

AGENDA ITEM NO.: 15.2

TO: Council Meeting on 25 August 2015

DIRECTOR: Nathan Cunningham, Director Community, Planning and Communications

REPORT AUTHOR: Jo Cooper, Manager Library Services

SUBJECT: Future of Library Services

1. EXECUTIVE SUMMARY

- 1.1 In late 2014, the SA Department of Education and Child Development (DECD) met with Council staff regarding the future of the Thomas Street Centre site.
- 1.2 Staff were advised that it was the preference of Nailsworth Primary School and DECD to re-acquire the building which currently houses the Prospect Library, Prospect Gallery, Toy Library, Local History collection and Digital Hub at 1 Thomas Street, Nailsworth at the conclusion of the current lease being 2 August 2019.
- 1.3 An Elected Member workshop on 10 February 2015 set the scene, provided an overview of current services and programs, identified the gaps and started discussion about future opportunities.
- 1.4 A further Elected Member workshop on 10 March 2015 summarised points of discussion and generally agreed that a service plan was required to inform future facility type and that potential partnerships with neighbouring Councils should be explored.
- 1.5 In May 2015, Libraries Alive was engaged to work with Council staff on a service plan to evaluate the current functions at 1 Thomas Street, Nailsworth to provide professional advice in relation to the future development of the Library Services.
- 1.6 An initial findings report covering community profile and characteristics, library services outline, benchmarked key performance indicators, status of the building at 1 Thomas Street, and broad costed options were presented at the 2 June 2015 Elected Member workshop.
- 1.7 Since that time Council staff have met with key Port Adelaide Enfield Council staff to begin discussion on possible Library Service partnerships. Further discussions are scheduled.
- 1.8 Council staff have also met with DECD to confirm the intention of the department to re-acquire the building at end of lease. DECD advised that they had been contacted by Nailsworth Primary School to commence the process for reviewing this request in a formal sense and this was confirmed by correspondence from DECD on 7 August 2015 (**Attachment 1**) which indicated that Council's lease will not be renewed.
- 1.9 The Library Service to the Future project report was reviewed and fine-tuned during June and July 2015. The focus was:

- 1.9.1 Quantifying possible construction and fit out costs,
 - 1.9.2 Developing a services specification for construction or leased space options for a new library with 2,000 square metres of floor space – on one level,
 - 1.9.3 A number of other research tasks to be performed in consultation with Council staff.
- 1.10 The final Library Service to the Future Project report addressed the refined brief, clarified expectations and re-calculated the likely building requirements. This resulted in a table outlining the detailed floor space requirements of function and area. The report does not analyse the benefits of ownership vs lease as that is subject to further discussion.
- 1.11 Library trends were researched and have been outlined in the final report in section 14 - 'The future library – interacting with the Prospect community in the digital age'.
- 1.12 Endorsement of the final Library Services to the Future Project report and recommendations are now sought to progress the planning of site identification, consider options of build or lease, potentially pursue to design and construction, analyse desirable fit out, clarify services needed and understand any staff development as outlined within **Attachments 2-25**.
- 1.13 Progressing beyond the Services Review will allow opportunities for community engagement in key elements of the project going forward.

2. RECOMMENDATION

- (1) The 'Library Services to the Future' Project report (Attachments 2-25) is endorsed and the following recommendations (taken from the report) are adopted:**
 - a. Planning for a new library to commence immediately**
 - b. Financial provision of up to \$8m be made in the Long Term Financial Plan for a new library, (subject to updates on construction costs, fit out costs, and professional fees). Note – Lease options to also be considered in detail, for further discussion.**
- (2) Staff to commence the process of exploring new sites that meet the building size and layout requirements as outlined in the report.**
- (3) Staff to continue discussions with the Department of Education and Child Development (DECD) regarding the end of lease at 1 Thomas Street, Nailsworth to reach mutually agreeable outcomes regarding timing.**
- (4) Staff to continue discussion with neighbouring Councils to continue to explore what services may look like more broadly across the region and how this may influence future planning of Library Services.**

3. RELEVANCE TO CORE STRATEGIES / POLICY

3.1 Core Strategy 1 – Our Community.

1.2 Promote Lifelong Learning.

- 1.2.1 Continue to provide accessible library, toy library and local history services.

4. COMMUNITY INVOLVEMENT

- 4.1 No community involvement at this early stage. Elected Members were consulted as representatives of the community at Council workshops held on 10 February and 10 March 2015.
- 4.2 Progressing beyond the services review creates options for multiple community engagement activities through the life of the project.

5. DISCUSSION

- 5.1 After engaging Libraries Alive to provide professional advice in relation to the future development of library services, Ian McCallum, Director, Libraries Alive, met with staff to begin the Future of Library Services project.
- 5.2 Discussion was undertaken about today's influences that will drive future library services. These include the following core areas:
- Library as a collection and learning space
 - Library as a guide in the Information Age
 - Library as a digital destination
 - Library and connected communities
 - Library and social media connection
 - South Australian Public Library Network
- 5.3 Ian McCallum conducted research through familiarisation by visiting the Prospect Library and Council area, meeting with Library and Community Development staff, attending an Elected Member workshop, a Friends of Prospect Library meeting, and reviewing relevant documentation on Council's planning framework and library operations.
- 5.4 An initial findings report focused on the community profile of the Prospect Local Government Area. A Prospect Library profile and key performance indicators against national benchmarks were examined and documented. The future of the Thomas Street Centre and two options - population-based or service-based benchmarks were explored to guide space requirements for a new library location. The provision for the Prospect Art Gallery and Prospect Digital Hub were refined and broad costs for fit out and possible new construction costs summarised.
- 5.5 The Library Service to the Future project report was further refined after the Elected Member workshop discussion. This focused on:
- Quantifying construction and fit out costs, and

- Developing a services specification for construction or leased space options for a new library with 2,000 square metres of floor space – on one level.
- 5.6 Phase two of the project required fine-tuning to include the following tasks:
- 5.6.1 Continue to refine options relating to costs and services.
 - 5.6.2 Explore multi-function floor space layouts for new service delivery such as venue hire and areas for functions, food and beverage options, parenting room and services, youth spaces and extendable areas for children's activities and community use.
 - 5.6.3 Describe a community hub facility with multiple uses which takes advantage of City of Prospect's pioneering adoption of the NBN service to all households and commercial premises.
 - 5.6.4 Specify a new facility which showcases City of Prospect and retains and reflects community pride that residents have in the current location, with cutting edge design and innovative services that give it a 'wow factor'.
- 5.7 The final Library Service to the Future Project report addressed the refined brief, clarified expectations and re-calculated the building requirements. This resulted in a table outlining the detailed floor space requirements of function and area. Note - all current services and programs provided at 1 Thomas Street, Nailsworth are included in the cost calculations and inform the floor space requirements as outlined in the report.
- 5.8 The report does not analyse the benefits of ownership vs lease as that is subject to further discussion.
- 5.9 After consultation with library staff the concept of the 'future library' was explored and these ideas documented, along with background research in emerging trends in libraries throughout Australia, US and the UK. These trends are outlined in final report in section 14 – 'The future library – interacting with the Prospect community in the digital age'.
- 5.10 Construction cost summary for the option of a new build have been outlined in the report and allows for both a population based and service based benchmark. After feedback received from Elected Members at the 10 February workshop and initial findings of the report, the building requirements were re-calculated to focus on service based benchmarks.
- 5.11 Provision has been made for \$5m in the Long Term Financial Plan for the year 2017/2018 (as per Council's Annual Business Plan 2015/2016). The \$5m loan borrowing would result in a projected principal and interest repayment of \$476,185 per year over 15 years. An \$8m loan borrowing would result in a projected principal and interest repayment of \$761,896 per year over 15 years.
- 5.12 Recommendation 1 of the Libraries Services to the Future report suggests that planning for a new library commence immediately given consideration of the time required for the project.
- 5.12.1 Sufficient lead time is required for site identification, construction, fit out or lease negotiations and service planning and staff development.

- 5.12.2 Sufficient time is required for extensive community consultation to refine services specifications for the Prospect community for now and into the future.
- 5.13 In anticipating time constraints up to the end of lease in August 2019, there is risk that further capital and operating costs may be required to fit out and re-locate to a temporary location prior to completion of a permanent site. These need to be part of future thinking but every effort will need to be made by all stakeholders to minimise this potential need.
- 5.14 Current customer and community service and program delivery continue until such time that the project involves community consideration and consultation on the various options.
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ATTACHMENTS

- Attachments 1:** Correspondence from DECD – Tenancy Matter for Prospect Library
- Attachments 2-25:** Library Services to the Future – Final Report