SUMMARY

The council has a long-standing policy to maintain and invest in its libraries which are amongst the best performing in London. In contrast with many areas elsewhere where the overall numbers of libraries are in decline, Wandsworth council is working to replace nearly half of the borough’s libraries with new modern premises – the works for the one in Wandsworth Town are already underway.

As part of this approach, residents and stakeholders have now been consulted on proposals to create a brand-new, modern and fully accessible Northcote Library, together with a new community hall. This redevelopment seeks to replace the current library, where the premises require updating to provide a library fit for the 21st century. Continuity of library provision would be maintained on the current site during the construction of the new building which would be approximately 25 metres from the existing one.

The outcome of the consultation on these proposals, which ran between January and March this year, is presented in full. In summary, it demonstrates support for a new library and community hall, but also highlights residents’ concerns on a variety of delivery and ‘planning-type’ issues. These issues have been taken into account in the amended scheme that is on display in the committee room this evening.

The Director of Finance Comments that that the current proposals contain a number of uncertainties relating to the scope of the development and the model for delivery of the scheme. These are being investigated through feasibility studies and will be updated as the plans are refined and developed. Work is still ongoing regarding the financial effect of altering plans in relation to the private sector flats. The best delivery model for the project will need to be considered in conjunction with the level of risk that the Council will be required to take on, and recommendations for this would be the subject of a future report to FCROSC and the Executive.

Whilst the overall aim will be to deliver a broadly self-financing scheme this will also need to consider the financial costs of maintaining the existing library premises, given the growing maintenance requirements of the property and the limited scope for adaptation to modern standards. There will be short term implementation costs of the proposals, including the temporary closure of the Chatham Hall site resulting in reduced income to Enable which will
be the subject of negotiation dependent upon the extent to which existing users of the hall can be re-accommodated within other Council premises.

Members of the Committee and the Executive are referred to the advice of [the Head of] South London Partnership on matters to be taken into account in reaching their decisions on the recommendations.

GLOSSARY

CSOSC – Community Services Overview and Scrutiny Committee  
FCROSC - Finance and Corporate Resources Overview and Scrutiny Committee  
GLL - Greenwich Leisure Ltd.

RECOMMENDATIONS

1. The Community Services Overview and Scrutiny Committee are recommended to support the recommendations to the Executive in paragraph 3.

2. If the OSC approve any views, comments or additional recommendations on this report these will be submitted to the Executive or the appropriate regulatory and other committees for consideration.

3. The Executive is recommended to:

   (a) Approve that the redevelopment scheme proceeds to the next stage based on:
      (i) the scheme delivering a larger new, accessible, modern and fit for purpose library with improved facilities and community centre; and
      (ii) the evidence of the consultation results set out in the body of this report (and at Appendix 2);

   (b) Support amendment to the development proposals to address those concerns arising from the consultation as set out in paragraph 42 – subject to maintaining best value for money principles of the scheme in overall terms;

   (c) Agree that further technical assessments and financial due diligence work is completed to report to a future FCROSC prior to advancing an application for planning consent; and,

   (d) Agree that no further bookings for the use of Chatham Hall be accepted from Alphabet Nursery beyond 31 August 2018 (coinciding with the school year) to enable the commencement of the redevelopment.

   (e) Agree that officers will cooperate with Alphabet Nursery in their efforts to secure temporary accommodation and facilitate further meetings with St Michael’s Church to determine how an alternative arrangement could work there.

   (f) To note that Alphabet Nursery will be given the opportunity to return to the new community hall when the redevelopment completes, in line with other users.
INTRODUCTION

4. In November 2016, the Executive approved a recommendation to consult residents, stakeholders and service users on a proposal to create a brand-new library and community facility in Northcote Ward (Paper No.16-458). The outcome of this exercise and other emerging issues raised during this process are outlined in this report, and recommendations are made for the Executive to agree to progress further work needed to proceed towards the submission of a planning application.

BACKGROUND – LIBRARIES IN WANDSWORTH

5. Maintaining and improving the borough’s library service is a major priority of Wandsworth Council. The Council is proud of its track record at a time when many councils in London and across the country have been forced to consider closures. An investigation by the BBC in 2016 reveals that 343 libraries have closed nationwide. CIPFA data as at 31st March 2016 suggests that 26 library service points have closed in London:

- Barking and Dagenham (4)
- Barnet (2)
- Bexley (2)
- Bromley (2)
- Camden (5)
- City of London (1)
- Greenwich (1)
- Hammersmith and Fulham (1)
- Haringey (1)
- Harrow (5)
- Merton (1)
- Southwark (1)

6. Wandsworth’s Libraries continue to perform strongly in comparison with other areas, securing upper quartile performance on many key categories, most notably active borrowers, total book issues and provision of electronic services - this indicates the importance of ensuring accessible community based library services for residents in Wandsworth.

7. The Council has long recognised the critical role that libraries play as gateways to learning and knowledge as well as providing a vital community and valuable homework space to young people. Libraries are increasingly important locations of work space for small businesses, with meeting rooms used for training and workshops. Not only do these spaces provide quality working accommodation for individuals but they can also assist in the creation of local business networks.

8. The Council has therefore committed to the provision of the same number of library buildings across the borough and taken significant steps to improve, modernise and innovate how the services are delivered.

9. In 2013, the Council commissioned GLL, a not-for-profit social enterprise, to manage all 11 libraries and the Heritage Service. Working in partnership with GLL, the
Council’s library offer has since seen online services extended where members can reserve books, and download e-books and music using the Council’s website. Every year 1.5 million books are loaned out across 11 libraries – one of the highest rates in London.

10. The Council also wants to ensure that the service is provided in buildings that are as good as can be, fit for purpose and can be accessed by all residents. Ambitious steps have been put into place to achieve this, with advanced plans in place to rebuild five of the current 11 libraries in new modern and fit for purpose buildings – including as part of the regeneration schemes in Roehampton and Battersea, as well as part of the redevelopment in Wandsworth that will include a new Wandsworth Town Library (which is currently under construction and due to open in 2019).

11. The proposals advanced for Northcote library continue this strategy of seeking continuous improvement to the library offer, and ensuring every location can incorporate the full range of services expected by residents as part of a 21st century library service, thereby safeguarding its long-term future.

12. The Public Libraries and Museums Act 1964 makes provision for regulating library services and sets out the duty of every library authority to provide a “comprehensive and efficient library service for all persons desiring to make use thereof”.

THE CURRENT NORTHCOTE LIBRARY

13. The current library was built in 1969 at the site shown edged red on Appendix 1 on the east side of Northcote Road. The building’s age, composition and design make it inflexible meaning it cannot be adapted to modern day service delivery, nor meet acceptable standards of accessibility.

14. Paper No. 16-458 detailed the issues the existing library faces and will face in the future, and concluded that refurbishment is unsuitable and impractical option. The Library also faces future maintenance liabilities which will impact on service provision as temporary closure of the library, due to health and safety regulations, is likely to be required to replace the plant or carry out significant repairs or refurbishment.

15. Visitors and book issues at Northcote Library between 2013/14 and 2016/17 are shown in the table below. Whilst visitor numbers have dropped since 2013/14 in line with national trends, the actual total book issues have remained relatively steady with adult book issues increasing by 30.8% comparing 2014/15 issues with 2015/16 issues and an overall slight increase in 2016/17.

<table>
<thead>
<tr>
<th></th>
<th>2013/14</th>
<th>2014/15</th>
<th>2015/16</th>
<th>2016/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visitors</td>
<td>120,125</td>
<td>70,716</td>
<td>63,843</td>
<td>63,757</td>
</tr>
<tr>
<td>Adult book issues</td>
<td>15,830</td>
<td>14,930</td>
<td>19,537</td>
<td>19,848</td>
</tr>
<tr>
<td>Children’s book issues</td>
<td>71,913</td>
<td>68,153</td>
<td>64,831</td>
<td>63,699</td>
</tr>
<tr>
<td>Total issues</td>
<td>87,743</td>
<td>83,083</td>
<td>84,368</td>
<td>85,319</td>
</tr>
</tbody>
</table>

Visitors and issues at Northcote Library (NB – opening hours have reduced slightly over the period)
THE PROPOSALS

16. An initial feasibility study led to the proposals for the construction of a new library and community hall on the site occupied by Staplehurst Court Garages and Chatham Hall located at 152 Northcote Road, SW11 6RD (shown on the plan attached as Appendix 1). The following objectives underpinned this work:

(a) There would be service continuity for library users and library provision would be maintained with the existing library only closing when the new one had opened;
(b) Both proposed community facilities – the library and hall – would not be smaller than the existing facilities (they are both in fact larger); and,
(c) The aim for the overall scheme to be self-financing and provide value for money.

17. The proposals will provide a significantly improved library service and guarantee the future provision of a purpose built ‘fit for purpose’ community facility with adaptable spaces that can meet the demands for new and evolving services. This facility will be modern, comfortable, inviting and will be publicly accessible for everyone.

18. On 21st November 2016, the Community Services Overview and Scrutiny Committee (CSOSC) (Paper No. 16–458) recommended that the Executive approve a period of public consultation on these proposals.

19. An external communication company was commissioned to develop and deliver a robust consultation process to ensure engagement of key stakeholders and users. The consultation process employed a variety of methods to help gather feedback including meetings with stakeholders, public exhibitions, information leaflets and questionnaires.

20. The consultation included the scheme’s designs to ensure that all elements of the proposals were presented to the public and that people were provided with the opportunity to comment on individual elements of the scheme – not just the library building. The package presented for consultation therefore included the following four overall elements:

(a) new library to be located across the road from the existing library on the Staplehurst Court Garages / Chatham Hall site;
(b) A new community centre on the site of the existing Chatham Hall site;
(c) New flats, split across both sites, nine above Chatham Hall and eight on the site of the existing library; and
(d) New retail units on the existing library site.

21. The design proposals were also discussed with the Council’s Planning Officers.

THE CONSULTATION

22. The consultation took place between the 17th January and 11th March 2017. Stakeholders were split into two groups:

- ‘First-tier’ stakeholders (these are stakeholders that would have been directly affected by the development e.g. the owners of Alphabet Nursery, other users of Chatham Hall and residents that neighbour the development).
- ‘Second-tier’ stakeholders (library users and other residents within and beyond Northcote Ward).
23. Initial meetings were held with the first-tier stakeholders before the four public exhibitions were held in Northcote Library (and were open for all stakeholders to attend) on two evenings and two Saturdays.

24. Two forms of questionnaires were devised: a ‘short form’ leaflet (Appendix 3) and a more detailed questionnaire called the ‘long form’ (also Appendix 3). Both forms contained the same core questions with the detailed survey in the long form specifically designed to capture detailed comments about the different elements of the proposals. In all over 5,000 information leaflets were sent to residents, community groups, churches, schools, users of Chatham Hall, users of Staplehurst Court garages, users of Northcote Library and to local businesses.

25. Of the 5,000 plus questionnaire forms that were distributed, 330 short forms and 568 long forms were returned. The ‘short form’ was also e-mailed to addressees and designed to generate a response from as many people as possible without being too detailed (which can sometimes lead to low returns).

26. The long form questionnaires were placed in Northcote Library along with a display of the plans which were also placed on the special consultation website. A mapping of the returns showed that 90% of the short forms came from the Northcote Ward, with the remaining short forms coming from surrounding neighbourhoods.

27. The majority, over 80%, of respondents were users of Northcote Library and over 87% described themselves as local residents. 64% of respondents were female. 83% were white and the next largest ethnic group described themselves as Asians or British Asians at 2%. A minority of the respondents were users of Chatham Hall, 34% on the short forms and 49% on the long forms.

OUTCOME OF THE CONSULTATION

28. The results have been analysed in terms of both the short and long forms, with the full consultant’s report at Appendix 2 which includes an analysis of the key findings. Both the long and the short form questionnaires sought quantitative responses (e.g. Yes, No, and Not Sure) and qualitative responses (i.e. open response questions). The key findings from the quantitative responses are as follows:

- **Support for a new library:**
  Short form 308 responses: positive 82%, negative 12%, neutral 5%
  Long form 514 responses: positive 46% negative 41%, neutral 13%

- **Support for a new community hall:**
  Short form 296 responses: positive 79%, negative 13%, neutral 8%
  Long form 487 responses: positive 47%, negative 38%, neutral 15%

- **Support for the overall development**
  Short form 298 responses: positive 71%, negative 17%, neutral 11%
  Long form 496 responses: positive 36%, negative 50%, neutral 14%

29. These results demonstrated that there is support for a new library and community hall; 82% of respondents to the short form questionnaire support a new library and 79% of
respondents support a new community hall. The long form results do reveal a lower level of positive support but overall the negative responses do not outweigh the positive and neutral responses.

30. Some responses support the provision of a new library but objected to a range of issues in respect of how that objective is achieved. This is reflected in the lower level of support for the overall development. These concerns included the size of the new buildings, the presence of private flats, the disruption to the current hirers of the Hall and parking pressures.

31. Many of these objections were very specific and from directly affected neighbours to the proposed new scheme. These issues would ordinarily be raised at the stage a proposal is the subject of a planning application but have been helpful to officers in identifying issues which can be, and have been, considered and addressed in terms of scheme re-design (outlined in more detail in Paragraphs 42 below).

32. The general comments on the short and long forms were also analysed to help officers understand key issues and concerns and to provide a “flavour” of the level of support.

33. Comments provided in the general comments section of the questionnaires were analysed to help officers understand key issues and concerns. The following were the top 10 issues ranked in order of the number of comments received, giving an indication of consultees’ concerns, taken from both the short and detailed questionnaires.

1. Principle of new library building
2. Impact on the overall library service
3. Design of the proposals
4. Impact on traffic and parking
5. Level of affordable housing
6. Height of proposed development
7. Construction impact
8. Size of new library
9. Impact on Chatham Hall users
10. Impact on Northcote Road

34. As is perhaps expected, the proportion of comments which indicate overall positive support are generally lower than that indicated from the quantitative results in paragraph 28 above. This is likely to be due to the comments being used to raise the issues listed above, whereas equivalent positive comments are often typically less forthcoming. This is likely to be due to the comments in response to the open questions being used to raise the issues listed above, whereas equivalent positive comments are often typically less forthcoming within such responses.

The redevelopment of Northcote library
Short form 98 responses: positive 46%, neutral 34%, negative 20%
Long form 309 responses: positive 33%, neutral 17%, negative 50%
Redevelopment of Chatham Hall

Short form 21 responses: positive 38%, neutral 33%, negative at 29%
Long form 228 responses: positive 26%, neutral 13%, negative 61%

The provision of new flats

Short form 47 responses: positive 9%, neutral 36%, negative 55%
Long form 151 responses: positive 29%, neutral 13%, negative 58%

Impact on Alphabet Nursery

Short form 13 responses: positive 15%, neutral 62%, negative 23%
Long form 77 responses: positive 3%, neutral 27%, negative 70%

The Committee is provided with the full analysis at Appendix 2.

USERS OF CHATHAM HALL

35. The users of Chatham Hall were included in the ‘First-tier’ consultation to understand their requirements. Some temporary alternative accommodation exist in local schools, churches and other Councils community facilities.

ALPHABET NURSERY

36. Alphabet Nursery is a privately-run pre-school nursery operating from Chatham Hall and caters for around 55 children, who mostly attend in the morning. To enable the redevelopment of Chatham Hall, this nursery would need to relocate during the construction, with the opportunity to return to the new community hall when the redevelopment completes.

37. When the Executive agreed to public consultation in November 2016, it was also resolved that officers would work with the users for Chatham Hall to source alternative accommodation. Availability of alternative accommodation is fluid in Northcote and it is difficult to predict what might be available in the future. However, officers have examined both council and other premises in the local area to identify potential options for the nursery. Work to secure other hirers of the Hall with alternative options will take place closer to the time of redevelopment.

38. The closest option is St Michael’s Church, which has been keen to engage in the process. There are limitations with this site in that works are required to adapt toilet facilities and to bring the electrical installation up to current standards. However, this work is likely to be relatively low cost. Also, there is only room for about 40 children in the mornings only; two other nurseries and an adult day centre already use the church halls. Officers have discussed this with both parties and Council officers will help facilitate further meetings to determine how this alternative arrangement could work.

39. York Gardens Library, located approximately a mile north of Chatham Hall is the closest suitable council owned building which would provide for sufficient space and facilities for the nursery. However, it is recognised that this is not necessarily a practical solution for many parents who will often choose provision that’s a short walking radius of their homes. Alphabet has also rejected this option.
Provision of a new library and Community Hall at Northcote Road

40. Parents requiring pre-school nurseries in the Northcote area do enjoy a wide choice of providers within walking distance; during the search for possible alternative accommodation, at least 16 other nurseries were identified within 1000m, or 0.6 of a mile of Chatham Hall.

COMMENTS OF THE ASSISTANT DIRECTOR (PROPERTY SERVICES)

41. Due to its age and design the existing library cannot meet the requirements of a modern library or meet acceptable accessibility standards, even if significant investment were made. For this reason, the Council did not consult on a refurbishment option as such an option is not considered to be realistic. All councils face financial pressures and must use their resources carefully. Investing in the existing library is not considered to be a good use of financial resources especially as there is an option that can deliver a new library and community centre (that would not require further significant investment for at least another 10 years), ensures service continuity during construction and avoids the Council having to carry out expensive repairs to the existing buildings in the future. It would, therefore, not have been reasonable to consult on an option that the Council would not reasonably pursue.

42. Comments from the consultation have been carefully considered and the scheme has been amended to mitigate impacts on neighbours. The following key changes have been made:

(a) Reduction of the bulk of the new library development on the Chatham Hall / Staplehurst Court Garages site resulting in a reduction of two flats from nine to seven with less of an impact on the neighbouring properties in Bramfield Road (eg reduction to one storey only near the boundary line).
(b) Angling of windows so that they do not directly face the back gardens of houses Bramfield Road
(c) Removal of balconies overhanging the passageway running between Rainham Close and Staplehurst Court Garages
(d) No entrance to the development from Rainham Close
(e) A bigger community hall increased from 275 sq m to 320 sq m
(f) A larger library increased from 697 sq m to 705 sq m
(g) An additional flat is proposed on the existing library site as a result of reconfiguration of interior design

43. The table in Appendix 5 shows the adjustments that have been made to the scheme following the comments received during the consultation.

44. When the public were asked about the facilities and services within the proposed new library, there was a strong indication for the very likely use of a new coffee area, teenage library and study space. It is certain that a new library will attract more users through the introduction of improved facilities and additional services, including the business suite, and practical enhancements, such as buggy parking, to make the library experience more accessible for users.

45. Improvements and additions to the services and facilities to be available within the new library include:

- Flexible and adaptable space which will allow re-design and re-configuration of the library spaces;
Provision of a new library and Community Hall at Northcote Road

- Extensive range of books and general collections for adults, teenagers and children;
- Facilities that are accessible and more accessible, including the location of the children's library on the ground floor with buggy parking area;
- Self-service kiosks;
- Study space including group and individual areas;
- Greater number of public computers;
- Coffee area and modern toilet facilities;
- Business suite providing working accommodation for individuals with access to state of the art communication technologies;

46. Initial viability and feasibility work has indicated that the most financially advantageous delivery model for the project may be one where the Council is the developer, i.e. it develops the whole scheme and sells the completed residential units on the open market, as opposed to the original expectation being for a private developer delivery model. If further viability assessments indicate that a number of affordable homes can be delivered then these will be included in the scheme.

47. The Council as developer model would be a departure for the Council (but is being undertaken by several other councils) and it will clearly be important for the costs, risk and benefits of this approach to be clearly understood. Current cost estimates are based on the current sketch scheme and to have more certainty about delivery risks and costs, further detailed design work and surveys are required as a natural part of the design development process.

48. This detailed design would be at the level required for a planning consent. Therefore, agreement is required to complete the feasibility study in parallel with work towards a planning application. A further report will be brought to a future Finance and Corporate Resources Committee seeking approval to the capital budget requirement for the scheme and detailing the full financial implications risks, benefits and the proposed delivery model. Subject to FCROSC approval a planning application can then be submitted.

COMMENTS OF THE DIRECTOR OF RESOURCES

49. The Director of Resources comments that the current proposals contain a number of uncertainties relating to the size and scope of the development and the model for delivery of the scheme. These are being investigated through feasibility studies and will be updated as the plans are refined and developed. Work is still ongoing regarding the financial effect of altering plans in relation to the private sector flats. The best delivery model for the project will need to be considered in conjunction with the level of risk that the Council will be required to take on, and recommendations for this would be the subject of a future report to FCROSC and the Executive.

50. Whilst the overall aim will be to deliver a broadly self-financing scheme this will also need to consider the financial costs of maintaining the existing library premises, given the growing maintenance requirements of the site and the limited scope for adaptation to modern standards. There will be short term implementation costs of the proposals, including the temporary closure of the Chatham Hall site resulting in reduced income.
to Enable which will be the subject of negotiation dependent upon the extent to which existing users of the hall can be re-accommodated within other Council premises.

COMMENTS OF THE HEAD OF SOUTH LONDON LEGAL PARTNERSHIP

51. In respect of the proposals in so far as they relate to the library, as noted earlier in this report, section 7 of the Public Libraries and Museums Act 1964 requires the Council, as library authority, to provide a "comprehensive and efficient library service for all persons desiring to make use thereof". That section makes further provision for how that duty is to be fulfilled, including a requirement to have particular regard to the desirability of:

- ensuring that materials of sufficient number, range and quality are available to meet general requirements and any special requirements of both adults and children;
- encouraging both adults and children to make full use of the library service by providing advice and information as to its use; and
- securing, where other local authority functions are exercised within the library area, that there is full co-operation between those persons engaged in carrying out those functions.

52. The report explains the shortcomings of the present library building and the opportunity presented by these proposals to provide new and improved facilities for the library service.

53. With regard to the outcome of the consultation exercise, the relevant legal principles (known as the "Gunning principles") require Members, at this stage of the consultation process, to give conscientious consideration to the responses received by the Council in respect of all aspects of the proposals consulted upon before reaching a decision on how to proceed. Those responses are summarised in this report and are further described in Appendix 2. In deciding on the recommendations in this report, Members should consider, in the light of those responses, whether to proceed with the proposals and if so, whether any revisions to the initial proposals should be made. Officers have suggested (in paragraph 42) some areas where revisions might be made in the light of the consultation responses.

54. As noted in the subsequent section of this report, section 149 of the Equality Act 2010 places the Council, as a public authority, under a legal duty ("the public sector equality duty"), in the exercise of all its functions, to have due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a "relevant protected characteristic" (i.e. age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

55. The obligation to have "due regard" requires more than simply giving consideration to the above factors. It involves a conscious approach and state of mind. Members
should be aware of the special duties the Council owes to those with protected characteristics. The duty must be exercised in substance, with rigour and with an open mind. However, it is not a duty to take specific steps, but rather for Members to consider whether any steps are necessary. The duty must be discharged by the Members who reach a decision on these proposals and cannot be delegated. It is a continuing duty.

56. In order to assist Members in discharging the public sector equality duty an Initial Equality Impact Assessment has been prepared and is contained in Appendix 4 to this report, to which Members are referred. This Assessment will be updated as necessary as the proposals progress.

57. As with all their decisions, Members must take account of all relevant considerations, in respect of the totality of these proposals, including in this case the impact on the users of the Alphabet Nursery, the users of other facilities at Chatham Hall, the library service and its users and neighbours and others who may be affected by the proposed development works. They must not take into account any irrelevant considerations. Overall Members must reach decisions on the recommendations which, taken as a whole and as regards the constituent elements of these proposals are "reasonable" and rational.

EQUALITY IMPACT NEEDS ASSESSMENT

58. The Equality Act 2010 requires that the Council when exercising its functions must have "due regard" to the need to eliminate discrimination, to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it. As such an Equality Impact and Needs Assessment (EINA) has been undertaken. This EINA is attached as Appendix 4 to this report. This EINA has found that there is a positive impact generally (i.e. full accessibility, library services for young people, the children’s section on the ground floor, etc.), although the temporary closure of the community hall will have a negative impact on their users, which includes children and young people. This will be mitigated by officers assisting with identifying temporary alternative accommodation should the re-development proceed as detailed elsewhere in this paper.

COMMENTS OF THE DIRECTOR OF CHILDREN’S SERVICES

59. The Director of Children’s Services notes that a number of alternative sites are being considered as part of decant arrangements for the nursery provision that will be displaced from Chatham Hall. Whilst these sites will not necessarily replicate in total the benefits of the current site they will allow continuity of the nursery business during the period of development.

60. The Council’s 2015 Childcare Sufficiency Assessment shows that Battersea is the area of the borough with the greatest amount of provision for children under 5 years of age. Parents who do not wish to travel to the alternative sites on offer, are free to choose other nursery provision in the local area.
CONCLUSION

61. Given the significant local community benefits of a new purpose-built library and hall, and taking into consideration the outcome of the public consultation on a new library and community hall and the resulting changes that have been made to the scheme, the Director of Environment and Community Services recommends supporting the further work required to proceed with the provision of a new library and hall at Northcote Road, subject to the further supporting viability work and subject to the necessary planning consents being granted.

The Town Hall
Wandsworth
SW18 2PU

11th September 2017

Background Papers

There are no background papers to this report.

All reports to Overview and Scrutiny Committees, regulatory and other committees, the Executive and the full Council can be viewed on the Council’s website (www.wandsworth.gov.uk/moderngov) unless the report was published before May 2001, in which case the committee secretary (Peter Sass, 020 8871 6005; email psass@wandsworth.gov.uk) can supply if required.