

<b>Notice of:</b>	CABINET MEMBER FOR BUSINESS, ENTERPRISE AND JOB CREATION
<b>Decision Number:</b>	PH71/2021
<b>Relevant Officer:</b>	Steve Thompson, Director of Resources
<b>Relevant Cabinet Member:</b>	Councillor Mark Smith, Cabinet Member for Business, Enterprise and Job Creation
<b>Date of Decision:</b>	1 October 2021

## ROOFING WORKS AT THE CENTRAL LIBRARY

### 1.0 Purpose of the report:

- 1.1 To approve the replacement of the existing roofs to the Central Library and to relocate Blackpool Heritage Collections from the Central Library and into a temporary split storage solution, with some parts remaining accessible in an alternative location in Blackpool and some being placed in deep storage.

### 2.0 Recommendation(s):

- 2.1 To approve the preferred option outlined in the background information to complete roofing works to the Central Library to ensure that:
- The Blackpool historic collections are appropriately maintained and protected in line with the Council's statutory obligations.
  - The Heritage Service can continue to provide its full service obligations, including public access to the History Centre.
  - The Central Library can function effectively in a building, which is physically fit for purpose.

### 3.0 Reasons for recommendation(s):

- 3.1 The Blackpool Heritage Collections are rare and unique records. They cover the history of the seaside, popular culture and entertainment and Blackpool's social history. Together they give a unique view of the development of Blackpool as the worlds' first and biggest mass seaside resort and a world-renowned centre for popular entertainment.

Due to the age of the building, and effect of adverse weather conditions due to its location, the building is affected by water egress from the roofs, guttering details and perished pointing. This presents a risk to the Heritage Collections currently stored in the building.

The primary reasons for the recommendation is:

- To provide a safe and acceptable working environment for Cultural Services staff (in line with

the Management of Health and Safety at Work Regulations 1999), following concerns raised in a Health and Safety workplace assessment in April 2021.

- To ensure the continued maintenance of the listed building.
- To ensure that the historic Blackpool heritage collection is stored in appropriate conditions
- To enable the Showtown museum project to have essential and vital access to the historic collections as it enters its delivery phase.
- To allow public access to the Blackpool heritage collections as required via the History Centre.
- To enable the Central Library is fully functional in a building that is physically fit for purpose.
- To enable Adult, Community and Family Learning (ACFL) to continue to use dedicated first floor space for delivering classes in the library; and for the library to maintain vital income streams (i.e. from room hire charges) and community use (first floor rooms are used for a variety of events, activities, drop-in sessions etc.)

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.3 Is the recommendation in accordance with the Council's approved budget? Yes

#### **4.0 Other alternative options to be considered:**

4.1 There would be significant risks and consequences to the service and the Heritage Collection, as outlined in Appendix 5.

To retain the Blackpool Heritage Collections on-site:

Blackpool Council has both a duty of care to the long-term preservation of this material and obligations under its insurance of them to ensure this is the case.

Carefully consideration of the option for the collections to be moved around the building, as the works are carried out has been considered. This is not viable for a range of reasons including, damage risk to the collections when moved, the disruption to the roofing works waiting for collections to be moved, the disruption to the Heritage Service and the risks to the Showtown Project as their access to essential historic resources would be affected.

Crucially, the Heritage collections are at risk from the environment, which is not an insurable risk, consequently their removal from the Central Library site is recommended.

#### **5.0 Council priority:**

5.1 The relevant Council priority is: "The economy: Maximising growth and opportunity across Blackpool".

#### **6.0 Background information**

6.1 Central Library is a II listed building. Over the last three to five years, the building has begun to suffer from water egress predominately due to the age with penetrative damp from the guttering, flashing detailing and external pointing to the South and West elevations.

Refer to Appendix 2 – Photographs of Condition Report

Refer to Appendix 3 - Summary of Condition Report

Refer to Appendix 5 - Summary Business Case (Confidential item)

It is recommended that a full roof replacement project is undertaken, replacing the existing roof coverings, together with pointing, lead work and guttering.

These works would be Tendered requiring a minimum of 10 years guarantee by the approved Contractor for the ongoing integrity of the roofs, and associated down water goods.

- Estimated costs for roof replacement - £260,000
- Removal and storage of the Blackpool Historic Collections - £100,000
- Essential maintenance repairs - £30,000

Due to the extent of the works, it would not be feasible to continue to store the heritage collections within the building whilst these works are carried out. The roof coverings would be stripped and existing guttering removed thus posing a risk of water ingress during the works.

A number of options have been considered to temporarily relocate the collections, with liaison between Council Services and the Insurers. The preferred option is to store the heritage collection in a Council owned property, as a 'split site solution' to place a proportion of the collections in 'deep storage' whilst works are carried out, and utilising existing space within the Council to temporary hold the collections that will need to be accessed by the Showtown museum project.

The cost of packaging, transport and deep storage of the collections is estimated as £100,000.

6.2 Does the information submitted include any exempt information? No

## 7.0 List of Appendices:

- 7.1 Appendix 1– Central Library & Grundy Roof Plan  
Appendix 2 – Photographs of Condition  
Appendix 3 – Condition Summary Report  
Appendix 4 – Roof Damp Plan  
Appendix 5 – Summary Business Case (Confidential item)

## 8.0 Financial considerations:

8.1 The total cost of the works and relocation of the Heritage Collection is estimated as £390,000.00 (three hundred and ninety thousand).

Funding Corporately been identified as:

- £100,000 Critical Renewals, Repairs and Maintenance budget 2022/23
- £100,000 from Revenue Contributions of Capital Outlay
- £190,000 Capital Top Slice contribution

## 9.0 Legal considerations:

9.1 Libraries are a statutory service, as per the Public Libraries Act 1964 and any changes to service provision that might be necessitated by a repair project would need to be considered in light of this legislation in connection with any assessment of the potential impact of such services.

Health and Safety have visited the site and raised a number of concerns in reference to the Management of H&S at Work Regulations (1999) - a full report available on request.

A competitive Tender exercise is to be undertaken to appoint the preferred contractor to carry out the works.

Relocation of the archive is to be subject to a separate contractual arrangement with an expert heritage collection moves and storage provider and will be subject to the necessary due diligence.

## 10.0 Risk management considerations:

10.1 The following risks become have been identified if the roof issues within the Central Library are not resolved:

**Health and Safety** - If conditions continue to deteriorate then offices and store rooms in the building may come unsuitable for staff to continue to work within the building.

**Collections** - If further water ingress occurs, there may be damage or loss of material. It is recognised that the collections hold nationally/internationally significance.

**Showtown Museum Project** – There will be delays to the development of the visual and audio-visual elements of the museum displays, which could push back the public opening date further. It could also prevent the awarding of accreditation and negatively affect museum business plan.

**Building** - Further deterioration could lead to dilapidation of the building, and the potential loss of local cultural landmark and asset.

**Service Delivery** - History Centre will be unable to reopen and leave public unable to access key local history assets.

**Income Generation** - The Library will be unable to hire rooms for learning and/or community/external usage.

The preferred contractor shall provide appropriate Risk Assessments and Method Statement prior to commencing works.

**11.0 Equalities considerations:**

11.1 None.

**12.0 Sustainability, climate change and environmental considerations:**

12.1 None directly.

**13.0 Internal/external consultation undertaken:**

13.1 Cross-directorate consultation with Legal, Cultural Services, Property Services, Insurance and Risk colleagues is ongoing.

The Council's insurers will be consulted prior to works commencing and a full report (in effect a method statement) will be produced, detailing the proposed methodology for the roof repairs and how the heritage collections will be safeguarded, both in the short and long term for the safety of these collections. Insurance is important but critically these collections are fragile in nature and irreplaceable pieces of Blackpool's history.

**14.0 Background papers:**

14.1 None.

**15.0 Key decision information:**

15.1 Is this a key decision? No

15.2 If so, Forward Plan reference number:

15.3 If a key decision, is the decision required in less than five days? No

15.4 If **yes**, please describe the reason for urgency:

**16.0 Call-in information:**

16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No



**TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE**

**17.0 Scrutiny Committee Chairman (where appropriate):**

Date informed:

Date approved:

**18.0 Declarations of interest (if applicable):**

18.1 None.

**19.0 Executive decision:**

19.1 The Cabinet Member agreed the recommendation as outlined above namely:

To approve the preferred option outlined in the background information to complete roofing works to the Central Library to ensure that:

- The Blackpool historic collections are appropriately maintained and protected in line with the Council's statutory obligations.
- The Heritage Service can continue to provide its full service obligations, including public access to the History Centre.
- The Central Library can function effectively in a building, which is physically fit for purpose.

**20.0 Date of Decision:**

20.1 1 October 2021

**21.0 Reason(s) for decision:**

21.1 The Blackpool Heritage Collections are rare and unique records. They cover the history of the seaside, popular culture and entertainment and Blackpool's social history. Together they give a unique view of the development of Blackpool as the worlds' first and biggest mass seaside resort and a world-renowned centre for popular entertainment.

Due to the age of the building, and effect of adverse weather conditions due to its location, the building is affected by water egress from the roofs, guttering details and perished pointing. This presents a risk to the Heritage Collections currently stored in the building.

The primary reasons for the recommendation is:

- To provide a safe and acceptable working environment for Cultural Services staff (in line with the Management of Health and Safety at Work Regulations 1999), following concerns raised in a Health and Safety workplace assessment in April 2021.
- To ensure the continued maintenance of the listed building.
- To ensure that the historic Blackpool heritage collection is stored in appropriate

conditions

- To enable the Showtown museum project to have essential and vital access to the historic collections as it enters its delivery phase.
- To allow public access to the Blackpool heritage collections as required via the History Centre.
- To enable the Central Library is fully functional in a building that is physically fit for purpose.
- To enable Adult, Community and Family Learning (ACFL) to continue to use dedicated first floor space for delivering classes in the library; and for the library to maintain vital income streams (i.e. from room hire charges) and community use (first floor rooms are used for a variety of events, activities, drop-in sessions etc.)

**22.0 Date Decision published:**

22.1 1 October 2021

**23.0 Executive Members in attendance:**

23.1

**24.0 Call-in:**

24.1

**25.0 Notes:**

25.1