



**Response of The Library Lobby to  
Birmingham City Council's proposals to close  
Sutton Coldfield library**

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## CONTENTS

1. Introduction	3
2. Background of Sutton Coldfield library	4
3. Summary of Birmingham City Council's proposals	5
4. Review of ranking criteria	7
5. Review of finances	9
6. Premises	14
7. Our expectations for the Library	16
8. Our proposal	17

## **1. Introduction**

This document sets out the response of The Library Lobby to proposals presented by Birmingham City Council ("BCC") to restructure the library service across Birmingham, specifically in relation to plans to close Sutton Coldfield library ("the Library").

The Library Lobby was formed in November 2016 in response to the consultation launched by BCC in relation to its proposals to reorganise Birmingham's libraries. We are a community campaign group with no political affiliations, made up of engaged local citizens who believe passionately in the value of a local library and who are focused on being constructive and looking to the future. The Library Lobby's stated aims are:

- to raise awareness of BCC's proposed library cuts, with specific reference to the proposed closure of Sutton Coldfield library; and
- to develop a constructive alternative proposal, that would keep a lively, well-resourced, widely-used library in the town centre of Sutton Coldfield, including the town archive, free internet access and support for children and families, staffed by library professionals.

The Library Lobby is not a formally constituted group. It has no funding or resources other than the time of the ordinary residents who comprise it.

## 2. Background of Sutton Coldfield library

The Library, located in Sutton Coldfield town centre, is one of four BCC community libraries within the Sutton Coldfield District of Birmingham, with the others being located in Boldmere, Mere Green and Walmley.

There has been a public library in the centre of Sutton Coldfield for almost 80 years and it is currently located in the Red Rose Centre. The Library was closed for 3 years from 2010 due to asbestos being found in the building. After a £2.5m refurbishment, it reopened in 2013.

The Library is currently open for 40 hours per week, being closed on Thursdays and Sundays and open from 9am to 5pm on Monday to Wednesday, Friday and Saturday.

In addition to lending books and promoting reading, the Library is used:

- for school and nursery visits;
- for children's story-time sessions and holiday activities;
- by a reading group;
- by a family history group;
- by a local history group;
- by young people, as quiet place for study;
- for research;
- for well-used IT facilities, particularly appreciated by job-seekers, the elderly and young people with no IT facilities at home; and
- to house extensive local history records.

There is strong support for the Library to be kept open, as is evident from the approximately 6,500 petition signatures that have been collected. However, it should also be noted that there have been a number of common concerns raised by local residents regarding the existing Library, including the following:

- The location is not ideal, being somewhat tucked away from the main thoroughfares, such that residents of the town do not necessarily know where the Library is. This is further exacerbated by poor signage. The entrance is also not especially welcoming;
- The opening hours are considered to be too short. Opening at least into the early evening, i.e. to around 7pm, would be preferred to improve availability of the facility for young people and workers;
- It would be ideal for the Library to offer more multi-functional space (e.g. meeting rooms, areas for community activities) and a café;
- The Library does not currently provide a particularly broad range of activities and events and those that are provided are not well-advertised.

In general, it is considered that the Library would be better-used if these issues were addressed.

### 3. Summary of Birmingham City Council's proposals

The Library is one of 37 community libraries across Birmingham and one of only two that BCC proposes to close as part of its exercise to make savings to the city's library budget. The remaining libraries are allocated into three "Tiers", summarised as follows:

A Tier 1 library is one which:

- would be open for 35 hours per week;
- would be likely to be delivered from the current library building;
- would have other services delivered from the site, such as a benefit verification service; and
- would have investment in self-service equipment.

A Tier 2 library:

- would be open for 21 hours per week, with additional hours possibly being provided by way of a local partnership; and
- would be likely to be delivered from the current library building.

A Tier 3 library is one which would be run by a local community organisation, with support provided by BCC by way of 15 hours per week of staffing support and the provision of books and resources.

BCC's consultation document also refers to the potential for Tier 4 libraries to be established. A Tier 4 library would be run in its entirety by a separate community group, but BCC might provide some initial set-up support.

BCC has ranked the libraries across the city based on 11 criteria, as follows:

- population of the library catchment area;
- total children and young people aged 0-19 in the library catchment area;
- total adults aged 65+ in the library catchment area;
- number of libraries within 2 miles of the library;
- total books and other items issued;
- average Index of Multiple Deprivation score;
- total visits;
- cost per visit;
- PC usage;
- total attendance at activities and events; and
- building performance (sites scored better if had recent investment or were new build).

BCC's assessment of the ranking of each library in each category is included in the supporting materials at the end of this paper. An overall ranking of the libraries was then prepared to give an indication of the relative viability of and need for each library. This is included in the supporting materials at the end of this document.

With the exception of the Library and the other library facing closure (being Aston library), the libraries were designated to Tier 1, 2 or 3 according to their relative scoring, giving 19 Tier 1 libraries, 10 in Tier 2 and 6 in Tier 3.

Of the libraries across the wider Sutton Coldfield district, Mere Green is proposed to be a Tier 1 library. It is further proposed that a trial will be run to increase opening hours to 48 per week or more by way of 'open plus' technology giving out-of-hours access. Boldmere and Walmley are proposed to be operated as Tier 2 libraries.

In respect of the Library, as an alternative to closure BCC has indicated that it is open to considering a Tier 4 offering for the Library, *"particularly those linked to the SCL Digital Universal Offer regarding access to IT and the Heritage Collection."* During our discussions with BCC, it is evident that there is an acceptance by BCC that it is responsible for ensuring appropriate storage for the historical records and for providing some form of access to IT services within Sutton Coldfield town centre. It is our understanding that no specific budget has been set aside at present for either of these.

#### 4. Review of ranking criteria

Referring to BCC's ranking criteria discussed above, it is of note that the Library is ranked 13th overall. It is ranked in the top quartile (1-9) for:

- population of the library catchment area (more people within the local community so higher need);
- total children and young people aged 0-19 in the library catchment area;
- total adults aged 65+ in the library catchment area;
- number of libraries within 2 miles (fewer alternative libraries in the vicinity so higher need);
- PC usage; and
- total library visits.

It is ranked in the bottom quarter (28-37) for:

- cost per visit (i.e. higher cost); and
- average Index of Multiple Deprivation score.

It is evident that, based on BCC's own rankings, with a placing of 13 out of 37, the Library is one of the most viable and most needed in the city. It is therefore nonsensical to propose that it be closed.

We further refer to BCC's *"Shopping and Local Centres: Supplementary Planning Document, (March 2012)"*. The document sets out a hierarchy of Birmingham's Town, District and Neighbourhood Centres. Sutton Coldfield is the *only* Town Centre identified in the whole of Birmingham. Mere Green is identified as a District Centre, while Boldmere and Walmley are Neighbourhood Centres. For Birmingham's only Town Centre to be left without a library seems to defy sense. This is a sentiment that has been repeatedly echoed throughout The Library Lobby's campaign over the last few months; from residents who believe that a town centre the size of Sutton Coldfield needs to be served by a well-provisioned, professionally-staffed modern library, to the Sutton Coldfield Business Improvement District ("BID") who see the library as a valuable generator of footfall and business. Indeed, the Sutton Coldfield BID have voiced particular concerns to The Library Lobby that the closure of the Library can only adversely impact footfall to and business within Sutton Coldfield town centre, and at the Red Rose Centre in particular.

BCC has suggested that an increase in hours at Mere Green library should provide some substitute for the closure of the Library. However, this proposal takes no account of the huge discrepancy in accessibility between the two sites, a factor which also seems not to have been taken into account in BCC's assessment criteria.

Sutton Coldfield town centre and, by implication, the Library benefits from excellent transport links. A multi-storey car park is attached to the Red Rose Centre, there are a wide range of bus routes connected to the town centre which terminate by the Red Rose Centre and the railway station is within a quarter of a mile. Other libraries in the area are not nearly so well served. Specifically:

- The Library is adjacent to bus stops linking Sutton Coldfield town centre with outlying areas, with 27 bus stops being within 500m walking distance of the Library; Mere Green is served by only 9 bus stops within the same distance. From our discussions with Library-users, we note that a number of people who currently take one bus into Sutton Coldfield town centre, would require to take a second bus to get to Mere Green. Similarly, those who currently walk to the Library, would be required to take a bus or drive in order to use Mere Green library.

- The Library is 350m from the nearest train station; Mere Green is some 970m away.
- The Library has plentiful car-parking facilities, including an adjacent 513-space car-park; Mere Green library has a 588-space car-park adjacent to it, but this is operated by Sainsbury's and is often busy, a situation likely to be exacerbated by the recent opening of the new Mulberry Walk shopping complex in the immediate vicinity.

Closure of the Library would mean that many users (particularly those reliant on walking and public transport) would not be able to go to alternative facilities with ease and, for car-users, any additional traffic would have a knock-on negative effect.

We note that there have not been many responses to the consultation from library users with disabilities. As we know, it is important to consider additional measures during a consultation to fully engage with users for whom access in any respect is reduced. In discussions held with the local special schools (Langley and Wilson Stuart) it became apparent that there are significant concerns about a local library in Mere Green, due to problems with accessibility.

We would also point out that the Library likely serves an area greater than the Sutton Coldfield area, bearing in mind Sutton Coldfield's status as the only town centre within the Birmingham area and the public transport links referred to above.

Our discussions with BCC, suggest that their rationale for closing the highly-ranked Library is based primarily on the historical cost of running the Library, which we consider in the next section of this paper.



## 5. Review of finances

We accept that the historical costs of running the Library have been disproportionately high compared to other Birmingham libraries. However, we would expect an appropriate response of BCC to be to identify opportunities to reduce the costs of the Library, rather than simply electing to close it.

We note that BCC's closure decision is based on the 2015/16 financial results for the Library. These results (adjusted to take account of some corrections to the figures made by BCC) are set out below:

	£
Employees - Direct	248, 414
Employees - Indirect	14, 238
<b>Employees</b>	<b>262, 652</b>
Property Repair & Maintenance	56, 742
Energy	42, 280
Rents	80, 346
Rates	82, 903
Water Services	1, 595
Fixtures & Fittings	181
Cleaning & Cleansing	(1, 981)
<b>Premises</b>	<b>262, 066</b>
<b>Transport</b>	<b>423</b>
Materials Purchases	12, 223
Equipment Purchases	851
Printing, Stationary	5, 766
Other Services	16, 235
Postage	2
Communications & Computers	10, 621
Supplies Miscellaneous	20, 680
<b>Supplies &amp; Service</b>	<b>66, 378</b>
<b>Gross Expenditure</b>	<b>591, 519</b>
Fees & Charges	(10, 163)
Rents	(1, 145)
Recharge Income	(5, 123)
<b>Gross Income</b>	<b>(16, 430)</b>
<b>Net Expenditure</b>	<b>575, 089</b>

Our review of these figures has raised a number of concerns and questions regarding their reliability, as noted below.

### *Employees - Direct*

This 2015/16 figure is based on 10.28 full-time-equivalent (“FTE”) staff in the Library. However, the number of staff in the Library currently is now much lower, being 5.9 FTE staff. As such, the saving made on salaries from closure of the Library would not be £248,414, but a significantly smaller amount (perhaps nearer £145,000 on a pro rata basis).

### *Employees - Indirect*

We are advised that the £14,238 cost attributable to the Library relates to Pension Strain Costs incurred as a result of staff leaving the service by way of voluntary redundancy. These costs would continue after closure of the Library, so they do not represent a saving. Indeed, we anticipate there could be further redundancy costs incurred as a result of the closure.

### *Property Repair and Maintenance*

We have been informed that “*The library service retains responsibility for the whole building and therefore picks up costs on matters relating to the whole building.*” On this basis, we suspect that this is the cost for the entire building and it seems wholly unreasonable for the library to be charged the full costs for the building, rather than just a proportion for the area it occupies.

Further, if the Library shuts, some of these costs will presumably remain in order to keep the building in reasonable condition.

### *Energy*

As with the Repair and Maintenance costs, it is not clear if this is energy for the whole building or just the Library area. The former seems likely and, if that is the case, it seems unreasonable for the Library to be charged the full costs for the building, rather than just a proportion for the area it occupies.

Again, we consider that there may be some residual energy costs incurred in the building subsequent to closure of the Library.

### *Rents*

As the rent the Library pays goes directly to BCC, this does not represent an overall saving should the Library close. Whilst money will be saved in the Library budget, the property income will be lost elsewhere in BCC's budget, at least until any such time that BCC may be able to rent the space to an alternative tenant. As it stands, this money is simply passing from one part of BCC to another.

We do however acknowledge that, for the size of the space occupied by the Library, the level of rent paid is reasonable.

### *Rates*

Noting that an increasing proportion of business rates will be payable directly to BCC from 2017/18, the same principle applies as in respect of the rent, i.e. this cost to the Library represents income for another part of BCC and there is no overall net saving. As with the rent, this applies until any letting of the property to another organisation.

Further, similarly to the maintenance and energy costs, it is not clear to us whether the Library is paying the Rates for the entire building, or only the space which it occupies.

### *Water Services*

Again, we question whether the Library is responsible for the water charges for the entire building or solely the area it occupies. Assuming this is the cost for the building as a whole, unless the water is turned off if the Library is closed, this may not be a saving to BCC.

### *Materials Purchases*

The figure of over £12,000 seems disproportionately high, noting that the equivalent figure for Mere Green library is only around £4,500. The reasons for this discrepancy are unclear.

We are informed that some of this cost is due to services provided by Initial Washroom and Rentokil for the whole building, not specifically for the Library. Again, it is unreasonable that the Library should be bearing the costs of the entire building when it only occupies a part of it.

Some of this cost is for purchase of books, CDs and DVDs, although the breakdown has not been provided. A detailed breakdown would be helpful in order to explore accurately what savings could be made in this area. We are advised that for 2017/18, the intention is that any budget for book purchases and similar will be borne centrally by Birmingham's library service, rather than being the responsibility of individual libraries.

### *Printing, Stationery*

It is our understanding that the majority of the printing costs at the Library relate to use by the public of the Library's printing service to print their own documents. This cost would therefore be substantially covered by the payments the public make to print documents.

Where the corresponding income appears is unclear. It seems probable that it is included in "Fees & Charges".

### *Other services*

It is not at all clear what this cost relates to. We note that the figure is very high in comparison to Mere Green library, which has a charge of only £385 in relation to this heading. We therefore consider that a detailed breakdown of this figure is required in order to understand what it relates to and consider whether savings can be made in this area. The description of this figure is a worrying "catch all" and this lack of transparency is a concern.

### *Communications and Computers*

BCC has indicated in our discussions with them that they are committed to ensuring free internet access remains available in Sutton Coldfield town centre. The implication of this is that BCC would fund it. If so, this figure may not represent any sort of saving should the Library close, as it refers to the cost of the IT services provided in the Library.

### *Supplies Miscellaneous*

We are advised that these costs “*reflect the residual revenue funding that has to be provided to finance the capital improvements at the Library i.e. Refurbishment costs*”. Notwithstanding that we consider the description of this figure to be misleading, this would not be a saving should the Library close.

Further to this analysis, which raises a number of issues in relation to the above figures, it is relevant to consider what actual savings will be made by BCC in closing the Library. This will not be the £575,000 presented above, being the net expenditure on the Library in 2015/16.

This is particularly relevant to us because we are interested in understanding what level of additional income would need to be generated by the Library in order to balance the books, assuming that BCC will only accept any counterproposal that goes a significant way to ensuring keeping the Library does not cost them more than they have budgeted for (i.e. £0).

Whilst it is unsatisfactory, we refer to the most recently known costs for the Library (i.e. the 2015/16 results) as the basis for estimating the actual savings that could be made if the Library were to shut. As noted above, we query many aspects of these figures and this should therefore be considered as only an indicative calculation.

We have identified in our analysis above, a number of items which would not provide BCC with an immediate saving/cashflow benefit upon closure of the Library on 1 April 2017. These are summarised as follows:

- Employees – Direct: £103,000 – being the difference between the 2015/16 staff costs of £248,000 and our approximation of the current annual staff costs based on a reduced number of staff, i.e. £145,000;
- Employees – Indirect: £14,000 – the Pension Strain Costs will still be incurred by BCC;
- Rent: £80,000 – since the rent is being paid by the Library to BCC's property team, there is no net saving to BCC as a whole;
- Rates: £83,000 – as above, the rates will be paid directly to BCC from April 2017; and
- Supplies Miscellaneous: £21,000 – this is essentially a re-charge to the Library from BCC in relation to the costs of the refurbishment in 2010 to 2013 and does not represent an actual cost, as the refurbishment costs have already been incurred.

Deducting these amounts from the 2015/16 net expenditure of the Library of £575,000 leaves a potential actual cost saving of £274,000. In addition, we question whether the following property expenditure would be saved in full, on the basis that we presume there would be certain residual costs of running the property:

- Property Repair & Maintenance: £57,000;
- Energy: £42,00; and
- Water Services: £2,000.

These total £101,000.

Further, Communications and Computers costs (£11,000) will also not be saved to the extent that BCC is committed to providing certain free IT services in the centre of Sutton Coldfield (for the use of job-seekers for example) even if the Library is closed. In addition, we would anticipate that the ongoing provision of these services outside of the Library would require relocation and other transitional costs, further reducing the savings to be made. There will also be some premises costs associated with the requirement to relocate and store the local history materials.

We understand that considering the immediate savings that are potentially available to BCC from the closure of the Library is not the same as considering the costs of retaining the Library. Recent discussions with BCC, suggest that the annual on-going cost of maintaining the Library would be £360,000. However, there may be opportunity to make some cost savings to reduce that figure.

Turning to the issue of funding of the Library, it is relevant to have regard to the costs of funding all the libraries across Sutton Coldfield, i.e. including the Mere Green, Boldmere and Walmley libraries, as well as the Library itself. An overriding principle must be that Sutton Coldfield as a whole should get its 'fair share' of the funding for libraries across Birmingham. We have been informed that 8.5% of the population of Birmingham lives in Sutton Coldfield and it is therefore fair and reasonable for the Sutton Coldfield libraries to receive 8.5% of the total library funding. In the context of a total library budget of £3.724m, this equates to approximately £316,500. We are advised that the current budget for the Sutton Coldfield libraries is around £300,000.

We understand that, on average, the annual cost of a Tier 1 library in Birmingham in 2015/16 was £170,000 and that the typical cost for a Tier 1 offering in 2016/17 will be £107,000. If a Tier 1 library in the centre of Sutton Coldfield were to be run for that average amount, in addition to the other three libraries in the wider Sutton Coldfield district, a total amount of £407,000 would therefore be required, meaning that a further £107,000 would require to be raised over and above the allocated budget from BCC. We consider that such funding could be sourced from a combination of:

- a contribution from Sutton Coldfield Town Council ("the Town Council");
- grants and similar funding sources; and
- income-generating activities.

## 6. Premises

As we have noted, the Library is located within the Red Rose Centre. The centre was recently acquired by BCC, at a cost of £10.4m.

The building in which the Library resides (on the first floor) includes other space which is currently unoccupied. The second floor provides the largest additional space, consisting of:

- public toilets;
- staff toilets;
- a staff room for Library staff;
- three meeting rooms;
- a suite of three small offices;
- a larger office space, currently divided into two, and including a small kitchen area;
- a further large office space, set up with desks; and
- a small store room.

There are some problems with water leaks in two areas of the building; one is understood to be due to a leaking roof, while the reason for the other is unclear and may be due to a problem with internal pipe-work. Otherwise, however, the condition and specification of the space is very good.

We note that the second floor is currently advertised for rent by BCC, for a sum of £180,000 per annum (an inclusive rate, covering rates, utilities, cleaning, etc.). The size is stated as 9,850 square feet.<sup>1</sup> From our meetings with BCC, our understanding is that their preference is to rent out the entire space to one lessee, rather than for it to be subdivided. We further understand that some potential lessees would be put off by the fact that the entrance to the premises is shared with the public. However, it is extremely disappointing that, since acquiring the building, BCC has consistently failed to find any suitable occupiers of this space.

In addition, the third floor of the building houses the former caretaker's flat. This area has not been refurbished and, as far as we understand, no attempts have been made by BCC to let this space.

The third floor area, as well as some of the space on the second floor, is currently used to store some of the Library's local history and archive material. We are informed that this is in the process of being catalogued in order to establish what is contained therein.

We understand that the Library staff are responsible for managing the public conveniences on the second floor of the building. They are also being required to deal with 'management' aspects of the whole building, such as dealing with contractors undertaking repairs. This distracts from their primary responsibilities in running the Library.

We have researched alternative venues for a library in the centre of Sutton Coldfield but have been unable to identify any suitable alternative sites that could house a Tier 1 library. We attach in the supporting materials at the end of this document examples of properties currently available to let in Sutton Coldfield town centre. Notwithstanding the cost of these sites, it is difficult to envisage how any of them would be suitable for a town library of any description.

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<sup>1</sup><http://property.birmingham.gov.uk/to-let-second-floor-45-lower-parade-sutton-coldfield-b72-1xx/>

There is common expectation locally that, in the longer-term, the Red Rose Centre will be redeveloped. It is understood from discussions with BCC's Planning Department that the managing agents have been appointed for only two years (with an option on another one year), suggesting that the intention is for the whole site to be sold to a developer.

One further significant point that has come to our attention is that, in the event of redevelopment, funding for a site for the Library may be included as a condition imposed on the developers. This has been referred to a "section 106" matter, or a Community Infrastructure Levy (Planning Practice Guidance amendments 2015). In any event, we understand that such a condition would only be available if the Library is situated in the centre at the time of any redevelopment.

Notwithstanding this, we consider that a purpose-built community space, including the Library, within any redeveloped area would be an attractive option for the future of our Library.

We must point out that, against this backdrop, the proposal to close the Library is widely viewed locally as an indication that BCC wishes to maximise its return on investment by offering any developer or other new owner vacant possession of the whole building, free of "section 106/Community Infrastructure Levy" or similar obligations. We would regard any such factors as improper considerations in the context of the present consultation. Should the Library be closed, BCC's actions with regard to the Red Rose Centre will invariably become the subject of intense local scrutiny including, but not limited to, appropriate Freedom of Information requests being submitted in reasonably short order.

## 7. Our principles for the Library

The Society of Chief Librarians has identified five key areas of service as essential to a 21<sup>st</sup> century library service. They are reading, information, digital, health, and learning.

Our principles for what we would expect of the library service in Sutton Coldfield town centre are as follows:

- A single building that is identifiable as a library;
- Key library services to continue to be provided are: books and services for children; books and services for older people; computer facilities; and the local history collection;
- Other services should be provided from the building but these need to be compatible with the library service. These could include: town council and/or BCC offices; job/career support; museum services; a café; tourist information; meeting rooms for hire; and art gallery space;
- The space within the building should be designed to be as flexible as possible to maximise its use;
- Staffing should be arranged to be as flexible as possible, so that as many staff as possible are able to provide a basic level of service in as many areas as possible; and
- Some new services could be developed to operate from the building. Examples might be:
  - Library outreach - to build library services within Sutton Coldfield; to strengthen community ties; to bring in more footfall; to co-ordinate an ongoing programme of public events, some of which could be income generating;
  - IT training and support, for people who wish to use the computer facilities;
  - Grant funding applications support, to both the Town Council and local groups; and
  - Tourism development, incorporating promotion of local attractions and local history, as well as the organisation of local events.



## 8. Our proposal

### Our vision

Our proposal would see the Library retained as a Tier 1 library within its current premises, supported and augmented by a variety of services provided by a community hub located in the currently vacant 2<sup>nd</sup> floor space. This is well-aligned with our principles for the Library, as outlined in section 7 above, and reflects well the feedback that has been received from the community within and around Sutton Coldfield town centre.

### Finances

As indicated on page 13 above, we consider that sufficient funding for a Tier 1 library could be sourced from a combination of:

- a contribution from the Town Council;
- grants and similar funding sources; and
- income-generating activities.

On Tuesday 24<sup>th</sup> January 2017, the Town Council moved to set aside up to £150,000 from its unallocated budget to support the continued provision of a library service in the town centre after 1 April 2017. Our proposal would see the Town Council use that sum to lease the 2<sup>nd</sup> floor of the Red Rose Centre, to be used as a community hub providing a variety of services and amenities.. This sum is broadly in line with the currently advertised rate for the space, noting that no “sweeteners” or inducements are being requested (e.g. a prospective commercial tenant is likely to ask for such incentives or bonuses as parking spaces and a number of months rent-free). The Town Council would, however, require BCC to make the building water tight and deal with all the issues of ingress of water that currently face the building (which costs BCC would have to incur in any event before any tenant would reasonably take up occupancy).

This income of **£150,000** is more than the typical running cost for a Tier 1 library under the proposed 2016/17 budget (i.e. £107,000). It is expected that BCC can provide a full Tier 1 service within the Red Rose Centre by ring-fencing that income to fund the running of the Library. Should BCC feel that it cannot operate a Tier 1 library within a building that it owns for this sum, we expect that all of the relevant departments within BCC will be able to work together to see the library retained at the site.

A successful application for Local Innovation Fund monies (totalling up to **£48,000** for Trinity Ward where the library is located) and/or other grants and funding would finance the running of a community hub (staffing, equipment and materials) by or on behalf of the Town Council within the 2<sup>nd</sup> floor space. Discussions with John Mole from Birmingham City Council about this have been initiated.

A range of activities would be provided via the community hub, many of which are capable of being income-generating. It is hoped that a combination of external funding and these revenue streams would ensure that any ongoing funding by the Town Council would be minimised.

### Details

We propose that **the floor above the library in the Red Rose Centre is rented by Town Council**, and is then used by the Town Council to add value and to showcase the additional facilities and

services that local residents have expressed their desire to see, at least some of which are capable of being income-generating. In this way, the Town Council would be using funds from the Sutton precept as it is intended to be used, i.e. to provide additional services over and above BCC's service provision, rather than purely subsidising or paying for services which are within BCC's remit.

**The rental income would be ring-fenced by BCC** to facilitate the ongoing presence of a Tier 1 library in central Sutton Coldfield. We acknowledge that this arrangement, to ring fence rental income, would have to be agreed by BCC, but the idea of in principle ringfencing a particular income stream is not an especially unusual one and we believe it has been used elsewhere in BCC.

We accept, the use by the Town Council to fund or subsidise BCC's provision of library services out of the precept monies paid by Sutton Coldfield residents is not regarded as a sustainable or long-term solution.

The activities to be run by or on behalf of the Town Council via the community hub on the second floor of the Red Rose Building would include **a variety of revenue-raising initiatives**, including:

- a café, possibly one that is especially family friendly (this element was lost to the town with the closure of BHS);
- pop-up (or more long-term) arts and cultural events and exhibitions, including evening events;
- a Sutton Coldfield Museum (in conjunction with other Birmingham museums wishing to reach new audiences and/or partly drawn from and showcasing the local archives held at the library). First steps have already been taken to consult with BMAG on hosting an exhibition in this space;
- a shop selling postcards and calendars created from local history photographs;
- working and meeting space for local home-workers/entrepreneurs;
- opportunities for existing community organisations to grow into a new and more central position;
- opportunities to work with local educational establishments to provide independent study spaces and education hubs, including independent living skills teaching for students with additional needs; and
- opportunities for dispossessed voluntary groups to use and work from the space, perhaps on a rotational basis.

These are among the most frequently-raised suggestions from Sutton Coldfield residents and library-users. These activities would be developed alongside and may be supported by a programme of grant and funding applications.

A café is perhaps the most universally requested added amenity. The Library Lobby has, on a confidential basis, received extremely encouraging data showing the positive impact of a café on library footfall and utilisation. We are also aware of anecdotal evidence of the positive impact of café offerings within libraries as part of a modernisation programme carried out by The London Borough of Hillingdon over the last decade.

Crowdfunding from the community may also factor as a partial solution for some initiatives or projects. Appropriately targeted and executed crowdfunding may also contribute to greater community engagement with the Library and these added services overall.

Such sources of external funding will assist to support activities in the short to medium term, while revenue streams establish themselves. Ultimately, the goal would be for this “community hub” to be sustained through its own revenue-raising activities and through such external sources of funding as can be identified and secured; this combination of funds would continue to pay the rental of the space to BCC, providing the BCC with ongoing funding for a Tier 1 library. This will assist in minimising the Town Council’s financial commitment to paying for the rental of the space using funds raised from the precept charged to Sutton Coldfield residents.

To ensure maximum effectiveness, this **new “community hub” would be managed by a new member of staff**. Exploratory discussions have begun to investigate how funding (including from BCC’s Local Innovation Fund) could meet this cost. This paid member of staff (employed by the Town Council) would have the support and oversight of a newly formed Friends of Sutton Coldfield Library board; a group of volunteers including representatives from the local business community, charities and campaign groups, and of course staff from the Library who would jointly plan a year-round programme of activities, and provide strategic support).

This proposal has been discussed with the working party which was set up by the Town Council. Initial indications from several councillors have suggested that they would welcome the Library Lobby putting forward this proposal. Unfortunately due to circumstances beyond the control of the Library Lobby, no formal collaboration on this proposal was possible before the closure of the consultation period.

### **Advantages of this proposal**

This proposal ensures the **continued presence of a Tier 1 library** in the *only* town centre in the whole of Birmingham (per BCC’s own reckoning<sup>2</sup>). Given Sutton Coldfield’s town centre status, and the fact that the Library is uniquely served by public transport, it is highly likely that the Library serves a user-base beyond Sutton Coldfield residents. Against that backdrop, it is imperative that any retained library in the town centre should be a full-service, Tier 1 library.

The proposal sets out means **to generate income from the earliest possible opportunity for BCC** in circumstances in which BCC has publicly noted the difficulty it has encountered in letting out the second floor of the Red Rose Centre, including prospective tenants for a space of that size requiring a private entrance. By turning this space into a community hub, we create a tenant who positively benefits from sharing a public entrance with the library; under this proposal the Library is seen as the asset it is, rather than as a stumbling block to rental income.

Our proposal **offers possibilities to reduce staffing costs** in the Library; a community hub manager would be able to relieve Library staff of non-library duties which currently take up a significant amount of their time, e.g. dealing with issues in the public toilets, spending time with contractors visiting the building to carry out repairs. This may enable a reduction in permanent staffing costs for the Library.

This approach **avoids the need to find alternative premises for the Library**. By keeping the Library in the Red Rose Centre for the immediate future, all stakeholders avoid the problems raised by the lack of alternative venues. BCC has not indicated publicly that it has any particular plans for the Red Rose Centre. As such, the community within and around Sutton Coldfield town centre have a legitimate expectation that proposals which enable the Library to remain within the Red Rose Centre ought to be acceptable to BCC.

---

2 “Shopping and Local Centres: Supplementary Planning Document, (March 2012)”

This proposal is **borne out of genuine community interests and concerns**, and as such is likely to serve Sutton Coldfield residents well.

This proposal **does not impact on the budget/proposals for the rest of Sutton Coldfield library service** i.e. Mere Green, Walmley and Boldmere libraries.

## Supporting Materials

**Need Analysis: Libraries ranked on key indicators**

Community Library	Population of library catchment area	No. of children and young people 0-19 in library catchment area	No. of people aged 65+ in library catchment area	Number of libraries within 2 miles of library	Total items issued	PC usage (in hours)	Total library visitors
<b>EDGBASTON</b>							
Bartley Green	29	29	26	9	32	36	35
Harborne *	11	18	7	19	3	8	11
Quinton	14	14	10	9	7	19	18
<b>ERDINGTON</b>							
Castle Vale **							
Erdington	2	4	5	1	10	10	12
<b>HALL GREEN</b>							
Balsall Heath	15	9	24	9	12	7	7
Hall Green	7	5	6	19	4	29	6
Kings Heath	5	6	4	19	2	11	2
Sparkhill	4	3	16	19	5	9	4
<b>HODGE HILL</b>							
Shard End	26	23	23	19	27	15	19
Ward End	1	1	8	1	8	12	15
<b>LADYWOOD</b>							
Aston	21	15	28	19	29	22	27
Birchfield	20	16	29	19	22	14	24
Bloomsbury	33	31	36	9	37	37	37
Small Heath	3	2	15	9	9	6	3
Spring Hill	34	34	34	19	31	13	23
<b>NORTHFIELD</b>							
Frankley	35	35	33	1	35	33	25
Kings Norton***	18	20	14	1	15	28	17
Northfield	9	10	3	1	6	3	10
Weoley Castle	16	17	11	19	18	18	13

Sheet1

West Heath*****	30	32	27	0	24	17	28
<b>PERRY BARR</b>							
Handsworth	13	11	20	19	21	2	16
Kingstanding	24	21	19	9	23	25	21
Perry Common	28	27	30	9	25	16	22
Tower Hill	25	25	22	1	26	23	32
<b>SELLY OAK</b>							
Druids Heath*****	32	33	31	9	30	24	26
Selly Oak	36	37	35	19	33	31	34
Stirchley	22	24	21	19	19	27	30
Yardley Wood	17	19	18	19	16	26	9
<b>SUTTON COLDFIELD</b>							
Boldmere	19	22	9	9	20	35	31
Mere Green	8	13	2	1	1	21	14
Sutton Coldfield	6	8	1	9	11	3	5
Walmley	23	26	17	1	17	32	20
<b>YARDLEY</b>							
Acocks Green	10	7	12	19	14	5	8
Glebe Farm	31	30	32	19	34	33	29
Kents Moat	37	36	37	19	36	30	36
Sheldon	27	28	25	19	28	20	33
South Yardley	12	12	13	19	13	1	1
Ranking Description	Rank 1 = high number means more people within the local community so higher need	Rank 1 = high number means a higher proportion of C & YP in the area so higher need	Rank 1 = high number means a higher proportion of older people in the area so higher need	Rank 1 = low number means fewer alternative libraries in the vicinity so higher need	Rank 1 = high number of items borrowed from the library	Rank 1 = high number of hours PC usage means higher need	Rank 1 = high number of library visitors means higher viability

Harborne\* closed for 5 weeks during 15/16 therefore data apportioned to represent 50 weeks as per mo

Castle Vale\*\* no longer run by BCC therefore data not included

Kings Norton\*\*\* closed for 14 weeks during 15/16 therefore data apportioned to represent 50 week mo

Druids Heath\*\*\*\* closed for 2 week during 15/16 therefore data apportioned to represent 50 week mo

West Heath\*\*\*\*\* data from 2012/13 the last full year that West Heath was open

### Methodology

Each library has been ranked (out of 37 community libraries) in order on a range of indicators - some ran depending on the viability need criteria. The needs analysis captures data from a variety of sources to re  
 \* Demographic data: resident population, proportion of children and young people 0-19 living in the catchment profiles for further detail).

\*Indices of multiple deprivation

\* Library performance data: visits, active users, PC usage, participation in events and learning activities

\* Library financial data: cost per visit (calculation based on the out turn budget figure for each site divided

\*Building quality rank dependent on level of investment received in the last 10 years and the level of inve

A high ranking suggests there is a lower level of need/viability for a library based on a particular indicator a library will have a low score because there is more need for its services. Libraries that have good perfo

## Sheet1

attendance at events and activities will have low scores because there is evidence of viability and need to operate or require investment through refurbishment will have higher scores for this indicator.

All rankings have been combined to give an overall score, which indicates how well libraries are aligned to the longer term viability of the building.

The table above shows the viability/need in relation to the current estate of 37 community libraries (excluding Tenants and Residents Alliance).



Cost per visit	Average IMD score for the library catchment area	Participation in events and educational sessions	Building Performance	Combined score
34	22	16	28	296
7	32	11	10	137
12	25	19	20	167
21	16	8	28	117
11	2	6	20	122
8	29	3	20	136
3	28	10	1	91
1	14	7	28	110
2	9	5	1	169
13	11	12	10	92
22	3	29	1	216
33	12	26	1	216
36	1	32	38	327
10	4	25	9	95
29	7	27	10	261
18	10	9	20	254
5	24	18	1	161
16	27	13	10	108
15	21	23	10	181

20	26	34	38	276
23	8	21	9	163
25	17	37	10	231
26	15	15	20	233
24	30	36	20	264
27	13	35	1	261
37	33	31	35	361
30	31	20	28	271
17	19	4	20	184
32	35	28	10	250
9	37	22	10	138
31	34	17	20	145
4	36	33	10	219
6	18	1	1	101
19	5	24	28	284
35	6	30	35	337
28	23	14	28	273
14	20	2	1	108
Rank 1 = low cost means higher viability	Rank 1 = highest level of deprivation	Rank 1 = high volume of participation in sessions means higher need	Rank 1 = low score means that building has had high level of refurbishment/new build so higher viability as less work required	Low ranking number = increased viability/need. High ranking number = lower level of need viability
del.				
del				
del				

king highest to lowest and others from lowest to highest  
 flect a sources to reflect the criteria around need/viability.  
 hment area of the library (see Library Catchment

l by the number of visits)  
 stment needed in the next 10 years

. Where a catchment area has a high level of deprivation  
 rmance in terms of visits, issues, IT usage, membership,

## Sheet1

through the uptake of services. Buildings that are costly  
to meeting the needs of the local community and library users,  
ding Castle Vale which is now managed by the Castle Vale

**Overall Viability/Need**

<b>Community Library</b>	<b>Combined score</b>	<b>Ranking 1 = highest need/viability</b>
Kings Heath	91	1
Ward End	92	2
Small Heath	95	3
Acocks Green	101	4
Northfield	108	5=
South Yardley	108	5=
Sparkhill	110	7
Erdington	117	8
Balsall Heath	122	9
Hall Green	136	10
Harborne	137	11
Mere Green	138	12
Sutton Coldfield	145	13
Kings Norton	161	14
Handsworth	163	15
Quinton	167	16
Shard End	169	17
Weoley Castle	181	18
Yardley Wood	184	19
Aston	216	20=
Birchfield	216	20=
Walmley	219	22
Kingstanding	231	23
Perry Common	233	24
Boldmere	250	25
Frankley	254	26
Spring Hill	261	27=
Druids Heath	261	27=
Tower Hill	264	29
Stirchley	271	30
Sheldon	273	31
West Heath	276	32
Glebe Farm	284	33
Bartley Green	296	34
Bloomsbury	327	35
Kents Moat	337	36

Sheet1

Selly Oak	361	37
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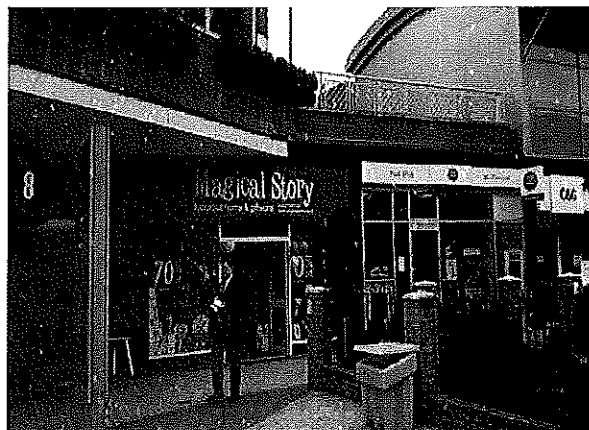
Retail Property Advisors

On the Instructions of



## RETAIL UNIT TO LET

# UNIT 114, KINGS COURT GRACECHURCH CENTRE, SUTTON COLDFIELD



### LOCATION

Sutton Coldfield is an affluent town located 8 miles to the North East of central Birmingham. Sutton Coldfield has a total resident population of 294,500 (Source: CACI) within a 20 minute contour. The centre is approx 553,000 sq ft and benefits from footfall in excess of 150,000 per week.

The centre is anchored by **Marks & Spencer, House of Fraser, BHS** and **Boots** and benefits from an 970 space car park which links directly into the main mall.

The unit is located overlooking the busy Kings Court. Retailers in proximity include **EE, H&M, House of Fraser** and **3 Store**.

### ACCOMMODATION

The approximate floor areas are as follows:-

Ground Floor	152.17 m <sup>2</sup>	1,638 ft <sup>2</sup>
First Floor	65.59 m <sup>2</sup>	706 ft <sup>2</sup>

### LEASE TERMS

The premises are available by way of a new effectively FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

### RENT

£65,000 per annum exclusive.

### RATES

Rateable Value	£83,500
Rates Payable	£41,166 (2015/16)

Interested parties are advised to make their own enquiries via the local authority.

### SERVICE CHARGE

£13,714 (2015).

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC



### CONTACT

<b>Will Thomas</b> 020 7317 3717 <a href="mailto:wthomas@klmproperty.co.uk">wthomas@klmproperty.co.uk</a>	<b>Ben Oliver</b> 020 7317 3723 <a href="mailto:boliver@klmproperty.co.uk">boliver@klmproperty.co.uk</a>
-----------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------

Or alternatively, contact our joint agents:

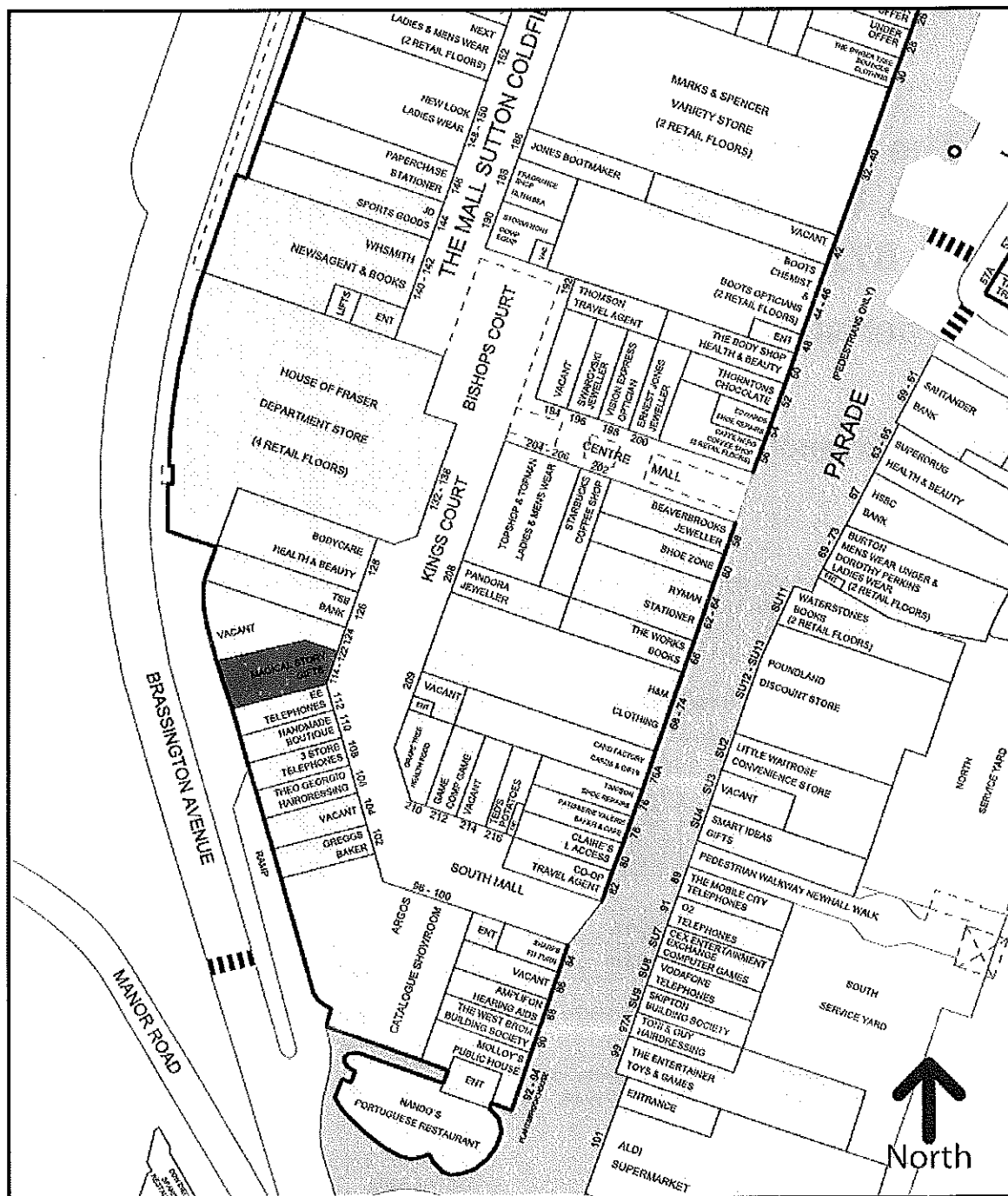
Cushman & Wakefield – Doug Tweedie / Chris Baker  
0121 232 4900

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& VACANT POSSESSION**

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IMPORTANT: These Particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract



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Created By: Kitchen LaFrenais Morgan

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Langham House, 302-308 Regent Street, London, W1B 3AT

IMPORTANT: These Particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

# Andrew Grant Commercial

**113 The Parade, Sutton  
Coldfield, West Midlands,  
B72 1PU**

**£35,000 per annum**

**Rental:**

**TO LET: PROMINENT SHOP PREMISES**



## LOCATION

The premises are well located within Sutton town centre, directly opposite Ask and close to major occupiers including Aldi, Scrivens, West Bromwich Building Society, Nando's, etc.

## ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
Average Internal Width	20ft 8in	6.30m
Shop Depth	65ft 2in	19.90m
GF Net Sales Area	1,305 Sq ft	121 Sq m
FIRST FLOOR		
Staff/Storage	950 Sq ft	88 Sq m
SECOND FLOOR		
Male & Female Toilets		

## LEASE

The property is offered on the basis of a new fully repairing and insuring lease, for a term of years to be agreed upon, in multiples of 5 years.

## RATING ASSESSMENT

We understand that rating assessment is as follows:

Rateable Value of £37,500

General Rates Payable of £18,637.50

Interested parties are advised to make their own enquiries directly with the local authority.

## ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 90 (Band D). A copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## REFERENCES

The successful applicant for a tenancy will need to provide a satisfactory bank, accountants, solicitors, landlord and two satisfactory trade references for submission to the Landlord. In respect of a limited company the last three years audited trading accounts.

## VAT

We understand that VAT is payable on the rental price. However, interest parties are required to make their own enquiries..

## MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful Tenant.

## VIEWINGS

Strictly by prior appointment with Andrew Grant Commercial on 0330 024 3000.

**Midlands Office**  
485 Birmingham Road,  
Bromsgrove, B61 0HZ

**London Office**  
40 St James's Place  
London, SW1A 1NS

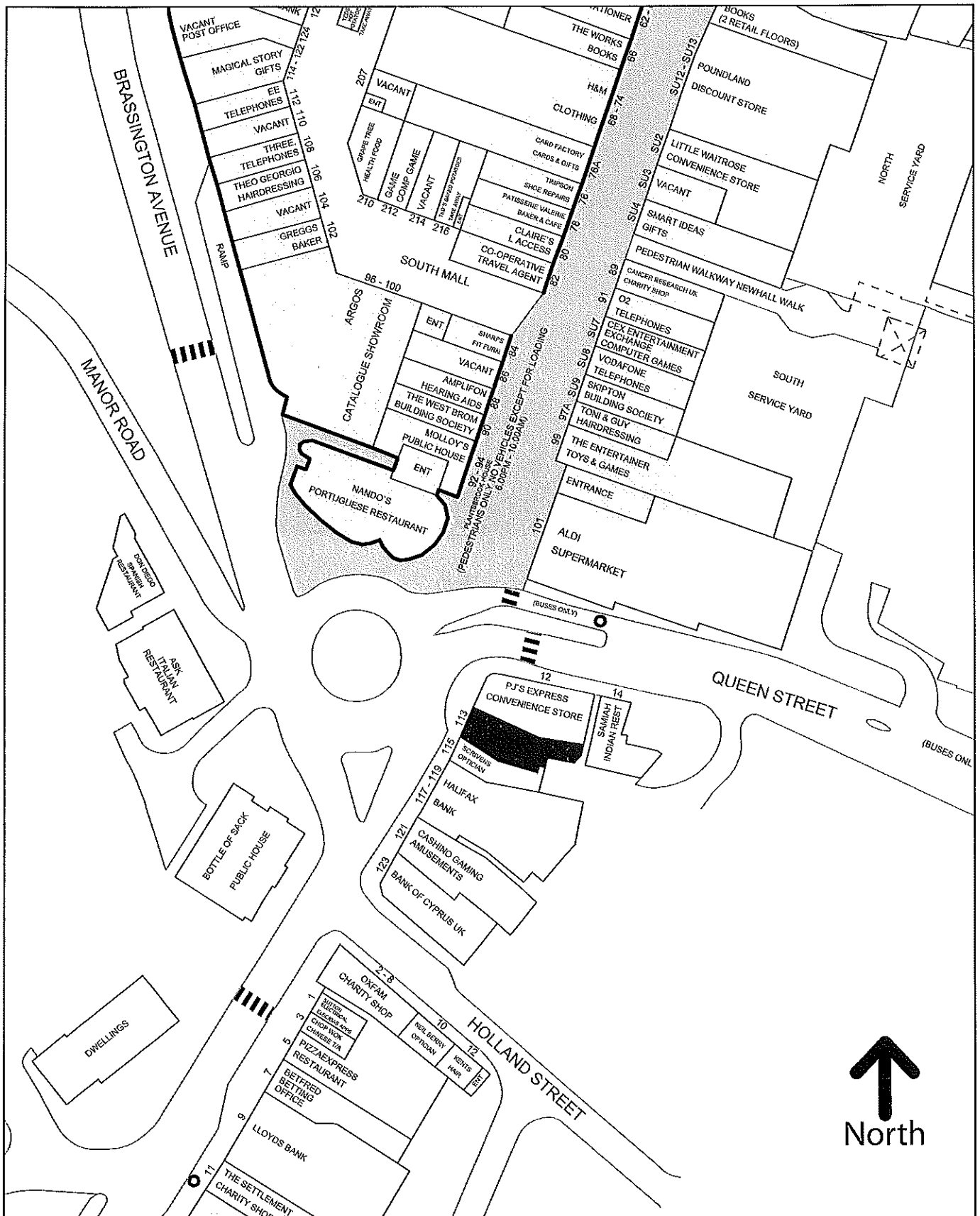
T. 0330 024 3000  
E. commercial@andrew-grant.co.uk  
**andrew-grant.co.uk**

Andrew Grant LLP is a Limited Liability Partnership incorporated in England under OC399403. Regulated by RICS. A list of members is open to inspection at the registered office which is at Carrick House, Lyplatt Road, Cheltenham, Gloucestershire GL50 2QJ. Telephone 01242 234421



*These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.*





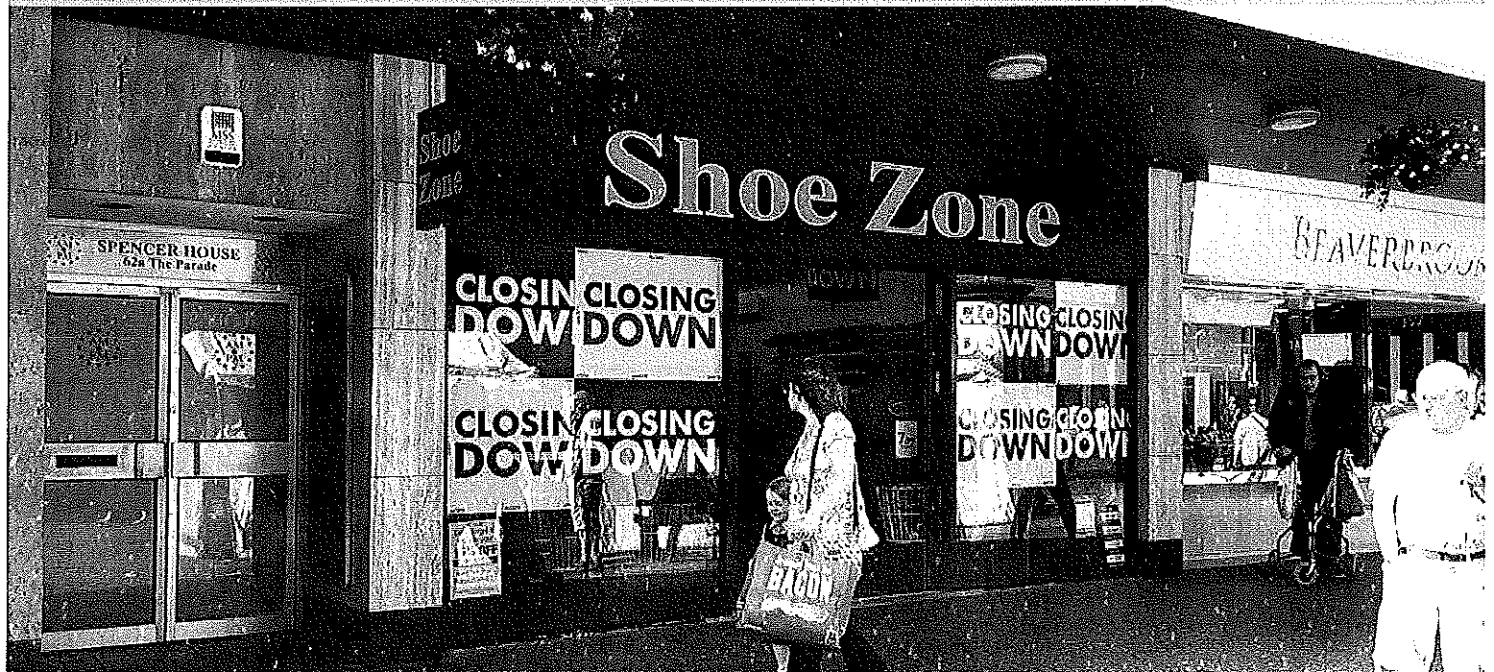
50 metres

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Created By: Andrew Grant



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## Location

Sutton Coldfield is an affluent town located 8 miles to the north east of Birmingham. The centre is approximately 550,000 sq ft with weekly footfall in excess of 130,000.

The centre is anchored by Marks & Spencer, House of Fraser and H&M. Recent lettings in the scheme have included Tiger, Office, Swarovski, Lakeland and Fat Face. The unit is in a prominent position facing onto The Parade adjacent to Beaverbrooks and opposite Waterstones.

## Accommodation

Ground Floor	1,270 sq ft	118.03 sq m
Basement	578 sq ft	53.72 sq m
First Floor	1,277 sq ft	118.68 sq m
<b>Total</b>	<b>3,125 sq ft</b>	<b>290.43 sq m</b>

## Lease Term

The premises are available by way of a new effectively FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## Contact

Will Thomas  
+44 (0)20 7317 3717  
wthomas@klmretail.com

Ben Oliver  
+44 (0)20 7317 3723  
boliver@klmretail.com

## Rent

£75,000 per annum exclusive.

## Rates

Rateable Value	£77,000
Rates Payable (2016/17)	£38,269

Interested parties are advised to make their own enquiries via the Local Authority to confirm this information.

## Service Charge

£12,647 (2016).

## Energy Performance Certificate

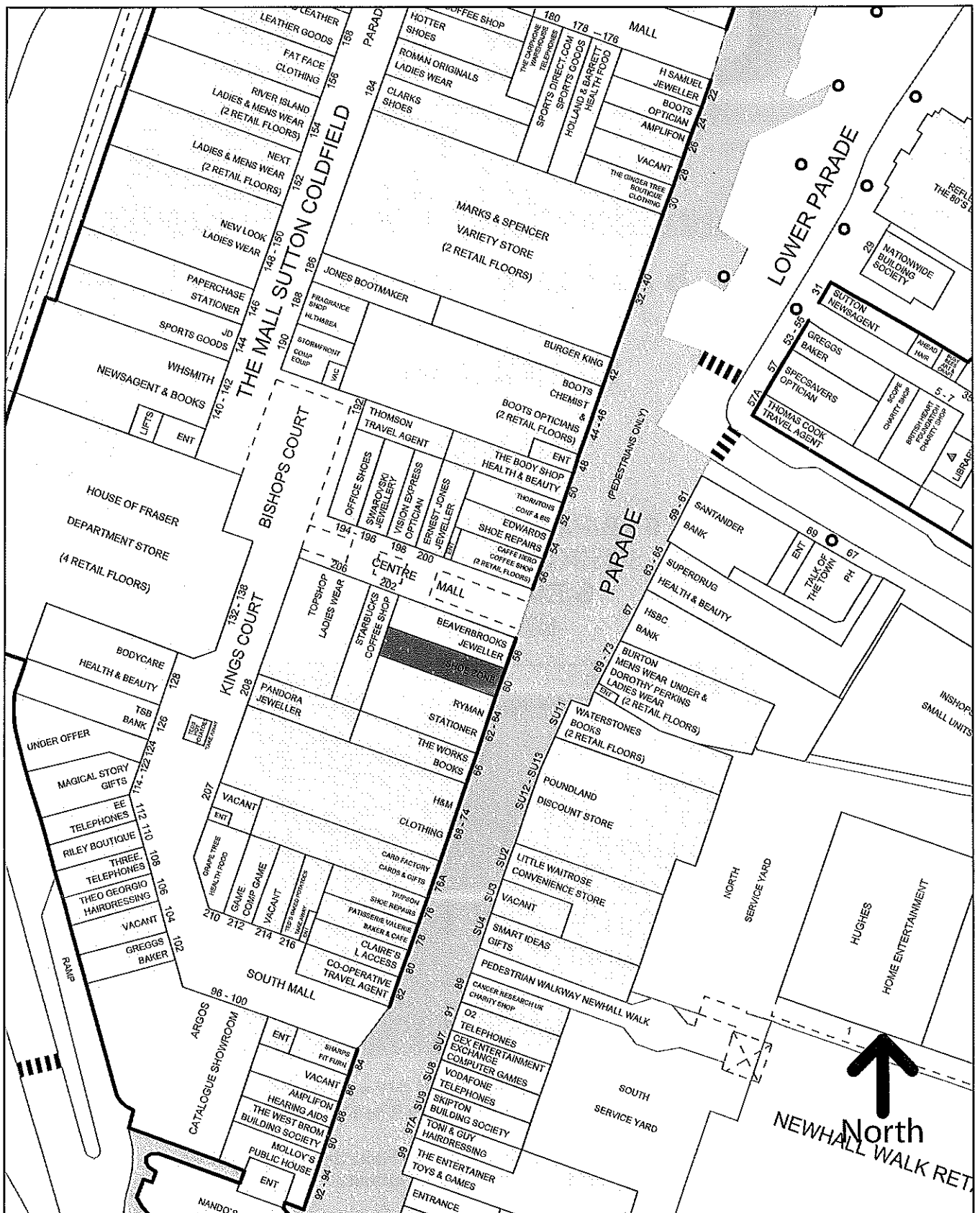
Available upon request.

## Costs

Each party is responsible for their own legal costs incurred in this transaction.

## Or through our joint agents

Cushman & Wakefield  
0121 232 4921



50 metres

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Created By: Kitchen LaFrenais Morgan



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# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

**RETAIL UNIT**

**TO LET**

**57 BIRMINGHAM ROAD  
SUTTON COLDFIELD  
BIRMINGHAM  
B72 1QF**



**GROUND FLOOR SALES AREA 108.88m<sup>2</sup>/1,172 sq ft or thereabouts  
Ancillary Storage – 103.4 m<sup>2</sup>/1,113 sq ft or thereabouts**

**Neighbouring occupiers include Black Sheep Hair, Save the Children,  
Comfort Beds and Tesco Express**

**0121 321 3441**

57 Birmingham Road, Sutton Coldfield

## LOCATION

The premises are prominently situated to the south of Sutton Coldfield Parade and The Mall Shopping Centre with neighbouring retailers to include Black Sheep Hair, Save the Children, Comfort Beds and Tesco Express.

## DESCRIPTION

The premises comprise an inner terraced retail unit providing ground floor sales together with ancillary storage at basement, first and second floors.

The accommodation comprises the following approximate floor areas and dimensions\*:

Internal width	6.35m / 20'10"
Shop depth	25.42m / 83'5"

**Ground floor sales: 108.88m<sup>2</sup>/1,172 sq ft**

First floor storage	23.5m <sup>2</sup> /253 sq ft
Second floor storage	56.2m <sup>2</sup> /605 sq ft
Basement storage	23.7m <sup>2</sup> /255 sq ft

## LEASE

The premises are available by way of a new lease on effectively full repairing and insuring terms, for a maximum term of 2 years.

## RENT

£30,000 per annum exclusive.

## BUSINESS RATES

Rateable Value £22,750 obtained from the Valuation Office Rating List.

Rates payable 2016/2017 £11,306.75 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the granting of the new lease.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating Band C - 74.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## VIEWING

***Strictly by appointment with the sole letting agent:***

***Burley Browne on 0121 321 3441.***



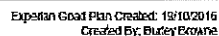
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

8217

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



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## Energy Performance Certificate

Non-Domestic Building

0800 77 66 66

Jobby Lighting  
17 Rectory Road  
BUTTON CHEREFIELD  
BN1 6JL

Certificate Reference Number:  
4456-3651-0383-0050-5391

This certificate shows the energy rating of this building. It includes the energy efficiency of the building taking into account heating, ventilation, cooling and lighting systems. The rating is compared to the best buildings of this type of building are appropriate for use in buildings and are appropriate for energy buildings. This is more advice on how to interpret the information on the Government's website [www.communities.gov.uk/govuk](http://www.communities.gov.uk/govuk).

### Energy Performance Asset Rating

More energy efficient

A 92.5

B 80.50

C 67.5

D 54.5

E 41.5

F 28.5

G 15.5

G Over 150

Less energy efficient

74

This is the energy rating of the building.

### Technical Information

Main heating type

Heating installation

Water tank location

Building complexity

Other notes

Gas fired central heating

Heating and ventilation

Water tank location

Building complexity

Other notes

Other notes

### Comments

Other notes

Other notes

Other notes

Other notes

Other notes

Other notes

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd**  
**Registered in England No. 5488324**  
**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**

