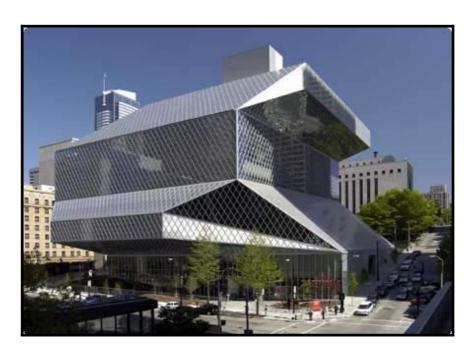


1. EXECUTIVE SUMMARY



Landmark Architecture - Seattle Public Library



Existing Birmingham Central Library



EXECUTIVE SUMMARY

The Library of Birmingham seeks to replace Birmingham's Central Library, the largest and busiest public library in Europe, with a new state-of-the-art facility fit for the 21st century. As recognised by Professor Michael Parkinson in his report The Birmingham City Centre Masterplan: The Visioning Study, this is a crucial project for the city. (Bibliography No.1).

Delivering the Library of Birmingham will be a major step in the drive to make the capital of the West Midlands and surrounding region a world-class place in which to invest, work, learn, visit and live, and which is increasingly successful in creating wealth to benefit all of its people. The vision and objectives for the new Library, derived from local, regional and national priorities, are absolutely in accord with the aims of the Regional Economic Strategy. The new Library will have a significant long-term impact on the local and regional economy, making a vital contribution to the economic and social well-being of citizens. It will give Birmingham the facilities it needs to release the full potential of Library and Archive Services, creating a purpose-designed centre for life-long learning, skills development and culture, and a showcase for the city's heritage and world-class collections.

The Chancellor of the Exchequer designated Birmingham as a Science City in 2005. With a strong Science City partnership between the City Council, AWM, the business community, the three City Universities and the wider region's universities, the Library of Birmingham is a keystone element in developing the long term capability and capacity of the City as a knowledge driven economy. It will be a state-of-the-art resource reaching out in particular to children and young people. As the city with the youngest age profile in the whole of Europe, it is essential that we promote knowledge and science as key to Birmingham's future and in developing our Science City profile.



The Library of Birmingham will be uniquely placed to support this drive, encouraging interest in science and technology and providing connections to the city's scientific research institutions and its growing high-tech industry base, exemplified in the Central Technology Belt, Eastside Learning and Technology Quarter and the major investments in the City's higher education and further education campuses. The Library of Birmingham will also provide a complementary showcase for locally developed new technologies arising out of our research institutions.

Professor Parkinson's report was commissioned by the City Council to enable Birmingham to set out a Masterplan for the future of the city centre. It challenges the Members and Officers of the City Council to 'seize the moment' to shape the future of Birmingham's identity as an internationally renowned city. A key section of the study identifies the opportunity for substantial investment in a new Library, to 'make an important statement about the quality of architecture and public realm in a crucial part of the city and increase significantly Birmingham's cultural offer'.

The current Central Library on Paradise Circus was built in the 1970s, and its design and state of repair are now seriously restricting the City Council's ability to deliver a modern Library and Archive Service. Shortcomings include poor disabled access with limited facilities, inappropriate archive provision which fails to meet national standards, inadequate exhibition areas that prevent the exploitation of Birmingham's collections and inhibit services to support creative industries, a negatively perceived external image and a poor quality internal environment that is uncomfortable for the user. In Professor Parkinson's view, the Central Library's current condition 'is simply not adequate for a city with Birmingham's aspirations'.



Creating a fully accessible and purpose-designed new facility will release the potential of the services and resources available for the benefit of all the people of Birmingham. The city's collections include a wealth of internationally significant materials with huge potential for leisure and tourism, and for strengthening the city's identity and shared heritage. The existing facilities at Central Library severely constrain access to these treasures, which belong to the people of Birmingham but are largely hidden from view. Improving access in the widest sense in a more user-friendly environment will attract new users and encourage social inclusion. The Library of Birmingham will target new audiences, particularly hard-to-reach groups, to ensure that all people are able to access information, knowledge and opportunities for learning, leisure and culture, facilitating a social regeneration of the city.

It will be open and welcoming to all comers, regardless of background or circumstances; it will bring people together helping to create a sense of community, and be a meeting point that celebrates the city's diversity.

A site, which is owned by the City Council, has been identified in Centenary Square adjacent to the Birmingham Repertory Theatre (The Rep). Situating the Library of Birmingham here offers a very special cultural opportunity.

Feasibility work has enabled a number of options for providing the Library of Birmingham on the Centenary Square site to be appraised and detailed investigations carried out. This work has shown that the site can accommodate all aspects of the Library of Birmingham, with storage provided below ground. The new library could be delivered as a 'standalone' building. However, it is clear that there is an unprecedented opportunity for the City Council and the Rep to work in partnership, delivering a major boost to Birmingham's cultural and visitor offer.



The recommendation of this Business Case is therefore to deliver the Library of Birmingham as an integrated development with the Rep, taking advantage of the synergies and shared objectives of both organisations.

This will provide a new cultural centre for the city, which not only delivers the new library but also significantly enhances the facilities of one of the region's premier theatres. It will also significantly raise the quality of the environment on Centenary Square, opening up opportunities for further improvements.

Moving the library to a new location has the added benefit of releasing the current site to make way for the redevelopment of Paradise Circus. This will create one of the finest commercial development opportunities to be made available in the UK in the next 10 years, so allowing the City to compete more effectively for service sector investment. It also enables pedestrian connectivity across the city centre to be significantly improved.

The recommended solution has been carefully assessed to ensure it meets the objectives for the Library of Birmingham. It is also in line with the City Council's aspiration for sustainable buildings which are built to last and minimise their impact on the environment. This Business Case demonstrates that the Library of Birmingham can be complete and ready for use in 2013.



1.1 Finance and Funding

The investment required for the Library of Birmingham and the impact on the current budget has been thoroughly investigated. The recommended solution has been reviewed by the City Council in the context of previous proposed schemes and is deemed to provide greater value for money. The estimated capital expenditure costs are shown in Table 1.1. It is important to note that these figures are inflated to 2013 prices to help fully understand the long term commitments of this project. The costs for previous studies have been updated in this Business Case for comparative purposes (see Section 6).

Table 1.1 – Estimated Capital Expenditure Costs Solution: Building Integrated with the Rep

Description	Capital Expenditure £m (Q1 2013)
Construction Works	89.1
Preliminaries and Contingencies	27.6
Tender price and Construction Cost inflation	30.0
Professional, Planning and Building fees	22.0
Sub – total	168.7
Risk Allowance	18.5
Decant Costs	5.8
Total	193.0

The City Council assessed the financial implications of the Library of Birmingham project, set out in Table 1.1 and has identified the following potential sources with which to fund this project.



Table 1.2 – Potential Sources of Funding Identified by Birmingham City Council

Source	Amount £m
Paradise Circus Land Sale	15
Sale of earmarked land at Eastside	10
Sale of land at the current Markets site	30
Increase in revenue contributions to £5.9m to enable prudential borrowing	79
Additional earmarked revenue funding of £1.5m revenue in 2012/13 to be used to enable prudential borrowing	20
Total	154
Funding from Additional Sources (underwritten by the City Council)	39
Total Funding	193

Over and above the potential funding solutions detailed in Table 1.2 the City Council has been presented with a number of options through which to secure additional sources of funding. If successfully utilised these sources could not only address the £39m identified in Table 1.2 but also reduce the necessity for the Council to draw funds from its own resources. Additional funding sources include the following:

- Additional Capital Receipts
- Section 106 Planning Obligations
- Partnering
- Additional Grants
- Corporate or public sponsorship.



This information has been shared and agreed with the City Council and a strategy is being formulated to access and maximise these additional funding sources. Any shortfall in funding from additional sources will be underwritten by the City Council.

1.2 Conclusion

The Library of Birmingham has the potential to make a strong statement about the direction of travel for Birmingham's aspirations and identity. It will be a flexible, adaptable, modern building providing the foundation for a future-proofed Library and Archive Service, and represents a catalyst for city-wide regeneration.

Spending additional monies on the existing Central Library building could only correct the existing weaknesses to some extent and would not enable the Library and Archives Service to maximise its service potential, hindering the proper use of its assets and limiting its work with key partners.

Moving the Central Library opens the way for the redevelopment of Paradise Circus, a strategically important area for the continued regeneration of the city centre. Redevelopment will bring significant investment into the Westside, creating a hub for employment particularly in the service sector. Equally as important will be the City Council's opportunity to improve pedestrian connectivity across the expanding city centre, creating more attractive and accessible public spaces.

Development of the Library of Birmingham on the Centenary Square site is feasible either as a standalone building or connected to the Rep. However, there are clear advantages with the latter, making it a better value-for-money investment than a 'standalone' library. Integrating the Library with the Rep will allow both organisations to realise long-term benefits for culture in the city from logical synergies and partnership working.



It will not only deliver a state-of-the-art new library but will also enable significant improvements to be made to the theatre. The solution recommended by this Business Case is to develop the Library of Birmingham integrated with the Rep.

This business case sets out what the city council is trying to achieve. It is an invitation to the commercial sector, central government and to other bodies to participate and contribute towards the funding, delivery and the vision for the Library of Birmingham

This Business Case demonstrates how the recommended solution can be funded to deliver a landmark, sustainable building which meets the vision and objectives for the Library of Birmingham. The recommended solution is supported by the Birmingham City Council Leader and Chief Executive and has been welcomed by the Rep.