

**Minutes of the Advisory Committee for the Old Library Project
at Manor Close Community Centre on Tuesday 11 January 2011 at
7.00pm**

Present: Councillor J Cossins, Councillor G De Barr, Mr C Grumbley, Councillor S Ward, Ms H Gundry and Ms N Dennis

Also Present: 6 Members of the public, Councillor M Brampton, Councillor L Mudd

Apologies: Cllr V Arnold (District and County Councillor)

34. Minutes were approved with the following amendments:
- i) Ms N Dennis arrived at 7pm
 - ii) Minute 28: Cllr de Barr was asked to approach Potts, Parry, Ives and Young regarding their original plan, which she has done.
35. Standing Orders suspended. Members of Public comments:
- i) Need to consider using the old library as the new library again if the current library closes.
 - ii) Request that disabled issues in Old Library building are considered
 - iii) Mr John Paul was asked to present his drawings which were on display. Mr Paul made reference to the plans and the cost estimate supplied:
 - the considerable cost saving his plans represented compared to those the Town Council had approved.
 - Use of the building is up to the community – it could be a library again as suggested. Also the old Community Office building (formally the public toilets) should be considered
 - His plans were drawn after a reasonably accurate survey and are cost efficient.
 - The exterior steps would need to be removed to provide disabled access and the floor would be dropped to street level (the plan takes into consideration the fact that the current floor props up the wall backing onto the churchyard).
 - High level windows would flood the interior with light.
 - If the mezzanine level was utilised it would have ambulatory stairs to it (providing relatively easy access to people with limited mobility).
 - The plan and cost estimate includes a concrete floor (which would be the best hard-wearing surface) and under-floor heating. (It may be possible to re-use the existing floor, brought down to street level, which would save money)
 - A disabled toilet and small kitchen area are included.
 - The floor area is 5 m wide and approximately 8 m to the first obstruction (the toilet). The mezzanine level is approximately 5 m x 3 m.
 - There would be a space below the floor but this would be insufficient to store the Christmas lights. However, the roof void above the porch could be utilised as could the building roof void, accessed by a retractable loft ladder from the mezzanine level.
 - The building does not need to be re-rendered with lime mortar – the existing mortar is fine.

- Windows would be double glazed. Small pane windows could be considered which would be in line with the buildings original windows.
 - The costs shown on the cost estimate are from local reputable tradesmen who would be pleased to see this project through.
 - The estimated costs have not been calculated to a specific brief but are based on what is required.
- iv) Is the contract still in place with the architects and builders? Cllr de Barr answered that the contract was still in place and she believed the contract with the builders was valid until end of April (this is recollection, not necessarily the actual date). The architects the Council has used could be given new instructions to draw up new plans. Believes the Council would be breaking its contract if another architect was used. This was disputed by Cllr Ward who understood that the architects had been paid for the work done so far and that new architects could be engaged. Cllr Brampton stated his understanding was that the architects accepted that there was no obligation to continue to use them. Ms N Dennis said it was difficult to proceed without knowing what the legal advice was regarding the contract. **Agreed:** the legal advice received by the Council on the contract should be available at the next meeting.
36. Consultation response analysis: a few more forms have been received that weren't available at the last meeting. Ms N Dennis suggested the Old Library should be considered as becoming a library again if the current library closes. Comments from the public:
- i) The Council should be looking at the services it delivers strategically and develop a parish plan to provide a strategy to work to. At the moment it appears the Old Library is dictating what the Council does rather than looking at the overall services, buildings and requirements. Cllr de Barr believes that the Council will explore every option regarding continuation of a library service.
 - ii) Cllr Brampton reminded the Council members that three Councillors had been appointed by the Town Council to look into Church House.
- Agreed:** consultation forms will be analysed on an excel spreadsheet by Cllr Ward, with assistance from Ms Gundry if required.
37. Options sheet consideration: this had been produced by Ms Gundry before the December meeting and required updating, but did provide an advantage / disadvantage summary of different options. Cllr de Barr informed the Committee that a new funding stream could be available for community projects up to £200,000 – information from Pauline Reeve at Ryedale Voluntary Action. **Agreed:** to make progress on the different options available the groups that may be interested in using the Old Library should be invited to the next meeting (at the Old Library) to talk through ideas. Ms Gundry to contact Pauline Reeve (Ryedale Voluntary Action) and the possible users to find a suitable date and time. Ms Gundry to inform Cllr de Barr and to work together on invitations. NB: the open days at the Old Library (26th and 29th January) will not go ahead.
38. The Old Library: Cllr S Ward proposed that a formal recommendation from this Committee is provided to the Town Council as the Committee has been established for several months, and has not as yet sent any formal

reports or recommendations. **Agreed:** Recommendation from this Committee is that on the evidence available there is no support for the current Town Council plans by Potts, Parry, Ives and Young for development of the Old Library.

39. Cllr A Gunton has resigned from the Old Library Committee.

40. Comments from members of the public:

- i) If the library is leased it needs to be a long lease but need to be considering how much of a guaranteed there is that the group will be in existence to the end of the lease term.
- ii) Unaware if the Council has assessed the current asset value of the Old Library, or what the asset value would be after development. Need to be careful that the building does not become a liability to the town.