



# WENDOVER LIBRARY

**REFURBISHMENT CONSULTATION**



## OPTIONS AVAILABLE TO WPC

# A BRIEF HISTORY

- Wendover Community Library is being comprehensively refurbished and re-modelled with new lettable spaces to develop the building as a community hub.
- The project has been significantly hit by additional costs, particularly construction costs.
- a revised scheme has been developed to ensure that a scaled back project can be delivered within the available budget.
- The revised scheme will deliver a much-improved library, but the proposed extension will not be included and some important enhancements, originally suggested by residents, will also have to be omitted. e.g. externa landscaping
- This may be an opportunity for the Parish Council to support the project



# CURRENT USAGE

Between March 2023 and Feb 29th 2024, Wendover Community Library had

- 27,689 Visitors
- 29,063 library resources borrowed.
- 633 new library users
- And 123 council queries not related to the library
  - This number was Jan 23 – Dec 23
  - There have already had 48 enquires over Jan/Feb. This is a great example of how many people are using the Library for non-library related queries
- Also provided a Warm Space as a response to the cost of living crisis



# CURRENT FUNDING

Buckinghamshire Council has currently secured £497,000

- Arts Council Grant of £310k
- Buckinghamshire Council £120k
- Wendover Parish Council £8k
- Weston Turville Parish Council £5k
- Wendover Community Library Trust £15k
- Buckinghamshire Culture £10k
- Community Fundraising £4k



# CURRENT OFFER

- Re-decoration of library, shelving, furniture, receptions, and fittings replaced.
- New lighting
- New reception and information point designed to enable access to a broader range of local services and visitor information
- Additional meetings spaces and improved toilet and kitchen
- Creation of sensory wall in new children's area – all following dementia friendly design
- Creation of new area for teenagers and introduction of new reminiscence collections
- New self-service kiosk and loanable tablets introduced
- Internal and external art installation developed with local residents



# WHAT ARE THE OPTIONS?

- Funding the new extension to the building in line with the original project specification £230k
- Funding the external grounds and landscaping works £45k
- Funding space for a WPC office £20k
  
- Obviously the first and the third part also needs us to consider “what do we do with the clock tower?”
- The second and third option can be combined
- We need to make the decision on option 1 today – but the others can be Looked at later if needed.



# OPTION 1

- Funding the full internal and external building works to the original project specification £230k
  - This could include work to include a WPC office, this does not include the external works
- Creates a single point of contact
- Accessibility
- Could raise the Parish Council profile – increased footfall
- Increase exposure to local community groups
- Access to a shared staff resource



# OPTION 1 DESIGN

## DRAWINGS



*Proposed exterior view*



*Proposed ground floor layout*





# ALTERNATIVE CONSIDERATIONS

- The advice from the Chair of Finance is that this will expose the Parish Council to too much financial risk and would take many years to repay a loan.
- C. £25k a year to pay the loan could not be absorbed by efficiency savings when we would be managing the Clock Tower as well as the Library office.
- We would need to be clear what additional value this money gives us above the current refurbishment.
- What interest does this funding give the Parish Council in the library building?
- We have not scenario planned the “What if” of the Library closing in 5 years time?
- What happens to the Clock Tower?



# OPTION 1 - FUNDING

- This funding would have to come from a loan. If we took a loan of £230k some repayment examples over 15 years and 20 years would be as follows:

Year	Annual repayment		
	6mth	12 mth	Total
1	13,255.67	13,069.37	26,325.04
5	11,765.27	11,578.97	23,344.24
10	9,902.27	9,715.97	19,618.24
15	8,039.27	7,852.97	15,892.24
			316,629.60

Year	Annual repayment		
	6mth	12 mth	Total
1	11,454.00	11,311.40	22,765.40
5	10,313.20	10,170.60	20,483.80
10	8,887.20	8,744.60	17,631.80
15	7,461.20	7,318.60	14,779.80
20	6,035.20	5,892.60	11,927.80
			346,932.00



## OPTION 2 – EXTERNAL

# WORKS

- The Parish Council could fund the landscaping works to make the building more welcoming and make it a more stand out feature for the area.
- The design would include new paving, seating and planting and provide an improved sight line to the library.
- These improvements could be ‘badged’ as a highly visible contribution to the scheme from WPC
- This part of the project has currently been shelved to focus on the internal refurbishment and will not happen without some specific funding



# OPTION 2 ARCHITECTURAL

## DRAWINGS



# CONSIDERATIONS

- Without additional funding this will not happen
- Whilst increasing the visible impact of the Library it will not increase or improve services to residents.
- There can be signage to show the Parish Council support that created the space for local people.



## OPTION 2 – FUNDING

- It could be possible, but very difficult, that the Parish Council could draw this money out of the current reserves based on the End of Year forecast for Mar 2024.
- This would run the Parish Council reserves down and reduce the resilience should any other issues arise.
- The Parish Council would then have to rebuild reserves to the levels recommended by the internal audit – this would take 1-2 financial years.



## OPTION 3 – MOVE OFFICE

- The Parish Council could fund the £20k it would take to accommodate the Parish Council in a space on the ground floor of the Library
- There would be more costs involved in moving services/contracts and the time taken by staff to complete the move
- Both costs though are a “one off”, we are yet to work out the “service charge”.



# OPTION 3 ADDITIONAL

## DRAWINGS

Current office space can accommodate 4 work stations. It can be extended into the cleaners area to accommodate storage requirements.

External entrance through the shed/community garden. provides out of hours access if required.

Free use of meeting rooms for Parish Council meetings. Meeting room has its own entrance for out of hours access.



Corridor created between WC's to provide access to the kitchen for WPC and library staff. 2 WC's with 1 offering disabled access and baby unit.

2 car parking spaces, 1 can be reserved for WPC workers.





# ALTERNATIVE CONSIDERATIONS

- This would create a single point of contact for Buckinghamshire Council and Wendover Parish Council
- There could be shared resource between the two staff teams
- The space would allow for varying hours that the Council works when the library is closed
- It is not certain all the current storage could be accommodated within the Library.
- The Clock Tower would still need maintenance and upkeep and is not something easily sold or rented
- The Clock Tower is one of the most iconic buildings in Wendover
- What if the Library Closes? There is risk as this decision is not in our control – would WPC be homeless?



## OPTION 3 – FUNDING

- It is highly likely that the Parish Council could draw this money out of the current reserves based on the End of Year forecast for Mar 2024
- There would have to be more detailed financial analysis if this option was undertaken in combination with OPTION 2
- The Parish Council would then have to rebuild reserves to the levels recommended by the internal audit but that should only take 1 financial year.

