

Agenda item: **Decision maker:** CABINET 9 February 2010**Subject:** NEW SOUTHSEA LIBRARY AND CONTACT CENTRE**Report by:** Head of Culture  
Acting Head of Asset Management Service**Wards affected:****Key decision (over £250k):**

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**1. Purpose of report**

- 1.1 This report is for Member approval for a lease of the former Woolworths store in Palmerston Road Southsea for conversion into a library with contact point and café facility. The report further seeks to identify the unique opportunities presented by the availability of these premises to deliver information and learning services from the retail heart of Southsea making best use of this prominent site

**2. Recommendations**

- 2.1 That members consider the costs and timetable for the works described, in particular,
- The Capital Costs of refurbishing the former Woolworth's premises at £1.49m relating to the Ground Floor works only
  - The only available funding source for the Capital Costs, after off-setting any sale receipt from Elm Grove Library, is the MTRS Reserve which is designed to be the primary vehicle for facilitating efficiency savings
  - The on-going revenue costs amounting to £234,000 per annum in the "steady state"
  - The likely completion date of the new facility of October 2010.
- 2.2 That the Cabinet confirms its intention, or otherwise, to acquire an underlease of the former Woolworths premises on the terms set out in this Section 3 of this report
- 2.3 In the event that the City Council confirms its intent to enter into a lease for the Woolworths store that:
- i) The (interim) Head of Asset Management be authorised to enter into a new 25 year lease at a commencing rental of £100,000 per annum exclusive and the City Solicitor be authorised to complete the transaction

- ii) The (interim) Head of Asset Management be authorised to proceed with all necessary arrangements for the marketing and freehold disposal of the Elm Grove Library and the City Solicitor be authorised to complete the transaction.
- iii) The City Solicitor be authorised to undertake all necessary steps and complete all legal documentation relating to the leasehold acquisition prior to the 1<sup>st</sup> April 2010
- iv) The (interim) Head of Asset Management be authorised to proceed with the design development of the project for the refurbishment of Woolworths.

### **3. Background**

#### **3.1 Outcome of Negotiations for Lease**

Portsmouth City Council (PCC) have made an offer for an the under lease of the former Woolworths store at 19-21 Palmerston Road, Southsea. The offer is:

Initial Rent: £100,000 per annum exclusive

Rent Free Period: 18months from commencement of the lease

Lease Term: 25 years (from 1<sup>st</sup> April 2010.)

Rent Reviews: 5 yearly.

Rateable Value: £77,250

Rates Payable: (09/10) £37,466.25

PCC would have access to the building immediately upon signing of an agreement to lease.

The Administrators have indicated the above arrangement would be acceptable. Taking account of these costs plus other additional costs associated with occupying the whole site, the total additional on-going revenue costs are estimated to be £234,000 per annum.

#### **3.2 Leisure Services Assessment**

The Library Service identified the availability of the Woolworths site in Southsea as a unique opportunity to re-locate its south of the city library into the heart of Southsea within the retail centre. There had been a long held desire to move the library to a central geographical position where it could more fully meet the reading, information and informal learning needs of the

wider community in the Southsea area. Woolworths would provide scope to extend the current library offer and broaden the range of services to existing users and all members of the community who live in or visit the area. These will include the relocation of disability library services including the city wide housebound offer, the vision impaired helpline, IT support sessions and the development of downloads technology for the provision of community information and audio materials. These developments would enable the library service to take a pivotal role, regionally in the development and promotion of resources in alternative formats

The proposals should enhance use of library services in terms of visits and library issues in line with business plan aims and the recommendations of the Library Development Report to Culture and Leisure Cabinet March 2009. This report also identified the existing Elm Grove Library as a service poorly sited in terms of serving the Southsea community and recommended relocation to the Palmerston Road area.

“The building does not lend itself to further adaptation and the nature of the surrounding area is increasingly residential. It is not an area where the community naturally gather, although there are shops in easy walking distance in both directions. Parking in the area is difficult. The building lacks space to easily develop a public access toilet and baby changing facility and there is ongoing negotiation regarding the creation and use of a garden area at the back of the site. Wall shelving is fixed and lacks flexibility and the counter is in very poor condition with wall pillars restrict visibility”

### 3.3 Footfall

The current library footfall for Elmgrove Library is approx 64,000 visits pa. Given the location/relocation of disability services with a cafe and Access Point the new library facility could reasonably look at footfall of 80,000 visits per annum.

### 3.4 Relocation of Community Library Services

Currently Community Library Services (CLS) are located in Carnegie Library on the Fratton Road. The Library Development Report 2009 identified this location as being constrained in terms of parking opportunities and being a building no longer at the centre of the community it serves. For staff and volunteers delivering library items this creates difficulties in terms of the loading and unloading of vehicles. For elderly and disabled services users there are additional difficulties regarding transport facilities, access to the building and a limited space and IT facilities to support their needs.

Community Library Services deliver the following services:

- Delivery of books, information and other loan items to housebound individuals across the city
- IT drop in sessions for vision impaired
- Reading and creative writing groups for the vision impaired
- Bibliotherapy reading group

These services will be re-located to the Southsea Library with increased space, improved access and loading facilities. CLS will also share the Learning Zone facility with other partners.

The space vacated in Carnegie Library would be developed as an IT Learning Zone community space and hub for services to young people for the benefit of the Fratton Community. The Library Service identified the need for the development of these services, initially in the 2006 Library Development Report and this has been supported by subsequent work with the Community Improvement Partnership, Adult and Family Learning, local schools and consultation with young people carried out as part of the Paul Hamlyn funded Quality Leaders Project. The Library Service would work with Adult and Family Learning to explore funding streams to support the project. Previously funding has been obtained through NIACE Capital Motivating E Learning (CaMeL) and Dept of Innovation, Universities and Skills Transformation Fund. The key themes for the development of the space would be to deliver:

- Adult learning sessions
- Youth space with learning and recreational, offers, including on-line games, books and alternative formats appropriate to the age range
- Job seeker support and formal learning in partnership with Job Centre Plus,
- 1:2:1 IT support for new learners
- Homework Clubs.
- Download facilities and support
- Reading and creative writing groups

### 3.5 Library services to be delivered by the Southsea Library

The Library Service would deliver the following services and facilities, capitalising on the increased floor space, “walk through” between the precinct and supermarket and easy access location.

- All statutory library services offered in the existing Elm Grove Library i.e. lending books, audio books, music and film, for all ages, abilities and cultures. Enquiry and information services, informal learning, children’s events and activities and Peoples Network IT.
- Self issue facilities (RFID) to extend the hours of access to the library stock, in line with the retail offer in the precinct.
- An IT Learning Zone with white board facilities. This would be a flexible suite offering enabling technology to facilitate use by individuals of all ages, abilities and disabilities to be supported by regular drop-in support sessions. The suite would support formal and informal learning offers delivered by library, other PCC groups and partner organisations.
- A community space to enable the facility to become a focus for activity by local groups liaising with the library service. i.e. reading groups, parent and toddler story times and Rhymetimes, school class visits, cultural groups, evening meetings and talks and adult learning sessions.

- Disability library services to be relocated to this site maximising the IT Learning Zone as a focus for activity.
- Housebound volunteer activity to be relocated to this site capitalising on good pedestrian access from the precinct at the front of the building and excellent facilities for loading at the rear.
- An enhanced offer of personalised IT sessions for those new to the technology. Also workshops targeting the use of specific on-line resources for interest groups, to support interest in local history, researching your family tree, job seeking and accessing Patient Choice facilities, and a range of health related information in partnership with the PCT and Macmillan
- WIFI to enable Broadband access for private laptops anywhere in the building.

### 3.6 Library Service Aims

- Increase library visits and issues
- Provide a community hub in the heart of Southsea
- Increase participation and learning by individuals with disabilities
- Increase opportunities and participation in formal and informal learning in the Southsea area.
- Provide an IT Learning Zone in the heart of Southsea. There is currently no other facility in the area to meet local need.
- Increase participation in all aspects of Information Technology
- Enhance partnership working
- Increase community engagement and cultural participation
- Increase the profile and extent of library volunteering and the opportunities for increased training, support and participation
- Support the Southsea economy and local retailers through attracting library users, learners and volunteers to the locality

### 3.7 Access Point

The Access Strategy feasibility work identified inequities in frontline service provision for different parts of the City and in particular this part of Southsea. It was identified as an area lacking a locally accessible access point. It is intended that provision will be made for customers to both self-serve and have direct contact with staff who will be able to deal with the full range of services currently available through the City Helpdesk.

### 3.8 Access Point Aims

It is intended that customers will be able to receive a full range of information and service support from looking at planning applications and proposed parking schemes to dealing with waste collection and council tax - the full range available to customer attending the Civic Offices. In addition it is proposed that we will work with other agencies and parts of the council to host specialist drop-ins on issues of importance to the local people, from support for carers through volunteering opportunities and pensions advice etc

### 3.9 Relocation of City Helpdesk services

The service will be investigating with AMS and IS the feasibility of re-locating some of the current City Helpdesk telephone centre to the second floor of the Woolworths building. Initial investigations show that it will not be possible to locate the whole of the current service, but some will enable further expansion of the Helpdesk in areas not yet migrated which will lead to organisational efficiencies.

### 3.10 Relocation and use of the first and second floor of the Woolworths building

In addition to the feasibility investigation regarding Helpdesk services relocation to the second floor, there are explorations regarding the best and most appropriate use of the first floor space. These include the consideration of relocating the Conan Doyle collection and archive to bring it together in one location. Further exploration is with regard for how the space may be developed to support and develop creative industries

### 3.11 Specifications and requirements

#### LIBRARY

- Peoples Network IT 6 -8 computers –scattered through building
- Self issue facilities will library open and out of hours. Both ends of building, ok for books to go into coffee shop, security system at entrance doors, return books area
- Walk through to back of building
- A community space to enable the building to become a focus for activity by local groups liaising with the library service. i.e. Reading groups, parent and toddler storytimes and Rhymetimes, school class visits, cultural groups, evening meetings and talks and adult learning sessions. 30 people. Plus wheelchair (6-8) / guide dog facilities (6/8). In main area of library – when not in use visitors can sit and read
- WIFI to enable Broadband access for private laptops anywhere in the building.
- 30 square meters for an IT Learning Zone. It is vital that the library offer is clearly visible and promoted in the window area opening out onto the shopping precinct. An IT Learning Zone with white board facilities. This would be a flexible suite offering enabling technology to facilitate use by individuals with a range of disabilities. 10 -12 work units, separated from main library for classes. 3 for wheelchair access
- Toilets to include disabled use and babychanging should also be located towards the rear of the building.
- Public staircase to first floor, public access lift to second floor
- The current goods lift to remain.
- No level access to rear of building

- The area under a public access staircase could usefully be designated for the parking and storage of children's buggies (20).
- Work area for 5 people at a time with 4 computer with tea station, semi open to the public
- No staff rest room
- Server cabinet to first floor
- Photocopier for public and staff use in library
- Library area required for 80 bays of 1 m long, 500mm deep shelves. Mostly mobile some wall fixed
- Expected 80,000 visitors a year , 7 days a week
- 3 small enquire desks to be spaced around the library with a pc on each – there will be no requirement for a large library counter

#### ACCESS POINT

- reception point for at least two staff with full IT kits and relevant network to all back office systems currently used
- a self serve pc for customers who chose to self-serve
- a planning pc for customers who chose to self-serve.
- secure post and storage space at the reception point - for stocks of items such as green sacks etc
- a secure facility to take cash and other payments.
- a small coffee/seating area for around 4 customers
- display areas similar to those in GFR for posters and information leaflets etc.
- A plasma tv and appropriate IT kit to run powerpoints and videos on for campaigns
- 2 phones for staff direct to Civic
- a phone for customers to phone direct to certain parts of Civic or AHO.

#### CAFÉ

- eat-in/take-out offer
- coffee bar with 20 covers inside
- access for tables in Palmerston Road, tbc
- option of position to rear of building and position to front of building to be explored
- community café / concession tbc

#### ADVERTISING

- Front window for library
- Front window for customer services

#### EXTERNAL WORKS

- Existing planter to be remodelled

- Loading bay to rear of building to be retained

### 3.12 The Portsmouth Shopping Study Update October 2009

Between 1998 and 2008 the study indicated that the Southsea Retail Centre fell in national ranking from 300 to 530. The report drew a correlation between this decline and the centres shopping yield which have remained at 9 % to 10% since 2000. The report concluded that Southsea is a relatively unattractive location for retail investors and there is a need for evolution in the retail mix in Southsea, but that there is not a qualitative need for additional shopping floor space to be provided.

### 3.13 Impact on Southsea Town Centre Primary Frontage

The Southsea Town Centre Area Action Plan, adopted July 2007, identified the Palmerston Road Precinct as the main retail core of the town centre. Currently 84.89% of the town centre primary frontage is in category A1 and 100% is within categories A1 – A4. The proposed change would reduce the A1 to 83.33% and add 1.56% of D1 (Libraries). This is still within the Policy provision minimum of 75% frontage in A1 shopping use.

### 3.14 Comments by City Centre Manager

The opening of Gunwharf Quays contributed to a 25% decline in footfall within Southsea Town Centre. The Local Area Action Plan initiated to provide a policy to arrest continued decline and promote support for developments identified that community uses could provide appropriate developments.

The plan for The John Lewis Partnership to relocate to the future northern quarter City Centre development remains in place and will remove an important “anchor offer” from Southsea Town Centre. In the longer term it can also be anticipated that future rationalisation within Debenhams will result in a change to a more appropriate ‘Desire by Debenhams offer’ or even closure.

The falling position of Southsea Town Centre in retail ranking has little real impact in trading terms other that it removes Southsea from retailers target locations and it becomes increasingly unlikely that expanding companies will seek to have a unit in the centre. It therefore becomes increasingly important that action is taken to ensure that the Southsea offer drives footfall from the local area.

The proposal for a Library together with local provision of council services could provide a viable anchor offer widening the appeal of the centre. The range of offers will be most important in achieving the objective to drive footfall.



I have discussed with key retailers, property agent and the Southsea Traders chairperson the possible use of the Woolworth's site as a Library together with community and council uses. All are in favour with the caveat that it is more than a library.

The offer should include the facility to collect free bus passes and similar so as to drive footfall, the range of possible offers should be fully explored. It may also provide a 'promotional area' that would serve the community perhaps introducing new community services and even promote local artists. Future development to include fledgling businesses and an artist community would have been desirable. The offer could include a small coffee shop towards the rear of the store (books and coffee go well together) and opening the through route is also deemed important.

The local businesses share my view that 'Council/Community Use' is a stronger more sustainable offer that is more in keeping with the Southsea brand than alternatives which are likely to include convenience stores or value stores such as Poundland etc which are the most likely alternative uses at this time

### 3.15 Design and Construction

A feasibility scheme has been prepared which demonstrates that a library with contact point and café can be accommodated on the ground floor of Woolworth's.

The scope of the necessary refurbishment works have now been developed through feasibility stage and are ready to proceed to detailed design and procurement..

These works are for the ground floor only, although they include a lift to the second floor. No works are included for the first and second floors.

Based on the present outline design the cost is estimated at £1.49M and construction will be completed by October 2010.

It will also be essential to obtain all necessary consents and approvals

## 4. Reasons for recommendations

The availability of the Woolworths site presents an opportunity for the Library Service and Access Point, to occupy a site in the retail heart of Southsea, which is unlikely to occur again. The venue would enhance information provision and participation in learning, community engagement, and cultural activities, providing a model of good practice for future development in the city. It would serve as a platform for the delivery of library self service with the advantage of increased access and increase digital availability in the Southsea area. In addition the level front access from the precinct, the loading bay at the rear and increased space would enable library services to

increase access, support and quality of services to a range of disability groups.

## **5. Implications**

5.1 There are a number of risks associated with the project, which should be recognised and taken into account in reaching the decision:

- There remains the normal risk when working on an existing building that unforeseen problems may be exposed once construction begins.
- The lease is subject to 5 yearly reviews which could impact on the rental costs, although these reviews allow for increases and decreases to the rent.
- There is no allowance for any future works to the upper two floors of the building.

## **6. Equality impact assessment (EIA)**

6.1 An equality impact assessment will be carried out for this proposal.

## **7. Head of Legal Services Comments**

a) Under section 120 of the Local government Act 1972 the council has the power to buy any land by agreement for the purpose of any of its functions for the benefit, improvement or development of the area

b) Any scheme of development will be subject to obtaining all relevant consents including planning permissions and the Landlords consent to the scheme

c) The incidental uses of a café and IT support for new learners will require further consideration at the time of their implementation.

## **8. Head of finance's Comments**

### Overall Financial Summary

The New Southsea Library, Cultural Centre and Contact Centre is estimated to cost £6.94m in cash terms over the 25 year lease. In Net Present Value Terms, which effectively deducts the interest that would have been earned on that £6.94m over the period to bring it back to today's value, the scheme will cost £4.95m over the period.

The scheme requires £1.49m of Capital Expenditure for initial refurbishments followed by additional on-going revenue costs in excess of £234,000 per annum in the "steady state". An overall financial summary is set out below.

OPTION	Gross Capital Cost	Ongoing Additional Annual Revenue Costs	Total Additional Cost Rev & Cap. (25 years)	NET PRESENT VALUE (NPV) 25 Years
Underlease	1,490,000	233,900	6,940,100	4,953,500

### Capital Costs

- 8.1 The total capital costs associated with re-furbishing the Woolworths site are currently anticipated to be £1.49m. Whilst these estimates are not final and will be revised once the detailed building survey and feasibility study is completed, they are not expected to alter materially.

The refurbishment costs of £1.49m provide for the following:

Description	Estimated Cost
Preliminary works	117,200
External Repairs	157,400
Internal Refurbishment (Ground Floor only)	815,400
Professional Fees & Expenses	197,500
Risk	127,500
Contingency	75,000
<b>Total Cost</b>	<b>1,490,000</b>

There is no provision within the refurbishment costs for any works to the first or second floors and therefore any ambition to use this space in the future will require additional capital funding to be identified.

- 8.2 The Administration propose that to help fund the overall Capital Cost of £1.49m, that the Elm Grove Library is declared surplus to requirements and marketed for sale.

The Administration's proposals for the forthcoming Capital Programme does not identify any Corporate Capital Resources to fund this scheme. There are currently uncommitted funds within the MTRS Reserve totalling approximately £4.2m which could be used to fund this scheme. Members ought to be aware that this Reserve is of particular importance to the Council as its primary vehicle for enabling future savings to be delivered. In particular, the City Council has approved the use of this Reserve for the following only:

- Spend to Save Schemes / Spend to Avoid Cost Schemes
- Redundancies
- Feasibility Studies (intended to deliver future savings)

Should Members wish to approve this scheme then the MTRS Reserve is the only source of funding available. Members therefore, need to consider the very real benefits that this scheme can deliver versus the opportunities lost to "pump prime" future efficiency schemes. This ought to be considered in the context of inevitable funding cuts facing Local Government in the future. For this reason, it is essential that the use of MTRS Reserve is optimised to enable efficiency schemes to be delivered which offer the same level of service for reduced cost. Without efficiency schemes, the alternative is to make service reductions.

#### On-going Revenue Costs

The new facility will cost an additional £234,000 per annum in the "steady state" over and above the current budget provision for the Elm Grove Library although the revenue costs in year 1 and year 2 will offset by the rent free period. The main additional costs / income in the "steady state" includes:

- Rent £100,000
- Rates £39,000
- Premises Costs (Energy, Servicing Contracts, Repairs etc) £65,000
- Staffing Costs £36,000
- Rental Income from Coffee Shop £10,000

If approved, these additional revenue costs will need to be incorporated as a budget pressure within the Budget for 2010/11 and future years by effectively adding to the Council's savings targets approved on the 15<sup>th</sup> December 2009.

.....  
Signed by:

#### **Appendices:**

#### **Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

	WARD	DECISION	OFFICER CONTACT
	Contd/...	<p>(c) Fostering Panel</p> <p>The Cabinet Member for Education, Children &amp; Young People appointed Councillor Andy Fraser until the end of the municipal year.</p> <p>(d) Hampshire Partnership NHS Foundation Trust</p> <p>The Cabinet Member for Health &amp; Social Care did not make a member appointment, but it was suggested that consideration be given to Rob Watt or another appropriate officer taking on this role.</p> <p><b>New Southsea Library and Contact Centre</b></p> <p>(1) The Cabinet agreed to the costs and timetable for the works described within the report in particular</p> <p>The capital costs of refurbishing the former Woolworths' premises at £1.49 million relating to the ground floor works only.</p> <p>The only available funding source for the capital costs, after offsetting any sale receipt from Elm Grove Library, is the MTRS reserve.</p> <p>The ongoing revenue costs amounting to £234,000 per annum in the "steady state".</p> <p>The likely completion date of the new facility of October 2010.</p> <p>(2) The Cabinet confirmed its intention to acquire an underlease of the former Woolworths' premises on the terms set out in Section 3 of the report.</p> <p>(3) In the event that the city council confirms its intent to enter into a lease for the Woolworth's store that</p> <ol style="list-style-type: none"> <li>1. the (interim) Head of Asset Management be authorised to enter into a new 25 year lease at a commencing rental of £100,000 per annum exclusive and the City Solicitor be authorised to complete the transaction;</li> <li>2. the (interim) Head of Asset Management be authorised to proceed with all necessary arrangements for the marketing and freehold disposal of the Elm Grove Library and the City Solicitor be authorised to complete the transaction;</li> </ol>	

	WARD	DECISION	OFFICER CONTACT
	Contd/...	<p>3. the City Solicitor be authorised to undertake all necessary steps and complete all legal documentation relating to the leasehold acquisition prior to 1st of April 2010;</p> <p>4. the (interim) Head of Asset Management be authorised to proceed with the design and development of the project for the refurbishment of Woolworths.</p> <p><b>Response to the Economic Development Culture &amp; Leisure Scrutiny Panel's Report on Twinning Arrangements</b></p> <p>The Cabinet agreed</p> <p>(1) that the Scrutiny Panel's conclusion that twinning adds value to the city in terms of "promoting friendships and links with other countries and generating considerable interest, tourism and business in the city" is accepted as a rationale for continuing this work;</p> <p>(2) that the principle of having a co-ordinator responsible for all twinning activities, monitoring of the budgets and accessing the ongoing benefits is also accepted and identifying the best way to resource this awaits the outcome of the proposed review of the Lord Mayor's office, which should be completed by October 2010;</p> <p>(3) that an early task for any twinning co-ordinator would be to identify appropriate ways of combining the twinning committees' work;</p> <p>(4) that the Scrutiny Panel's recommendations 2, 3, 4 and 6 be agreed in principle and the timetable for these activities reproduced once the twinning co-ordinator has been identified;</p> <p>(5) that a standing item be placed on the existing twinning committees' agenda giving an update on all twinning activities, in line with the panel's recommendation.</p> <p><b>Hampshire Safer Roads Partnership</b></p> <p>The Cabinet agreed</p> <p>(1) that Portsmouth City Council will remain a member of the Hampshire and Isle of Wight Safer Roads Partnership;</p>	

## **23 Appointments to Outside Bodies (AI 10)**

### **DECISIONS**

**The following appointments were made**

- (a) Eastney & Milton Allotment Holders Association Management Committee (Culture & Leisure Portfolio)**

Councillor Gerald Vernon Jackson was appointed for the rest of the municipal year.

- (b) Portsmouth Environmental Forum (Environment Portfolio)**

Councillor Darron Phillips was appointed for the rest of the municipal year.

- (c) Fostering Panel (Education, Children & Young People Portfolio)**

Councillor Andy Fraser was appointed for the rest of the municipal year.

- (d) Hampshire Partnership NHS Foundation Trust (Health & Social Care Portfolio)**

Whilst there was no member appointment made it was suggested that consideration be given to Rob Watt, or another appropriate officer, taking on this role.

## **24 New Southsea Library and Contact Centre (AI 11)**

**(TAKE IN REPORT BY HEAD OF CULTURAL SERVICES)**

Whilst a deputation in support of the proposal had been requested from Mr Bayne he was not present at the time of the discussion of this item. Amendments were made to recommendation 2.1 to delete wording in the second bullet point and the Leader wished to stress that at paragraph 3.10 - no decision had been taken as yet as to how other floors would be used.

### **DECISIONS**

- (1) The Cabinet agreed to the costs and timetable for the works described within the report in particular**

- The capital costs of refurbishing the former Woolworths' premises at £1.49 million relating to the ground floor works only.**
- The only available funding source for the capital costs, after offsetting any sale receipt from Elm Grove Library, is the MTRS reserve.**
- The ongoing revenue costs amounting to £234,000 per annum in the "steady state".**
- The likely completion date of the new facility of October 2010;**

- (2) The Cabinet confirmed its intention to acquire an underlease of the former Woolworths' premises on the terms set out in Section 3 of the report;
- (3) In the event that the city council confirms its intent to enter into a lease for the Woolworth's store that
1. the (interim) Head of Asset Management be authorised to enter into a new 25 year lease at a commencing rental of £100,000 per annum exclusive and the City Solicitor be authorised to complete the transaction;
  2. the (interim) Head of Asset Management be authorised to proceed with all necessary arrangements for the marketing and freehold disposal of the Elm Grove Library and the City Solicitor be authorised to complete the transaction;
  3. the City Solicitor be authorised to undertake all necessary steps and complete all legal documentation relating to the leasehold acquisition prior to 1<sup>st</sup> of April 2010;
  4. the (interim) Head of Asset Management be authorised to proceed with the design and development of the project for the refurbishment of Woolworths.

**25 Response to the Economic Development Culture & Leisure Scrutiny Panel's Report on Twinning Arrangements (AI 12)**

(TAKE IN REPORT BY STRATEGIC DIRECTOR AND  
THE EDCL SCRUTINY PANEL'S REPORT)

Councillor Cheryl Buggy as the Chair of the Economic Development & Culture & Leisure Scrutiny Panel was present to present the Panel's findings, endorsing the ethos of twinning but stressing that there was a need for ownership and planning to help invigorate and channel efforts. Councillor Steve Wemyss made a declaration of interest as the Chair of the Duisburg Committee as a co-opted member but wished to address the Cabinet to concur with the outcomes of the Panel's review and stressing the importance of twinning as a cultural part of the city and realized that whilst resources were stretched there were advantages in having a designated co-ordinator. The Leader hoped that there could be a co-ordinator and wished to see a twinning committee bring together the existing work of the twinning committees and to bring a transparency to their budgetary process. Councillor Hunt spoke of his personal experience as the Cabinet Member for Culture & Leisure in witnessing the organization of the musical events at Caen for which officers will be invited to speak with PCC officers and he had also invited participants from the twin towns to be involved in the Building Schools for the Future Sports Programme.

Councillor Fazackarley spoke in support of twinning and felt that the report should also make clear that there were other advantages such as twin towns working together to bring medical aid to disaster struck areas.



**From:** Wemyss, Steve (Member)

**Sent:** 17 February 2010 01:17

**To:** Agland, Stewart

**Cc:** Jonas, Frank; Henderson, Terry; Windebank, April (Member); Blake, Mike; Thompson, Alistair (Member); 'Dinenage, Sarah'; Jones, Donna (Member); Williams, James (Member); 'Jim Fleming'; Mason, Lee; Symes, Linda (Member); Stubbs, Luke (Member); Hey, Malcolm; Park, Michael (Member); Sparshatt, Robin (Member); Bosher, Simon (Member)

**Subject:** Cabinet decision concerning the ex-Woolworths store in palmerston road

Dear Mr Agland

I wish to call in the above decision concerning putting a library and council office in the ex-Woolworths store in Palmerston road.

I am given to understand a number of the Southsea Traders are unhappy with the council's decision and feel they weren't adequately consulted. Still further, I don't believe adequate consideration was given to alternative locations for any relocated library or council office. Neither do I believe any consideration was properly given to the use of the remainder of the existing ex-Woolworth's store. For this reason and others I do not believe the costings for the proposal were full and complete.

Yours sincerely

Steve Wemyss

Conservative Group Leader, Portsmouth City Council

-----Original Message-----

**From:** Windebank, April (Member)

**Sent:** 17 February 2010 14:26

**To:** Agland, Stewart

**Subject:** Cabinet decision concerning the ex-Woolworths store in palmerston road

Dear Mr Agland

I wish to call in the above decision concerning putting a library and council office in the ex-Woolworths store in Palmerston road.

I am given to understand a number of the Southsea Traders are unhappy with the council's decision and feel they weren't adequately consulted. Still further, I don't believe adequate consideration was given to alternative locations for any relocated library or council office. Neither do I believe any consideration was properly given to the use of the remainder of the existing ex-Woolworth's store. For this reason and others I do not believe the costing's for the proposal were full and complete.

Yours sincerely

Cllr April Windebank

-----Original Message-----

**From:** Boshier, Simon (Member)

**Sent:** 17 February 2010 08:12

**To:** Agland, Stewart

**Cc:** Wemyss, Steve (Member)

**Subject:** Fw: Cabinet decision concerning the ex-Woolworths store in palmerston road

Dear Stewart

With regard to the call in notice given below by Councillor Steve Wemyss, please add my name in support of the notice

Best Wishes

Councillor Simon Boshier

Dear Mr Agland

I wish to call in the above decision concerning putting a library and council office in the ex-Woolworths store in Palmerston road.

I am given to understand a number of the Southsea Traders are unhappy with the council's decision and feel they weren't adequately consulted. Still further, I don't believe adequate consideration was given to alternative locations for any relocated library or council office. Neither do I believe any consideration was properly given to the use of the remainder of the existing ex-Woolworth's store. For this reason and others I do not believe the costings for the proposal were full and complete.

Yours sincerely

Steve Wemyss

-----Original Message-----

**From:** Thompson, Alistair (Member)

**Sent:** 17 February 2010 09:14

**To:** Agland, Stewart

**Subject:** Fw: Call in for cabinet decision on Woolworths in Plamerston road

Dear Stewart,

I wish to add my name to the call in request from cllr wemyss.

Kind regards,

Alistair

-----Original Message-----

**From:** Park, Michael (Member)

**Sent:** 17 February 2010 12:23

**To:** Agland, Stewart

**Cc:** Wemyss, Steve (Member)

**Subject:** Call In

Dear Mr Agland

I have copied Steve Wemyss email to you as confirmation that I support his proposal to call in the decision regarding the ex-Woolworths store in Palmerston Road. Please confirm that my support is recorded and that it is in order.

Thanks  
Mike Park

Dear Mr Agland

I wish to call in the above decision concerning putting a library and council office in the ex-Woolworths store in Palmerston road.

I am given to understand a number of the Southsea Traders are unhappy with the council's decision and feel they weren't adequately consulted. Still further, I don't believe adequate consideration was given to alternative locations for any relocated library or council office. Neither do I believe any consideration was properly given to the use of the remainder of the existing ex-Woolworth's store. For this reason and others I do not believe the costings for the proposal were full and complete.

Yours sincerely  
Steve Wemyss  
Conservative Group Leader, Portsmouth City Council