

Cabinet Meeting on Wednesday 15 December 2021

Burton Town Deal – Proposed Library Move



Cllr Philip White, Deputy Leader and Cabinet Member for Economy and Skills said,

“The Towns Fund offers a once in a generation investment in the town – from central Government and at no additional cost to local taxpayers – to help the economy recover from the pandemic and respond over the long-term to people’s changing shopping habits. The library project is one of a series of interlinked proposals to breathe new life into the town centre.

Should the library proposal go ahead this would support future regeneration of the Washlands area using the current library building, with a new visitor centre a strong possibility. We will take on board all the feedback we have received before making an informed decision.”



Cllr Victoria Wilson, Cabinet Member for Communities and Culture said,

“We have for many months now set out the reasons behind the proposed library move and conveyed these through our comprehensive public consultation and engagement programme. These include the ability to restore a valuable heritage building in the Market Hall and giving the building a secure long-term future. In addition, it would bring more people to Market Place outside, offering opportunities to new and existing businesses in what is currently an under-used part of the town centre. The proposals would allow us to effectively move other county council functions into the building

and provide services for small businesses.

We have a strong track record in library service transformation and modernisation and aim to emulate the success of the projects in Lichfield, Newcastle-under-Lyme and Stafford which have proved hugely popular in

those communities. We want to offer the same quality of facilities to the people of Burton.”

Report Summary:

This report details the outcome of the public consultation and provides an update to Cabinet on the proposal to relocate Burton Library from its current location to the Market Hall, Market Place, Burton upon Trent as part of the Burton Stronger Town Deal.

Recommendations

We recommend that Cabinet:

- a. Considers progress against the four criteria agreed in August 2020 and the outcomes of the public consultation and having taken all of these elements into account decides whether it wishes to proceed with the relocation of Burton Library and consolidation of other County offices into the Market Hall and Crossley House



Local Members Interest	
Conor Wileman	Burton Tower
Arshad Afsar	Burton Town
Syed Hussain	Burton Trent
Philip White	Dove
Bernard Peters	Horninglow & Stretton
Julia Jessel	Needwood Forest

Cabinet – Wednesday 15 December 2021

Burton Town Deal – Proposed Library Move

Recommendations of the Deputy Leader and Cabinet Member for Economy and Skills and the Cabinet Member for Communities and Culture

Recommendations

We recommend that Cabinet:

- a. Considers progress against the four criteria agreed in August 2020 and the outcomes of the public consultation and having taken all of these elements into account decides whether it wishes to proceed with the re-location of Burton Library and consolidation of other County offices into the Market Hall and Crossley House

Report of the Deputy Chief Executive and Director for Families and Communities

Reasons for Recommendations:

1. Further detailed development of the project proposals alongside the findings of the recently completed public consultation have provided additional insight which will inform the original proposals.

Report Summary

2. In December 2020 East Staffordshire Borough Council (ESBC) submitted a £25m Town Investment Plan to MHCLG as part of the Stronger Towns Fund programme. The bid received an earmarked funding allocation for seven inter-dependent projects of £22.8m in March 2021 which was increased to £23.8m in August 2021.
3. ESBC are the accountable body with responsibility for project management and submitting the final proposal. A Burton Town Deal

Board, chaired by Mr. Ben Robinson, Chairman of Burton Albion Football Club has been established to oversee the development all the projects.

4. A consortium approach was taken to develop the Town Investment Plan. SCC are represented on the Board by the Deputy Leader and Cabinet Member for Economy and Skills and the Cabinet Member for Communities and Culture with officer support from the Strategic Delivery Manager and Libraries & Arts Manager.
5. Further to identifying funds at the Town Investment Plan stage it was a requirement of each project sponsor to prepare a Full Business Case for their individual projects, to Central Government's Green Book standard.
6. SCC is the project sponsor for the Library and Enterprise Hub, which now has an identified allocation of £6,991,549 from the Town Fund, and a proposed contribution of £1,067,000 from SCC from its Investment Fund.
7. Further public consultation upon the proposals was a pre-requisite of preparing the Full Business Case. A copy of the Burton Town Fund Grant allocation and conditions are provided at Appendix 1. Cabinet's attention is drawn to the statement on page 2:

"if the proposal is to cancel or replace a given project, MHCLG cannot guarantee that equivalent funding will be assigned to alternative projects."

8. This report describes the outcomes from the public consultation upon the relocation of the library service which took place over the summer.

Background

9. In July 2019, the Government announced a £2.6 billion Stronger Towns Fund programme, and ESBC were invited to bid for resources to improve Burton. An indicative £25 million was initially made available and could be drawn down over a period of up to 5 years. Interventions that could be supported through the Towns Fund include, Local Transport, Digital Connectivity, Urban Regeneration, Planning and Land Use, Arts, Culture and Heritage, Skills and Enterprise infrastructure.
10. Community engagement and consultation is a requirement of the bid process to ensure local ownership of the plan. At their meeting on the 19th August 2020 Cabinet agreed the following recommendations:
 - a. the potential library move into the Market Hall is presented for public consultation as part of the wider Burton Stronger Towns Fund community consultations

- b. the principle of moving the library into the Market Hall if the four key criteria set out at paragraph 17 can be achieved, delegating the detail, including tenure arrangements, to the SCC Property Sub-Committee
 - c. the principle of making a capital financial contribution towards the relocation of the library to the Market Hall, which would be required if existing SCC office space were consolidated into the existing library site
11. The four key criteria set out in paragraph 17 of the original Cabinet report were as follows:
- a. Capital financial support is agreed by the Burton Town Fund Board
 - b. The proposal delivers the relevant Property MTFS revenue savings
 - c. The proposal can be shown to increase town centre footfall and vitality
 - d. The proposal facilitates broader regeneration activities on the existing library site

Progress against the four key criteria tests

12. **“Capital financial support is agreed by the Burton Town Fund Board”** This will be achieved if ESBC, as the accountable body, and Central Government approve the Business Case which is appended in draft to this report. The original bid to Government was for £7,300,000 and was supported by a County Council contribution of £727,000. Currently the identified funding from the Board is £6,991,549 which is lower than original bid. This represents a proportional reduction which has been made to all successful projects due to a reduced amount being awarded by Central Government to the Burton Town Deal Board. The shortfall between the original bid and the grant earmarked has been supplemented by further SCC investment funding which has been set aside for this scheme, up to a maximum of £1,067,000. The period between the original bid to Government being submitted in December 2020 and December 2021 has seen unprecedented construction inflation and the project currently has an un-funded gap of £1,036,382 which the County Council is unable to meet. Further details are set out in paragraphs 41 and 42. A letter has been received by the Leader from the Chairman of the Town Deal Board, Mr. Ben Robinson outlining that if the business case for Project E identifies the relocation of the library into the Market Hall as being the preferred option, he will ask the Town Deal Board to support the project and approve the original capital funding from the Towns Fund (£6,991,549) that has already been identified and

supported by the Board in principle. The un-funded shortfall will require further examination by East Staffordshire Borough Council, as accountable body, the Town Deal Board and Government. The County Council stands ready to work with the Borough Council and others to seek alternative external funding to bridge this gap if it cannot be met by a further increase in funding from the Town Fund. The Business Case demonstrates a Benefit to Cost Ratio of 2.2:1 should the additional funding be secured, which is considered by Government's DLUHC Appraisal Guide as a "High" value for money project.

13. **"The proposal delivers the relevant Property MTFS revenue savings"** The Full Business Case analysis shows that the option of moving the library to the Market Hall and Crossley House is the most cost-effective option in achieving the stated aims of the Property MTFS revenue savings if an additional £1,036,382 of external funding can be secured. The difference between the annual revenue costs of the "do nothing" option (option 1) and moving to the Market Hall and Crossley House (Option 8) is estimated at £91,000 per year if the funding shortfall can be met with additional external funding (shown as option 8b in Appendix 9). This compares favourably with the option of consolidating some of the SCC's services within the existing library site (option 2). The difference between option 2 and option 8b represents a difference to Staffordshire's taxpayers of £65,000 per year. However, the analysis set out in paragraph 55 shows that the cost of borrowing would erode the difference between option 2 and 8 to only £17,000 per year if the County Council were to have to borrow the un-funded gap (shown as option 8a in Appendix 9).
14. **"The proposal can be shown to increase town centre footfall and vitality"** At present the full impact is unknown as it will depend on how ESBC choose to deal with the relocation of their current tenants of the Market Hall and the decisions taken by the affected traders. East Staffordshire Borough Council has indicated an intention to support the affected traders to relocate. The Business Case assumes that they will be relocated elsewhere within the town centre and therefore this footfall will not be lost to the town. The public consultation has evidenced that of the 1,161 responses only 37% visited the market stalls regularly (regularly defined as at least once per month). The proposals for the new library and enterprise hub include a café and public toilets. These two existing facilities within the Market Hall were the second and third most popular reasons for visiting the venue, at 30% and 26% respectively. It is anticipated therefore that this footfall will not be "lost" or "displaced elsewhere" but will remain within the Market Hall. In addition to the retained footfall, the library, has an anticipated uplift of 40% which has been seen elsewhere in Staffordshire when the library offer is modernised plus the footfall to the public sector hub and

Registration Services. A calculation of the anticipated footfall that will be generated by the County Council's proposals for the Library and Enterprise Hub are provided at Appendix 3. These indicate an additional footfall of 189,471 per year on the Market Place area of the town centre, an uplift of 83% on the current Market Hall footfall.

- 15. "The proposal facilitates broader regeneration activities on the existing library site"** This would be achieved through the delivery of an associated Burton Town Deal Board project led by ESBC. This project is progressing in parallel to the development of the library project. Following public consultation, a final masterplan will be consulted upon shortly. The most likely option for the existing library site will be the creation of a Washlands Visitor Centre. This will provide a gateway to an improved Washlands Park and associated café / restaurant and bike hire facility. A letter from the Leader of East Staffordshire Borough Council outlining how "the use of the library area is fundamental to our plans both as the Borough Council but also as a wider Towns Fund partnership looking to deliver on the whole vision of the Burton Town Investment Plan" is included at Appendix 4. Also included in Appendix 4 is the analysis of the latest Project D proposals, as referenced in Cllr Goodfellow's letter, which highlights the creation of a Washlands Visitor Centre on the site of the existing library as being the third highest ranking of nine proposals considered through the latest public consultation exercise. Complementary funding from the Greater Birmingham and Solihull Local Enterprise Partnership has been secured for a major environmental enhancement project, incorporating a new play park, near the site. The site will also benefit, subject to Government approval, from a new footbridge over the River Trent (item 10 on this Cabinet agenda) which will create a traffic free access into town from the communities east of the river.

Library and Public Sector Hub public consultation

16. In preparation of the original Town Investment Plan, ESBC completed a short public consultation between 3rd and 11th October 2020. This was part of the final selection process of projects to be shortlisted in the bid submitted to Government. At that stage the library project received a net score of 0%, the lowest of the submitted projects.
17. A net zero score indicated that as many people were for the project (42%) as were against (42%). The sample size was 861 and responses were via a Survey Monkey poll. See below (a larger version is available at Appendix 5):

	For (%)		Against (%)		NET Support Ratings at the project level
A Community Sports Hub (Burton Rugby Club)	62.5	18.53	8.54	18.93	69% (For 81%, against 12%)
D High Street Linkages	29.11	39.86	11.96	8.43	51.5% (For 69%, against 17.5%)
G Trent and Mersey Canal Towpath Improvements	24.45	41.61	15.21	18.66	46.5% (For 65%, against 19.5%)
H Cycle Network Enhancements	22.66	39.95	16.93	8.46	39.5% (For 63%, against 23.5%)
J College Specialist Education Offer	21.07	29.90	17.07	8.78	27% (For 51%, against 24%)
K A5180 St Peter's Bridge Corridor Improvements Phase 1	18.28	32.15	16.56	8.34	25% (For 37%, against 25%)
I A511 Corridor Improvements	16.34	33.06	19.16	9.95	19% (For 48%, against 29%)
F New Pedestrian & Cycle Crossing over the River Trent	27.74	22.99	21.05	12.27	17% (For 50.7%, against 33.3%)
B Heritage Hotel (Sinai Park House)	25.63	23.94	19.47	13.42	16.5% (For 49.5%, against 33%)
C University Learning Hub	16.50	32.77	21.36	12.01	16% (For 49%, against 33%)
E Library & Enterprise Hub (Market Hall)	16.65	25.39	23.21	18.99	0% (For 42%, against 42%)

KEY

- Strongly Support
- Support
- Strongly against
- Against

Projects A, B and I have not been selected, please see Section 2.2 on page 31

18. Given the polarisation of views, alongside the requirement for SCC to consult upon a major library relocation, it was agreed that a wide-ranging consultation would take place. The public consultation was conducted across an 8-week period, beginning on Monday 19th July 2021 and closing on Friday 10th September 2021.
19. A wide range of opportunities were provided through this consultation for members of the public to engage with the project team, consisting of the Strategic Delivery Manager, Library and Arts Manager and Strategic Property Project Manager.
20. The survey was available both online and as a paper copy. Throughout the consultation residents had access to a Frequently Asked Questions on the SCC website. Pop up banners which provided details of the project were on display within the library.
21. The survey was supported by face-to-face engagement sessions as detailed below:
 - a. Six face to face focus groups and two online focus groups were held at the library
 - b. Pop up events at the Market Hall, Coopers Square indoor shopping centre and Burton & South Derbyshire College
 - c. Four drop-in sessions on the mobile library service in the larger villages around Burton (Tutbury, Stretton, Branston, Rolleston)
 - d. Public meeting for up to 100 people at the Pirelli Stadium, hosted by a neutral presenter, Matt Teale, from Central News
22. Prior to the start of the public consultation, a public protest was held outside the Market Hall on Saturday 22nd May 2021. There was a further protest on Saturday 11th September 2021. Both events were peaceful. It is understood, via local media, that a newly formed protest group, named Burton Market Action Group, will be putting forward alternative

proposals based upon re-purposing the Market Hall as a food hall and fresh produce market.

23. 1,161 questionnaires were completed during the eight-week consultation period, of which 195 were paper copies. The survey provides views and responses which are considered an overall statistically robust representation of the views of the target population. However, the survey is self-selecting and there was an under-representation of younger respondents (aged 18-44) and an over-representation of those aged 45-74 (when compared to the demographics of the 10 key wards in and around Burton):
 - a. 77% of respondents indicated that they are opposed to the move.
 - b. 74% disagree that the move will generate additional footfall in the Market Place
 - c. 66% disagree that the move will safeguard the future of the Market Hall
24. 781 respondents left detailed free text feedback. 46 email enquiries were received, 27 asking for further clarification and 19 letters of objection. All but one of these were from individuals, the exception was a letter of objection from Burton Parish Council.
25. SCC officers engaged with 338 residents at the face-to-face events. The themes expressed at these were consistent with those expressed through the online questionnaires.
26. The strength of objection is highest amongst respondents who said they were regular library users or living within the eight Burton wards.
27. All free text comments, plus the comments made at the focus groups, pop-up events, drop-in sessions and the public meeting have been analysed by "theme". These free text "themes" are presented in full at Appendix 6. The key reasons for opposing the move are as follows:
 - a. Happy with the current library offer / location
 - b. Concerned over lack of facilities / parking / access
 - c. Concerned what will happen to market and market traders
 - d. No need for change / waste of money
 - e. Spend the money on the Market Hall
 - f. Concerned what will replace the library
28. The reasons for opposing the move have been fully considered. A full Community Impact Assessment (CIA) has been completed and the Executive Summary is attached at Appendix 8. The CIA sets out the benefits and risks of the proposal, making recommendations to ensure that any impacts are mitigated where possible.

29. Respondents to the survey expressed concern about a lack of facilities and parking. If the relocation is progressed, Burton Library will be smaller than the existing Library, however the range of services will be maintained, and the entire library offer will be located on the ground floor which will improve access. In addition, parking in the immediate vicinity of the Market Hall will be reviewed to increase access to disabled parking, short term parking and spaces for parents with children as described in paragraph 34.
30. Concern was also expressed about the market and market traders and what would replace the library. Appendix 4a and 4b set out ESBC's proposals for the existing library site and "the relocation of remaining small number of market hall traders" which will help protect those small business interests. This information was not available during the public consultation
31. Respondents were asked to rank which elements of the library offer they valued the most. These are as follows:
 - a. Range & availability of books
 - b. Information & advice
 - c. Parking
 - d. Café facilities
 - e. Helpfulness of staff
32. If the relocation goes ahead, the range and availability of books may reduce slightly. However, it should be noted that this has happened within recently relocated libraries and book loans have still risen. It is important to note that popular titles are available on demand and that less popular titles are available via request.
33. No changes to the Burton library staffing establishment are planned and therefore access to information and advice or the availability of helpful staff will not be impacted if the library is relocated.
34. An analysis of existing parking opportunities within the vicinity of the current library site and the Market Hall has been completed. This evidences that spaces immediately adjacent to the existing library are greater than at the Market Hall. However, the Market Hall has more spaces within a 250-metre walk than the existing library. Availability of dedicated disabled spaces and parent and child spaces would need to be increased in the immediate environs of the Market Hall if the relocation proceeds. These spaces are predominantly provided through on-street parking which is managed by SCC and therefore within the SCC's span of control.

35. A commercial café has been part of the SCC's plans and would be located at the front of the Market Hall, facing Market Place. This will provide an opportunity to increase footfall and enhance the café culture of the Market Place by creating an informal space within the library for people to meet.
36. Three separate pieces of correspondence expressing opposition to the proposed relocation of Burton Library into the Burton Market Hall has been received from the local County Council Members for Burton Town, Burton Trent and Burton Tower divisions. The first two are presented as a single appendix at Appendix 7a and the third one is presented at Appendix 7b.

Development of the proposals since public consultation

37. The outcome of the Listing application by Historic England is still unknown at the point of publishing this report. Historic England has indicated that they also intend to undertake a scheduling review on the Burton Abbey Scheduled Monument after they have concluded the Listing application. This delay has added an element of unknown and potential delay into the project programme. During the consultation comments have been made about the impact of some of the proposals would have on the fabric of the Market Hall and the potential to adversely affect the character of the building and particularly the Scheduled Monument which lies beneath the Market Hall.
38. Architects have reviewed the design proposals if the acquisition of the adjacent building, known as Crossley House, is possible. This building is owned by East Staffordshire Borough Council and is currently being marketed for lease.
39. The acquisition of Crossley House, along with some modest alterations, would enable Registration Services to be located within this building. The building has some private external space which would lend itself to wedding photographs after services, something that the registration service has referenced as a loss at the existing site where the Remembrance Gardens are often used for this purpose.
40. This would enable the entire first floor of the Market Hall to be used as office space and therefore significantly reducing the rear balcony extension previously proposed. The result would be a less intrusive design proposal which would remove the need to excavate any new foundations in the vicinity of the Scheduled Monument, removing significant risk of unforeseen delay, and associated costs, from the project.

41. Moving the Registry Office to Crossley House would also remove the need for any member of the public to use the first floor of the building, something which would have been necessary with the option presented for public consultation (option 7). Removal of the public from the first floor will simplify the “means of escape” routes in the event of a fire for Building Regulation purposes as the occupants would all become familiar with the layouts over time.
42. Since the original proposals were developed and costed (August 2020) and the finalisation of the Business Case the United Kingdom’s construction market has faced an unprecedented series of challenges, some of which have been worldwide, such as Covid 19, and some nationally, such as the effects of Brexit. In addition, the local construction market is particularly buoyant with significant projects in the local area such as HS2 and the Commonwealth Games. The combination of these unique set of circumstances has led to a significant rise in tendered prices over the last 12 – 18 months.
43. This has driven the estimated costs of the construction work at today’s prices to be well above those previously anticipated when submitting the bid to Government. Prices are predicted to continue to rise over the next year before plateauing in 2023/4. Therefore, an additional allowance in accordance with the Tendered Price Index has been applied to reflect the future inflationary pressures anticipated until the mid-point of the proposed construction programme as set out in the Business Case.

Staffordshire Libraries

44. Libraries can be a fundamental part of High Street regeneration. Over the last six years Staffordshire County Council has demonstrated their commitment to modernising our library offer in relocating three libraries into new buildings.
45. Stafford Library moved into our corporate building – July 2015. Newcastle Library was relocated into a community hub with the Borough Council, Police, Families First and Aspire Housing - July 2018. Lichfield Library moved into a former church sharing space with a community arts organisation and Tourist Information Centre – December 2018. All three library buildings are smaller than the buildings that were vacated and if Burton Library does relocate into the Market Hall, Burton would still be the second largest Staffordshire Library.
46. The rationale behind all three relocations was to bring increased footfall into more centrally located library spaces and key areas of town centres. During its first year of operation the new Lichfield library saw a 97%

increase in footfall, 85% increase in new membership and a 19% increase in stock issues. The learning from the Lichfield relocation inspired confidence in rejuvenating historic buildings and the success of the Lichfield Library relocation influenced our decision to consider the proposal to relocate Burton Library.

47. With High Street stores closing, post COVID, libraries will remain safe, welcoming civic spaces, accessible to all and libraries therefore have the potential to expand their role as an anchor within town centres.

Legal Implications

48. At the Cabinet meeting on 19th August 2020 Cabinet agreed to the principle of moving the library if the four criteria set out in paragraph 17 of the original Cabinet report could be achieved (see para 10 above). Cabinet therefore needs to weigh in the balance whether it is satisfied that these four key criteria have been achieved sufficiently to decide that the relocation of the library should proceed.
49. In addition to the key criteria, it is necessary to take into account the outcome of the public consultation with regard to the move of the library. If Cabinet is satisfied on this basis that the relocation is a reasonable decision to make given the above and the fact that the library service is not being fundamentally altered or diminished and will still be provided in the Town Centre, then this would be a defensible position to any challenge.
50. The Business Case is predicated on a potential land exchange between SCC and ESBC. Due diligence is currently being undertaken on both the Market Hall and Crossley House sites. There is a restrictive covenant on the existing library site, held by Molson Coors brewery which prevents the manufacture, storage or sale of alcohol; this will need to be factored into the Borough Council's plans for re-use of the site or be subject to negotiation.
51. Independent land valuations have been received for the existing Library, the Market Hall and Crossley House as part of the Business Case preparation. The combined valuation of the Market Hall and Crossley House, owned by ESBC, is greater than that of the County owned property at the existing library. If an exchange for unequal value is to proceed (whereby no additional consideration is payable by the County), then this will require a decision by ESBC to undertake the land swap at an undervalue, as required by s123 Local Government Act 1972. There are no undervalue considerations anticipated for the County Council. The conclusion of the land exchange will be dependent upon future consideration by East Staffordshire Borough Council.

52. It is proposed that the final detailed terms of the land exchange be considered by the Property Sub Committee.
53. Submission of the Final Business Case to ESBC, as the accountable body for the Town Deal funding, requires the signature of the Senior Responsible Officer and the Chief Finance Officer (County Treasurer). Following review and scrutiny by ESBC up to seven Business Cases will then be submitted to Government via the Town Deal Board in March 2022.

Resource and Value for Money Implications

54. Appendix 9 sets out the estimated costs of each of the interventions being considered by SCC through the Business Case preparation stage. These figures have been agreed by the County Council's s151 officer. Options 5, 5a, 6 and 7 are essentially all the same option in terms of their physical layout, the difference is the amount of external funding used in the financial calculation. Only option 7 is presented now that the final funding allocation from the Town Fund is known. The value of external Town Fund contributions related to each missing option is as set out below;

Option 5 – original funding request £7,300,000

Option 5a – assumes no external funding secured

Option 6 – original Town Fund allocation £6,698,000

Option 7 – current earmarked allocation £6,991,549

55. Option 8 within appendix 9, details the financial impacts of moving the existing library into the ground floor of the Market Hall, moving Registration Services into the adjacent Crossley House and consolidating all other SCC staff employed within Burton onto the first-floor Market Hall spaces, with some shared meeting spaces on the ground floor.
56. Option 8 represents the best configuration of the buildings whilst minimising the impact on the Scheduled Monument and is the preferred option. It is the highest capital cost option, at a total project cost of £9,094,931. With the input of the earmarked £6,991,549 external funding from the Town Deal and the SCC investment fund of £1,067,000 this leaves an un-funded gap of £1,036,382. Appendix 9 illustrates the difference between the County Council taking on additional borrowing (option 8a) or the shortfall being met by external funding (source unknown at this stage) (Option 8b). The associated revenue debt charges of this additional borrowing, £49,000 per year, would create an additional burden on Staffordshire's revenue budget and significantly erode the financial advantages of utilising external funding.

57. The impact on the revenue budget for the options indicate a net cost ranging from £195,000pa for option 4 to £37,000pa for option 8. Securing additional external funding for option 8 would turn the net cost to a saving of £11,000pa.
58. Options 7 and 8 are the only options which reduce SCC's annual revenue spending. The revenue difference between option 7 and 8 relates to additional heating and lighting costs in Crossley House. Option 7 has not been fully developed to ascertain the Building Regulation implications of shared public use on the first floor. Option 8 significantly reduces the risk of unforeseen circumstances and improves the certainty of delivery which is beneficial to the delivery of the overall Town Investment Plan programme. The difference between the cost of "do nothing" and option 8, is £91,000 per year. This is due to the investment which would be required at the existing library to implement the recommended 10-year maintenance schedule based on the latest condition survey information (May 2021).
59. If Cabinet are minded to support the proposal to create a new Library and Enterprise Hub at the Market Hall and Crossley House (option 8) as the preferred solution then officers should be tasked with submitting the Business Case to East Staffordshire Borough Council and work in partnership to investigate additional funding sources to replace the currently un-funded gap of £1,036,382.
60. When considered over a 60-year investment term, Option 8b produces the lowest Net Present Value of all options for all 10-year intervals. The Business Case demonstrates that a fully funded scheme would have a Benefit to Cost Ratio of 2.2:1 which is considered by Government's DLUHC Appraisal Guide as a "High" value for money project.

List of Background Documents/Appendices:

- Appendix 1 – Burton Town Deal Grant Confirmation Letter
- Appendix 2 – Letter from Town Deal Board Chair
- Appendix 3 – Calculation of Estimated Footfall to Library and Enterprise Hub
- Appendix 4a – Letter from Leader of East Staffordshire Borough Council
- Appendix 4b – Analysis of the latest Project D Proposals
- Appendix 5 – 2020 Public Consultation Findings (ESBC led)
- Appendix 6 – 2021 Public Consultation Analysis (SCC led)
- Appendix 7a – Joint Letter from 3 x County Members
- Appendix 7b – Joint Letter Dated 24th Nov 2021 from 3x County Members
- Appendix 8 – Community Impact Assessment Executive Summary
- Appendix 9 – Financial Analysis of Shortlisted Options

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