come forward since we advertised it in 2011.

3. OPTIONS FOR CONSIDERATION

- 3.1 The Cabinet Member is asked to approve the building as surplus to the requirements of the council. The council will then hand the property back to the Health Service (Option 1).
- 3.2 The alternative is for the council to retain and 'mothball' the building pending potential future use (Option 2).

4. ANALYSIS OF OPTIONS

4.1 Option 1 is the preferred option. Under this option, the council will have no further liability for the building. The council would not have the building available to meet potential future needs.

4.2 Under Option 2 the council would incur costs on the vacant building. However, we would have the building to meet potential future needs.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 Adopting Option 1 would see the council's costs reduce.

5.2 In the event of adopting Option 2, the council will have retained costs on the building. The council will continue to pay our share of other costs. There may be additional costs for management, insurance, repairs and security. There may also be an increase in costs covering repair and replacement of common parts and equipment.

5.3 Option 2 staffing: The council would need to actively manage the property.

5.4 Option 2 could have other resource implications. Empty buildings are often targets for anti-social behaviour. This could lead to additional costs with repairs, security and management.

6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

6.1 An Integrated Impact Assessment is not applicable in this case.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED

7.1 We have advertised the property internally to all services. We have received no interest.

7.2 There are no known conflicts of interest to highlight.

8. RECOMMENDATIONS

8.1 That the Cabinet Member approves that the former Crowle Library building is formally declared as surplus to the requirements of the council.

- 8.2 That the Director of Places serves notice on the Secretary of State for Health to end the agreement allowing the council to occupy the building.

DIRECTOR OF PLACES

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Background Papers used in the preparation of this report: None