



Executive Director/Director Non-Key Executive Decision Report

Author/Lead Officer of Report: Nick Partridge,
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Report to: John Macilwraith - Executive Director, People's Services

Date of Decision: 02/11/21

Subject: Woodhouse Library Surplus Declaration

Which Cabinet Member Portfolio does this relate to? Sustainable Neighbourhoods, Wellbeing, Parks and Leisure

Which Scrutiny and Policy Development Committee does this relate to? Overview & Scrutiny Management Committee

Has an Equality Impact Assessment (EIA) been undertaken? Yes No

If YES, what EIA reference number has it been given? *(Insert reference number)*

Does the report contain confidential or exempt information? Yes No

If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-

"The (report/appendix) is not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended)."

Purpose of Report:

The report seeks agreement for the Woodhouse Library site to be declared surplus as it is no longer required by the portfolio for the purpose for which it is held or the delivery of any other services.

Recommendations:

That the building and site at Woodhouse Library, 3 Skelton Lane, Sheffield S13 7LY identified in Appendix A of this report be declared surplus to the requirements of the People portfolio.

Background Papers:

(Insert details of any background papers used in the compilation of the report.)

See attached site plan and boundary.

Lead Officer to complete:-	
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.
	Finance: Paul Schofield
	Legal: Andrea Simpson
	Equalities: N/A
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>	
2	Lead Officer Name: Nick Partridge
	Job Title: Head of Libraries, Archives and Information Services
Date: 16/9/21	

1. PROPOSAL

- 1.1 The report seeks agreement for the Woodhouse Library site at 3 Skelton Lane, Sheffield S13 7LY to be declared surplus by the People Portfolio as it is no longer required for the Library function for which it is held or for the delivery of any other services.
- 1.2 The building has served the Woodhouse community as its Library for many years. Following the Sheffield Library review the building was designated a co-delivered Library and from 2014 library services have been delivered from the building by volunteers organised by the Woodhouse and District Community Forum.
- 1.3 The building is of an age that means it requires a level of capital investment in order to address a number backlog maintenance issues. In 2014 a non-intrusive condition survey estimated that approximately £300k off capital investment would be required to return the building to operational condition. Additional work to address outstanding building compliance issues is also required.
- 1.4 At its meeting on 21 March 2012, Cabinet approved a proposal to provide a new flexible library/community facility at Woodhouse via a preferred developer competitive process.
As part of a larger residential development agreement with the Council a selected developer has provided a new 380m², single storey flexible community building to replace the existing poor quality library building. Construction of the new facility began in 2020 and following Covid related delays is now expected to be handed over in Quarter 2 of 2021. On completion the volunteer service will then transfer to the new build.
To minimise impact on the local community of a large vacant building vulnerable to vandalism pre-disposal marketing of the original Library building has been undertaken so that handover to a developer can be achieved soon after the building has been vacated.
In order to complete the disposal and handover process a surplus declaration for the old Library building is now required.

2. HOW DOES THIS DECISION CONTRIBUTE?

- 2.1 The decision will enable the disposal of the building to meet corporate priorities. This will support the efficient use of resources in line with the corporate approach to managing SCC assets.

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 The Woodhouse Community & District Forum have been regularly involved in the

new build proposals since 2012.

3.2 There are no SCC staff affected by the process.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality of Opportunity Implications

4.1.1 No implications identified.

4.2 Financial and Commercial Implications

4.2.1 The decision to declare this site surplus will require the Council to incur vacant property management costs including providing enhanced security if the building cannot be handed over immediately to a developer on transfer. Disposal of the building is expected to generate a small capital receipt for the corporate resource pool.

4.3 Legal Implications

4.3.1 There are no legal implications from the portfolio decision to declare this site surplus. The decision will enable the site to be disposed of in accordance with the Council's Disposal Framework Policy and the Leader's Scheme of Delegation. The legal implications of the disposal will be considered at that time.

4.4 Other Implications

4.4.1 No other implications identified.

5. ALTERNATIVE OPTIONS CONSIDERED

5.1 There are no other service requirements for this site.

6. REASONS FOR RECOMMENDATIONS

6.1 Following construction of the new community facility the building will no longer be required for the delivery of any other service.

Appendix A
Site Plan, Woodhouse Library, 3 Skelton Lane, Sheffield S13 7LY

