

Birmingham City Council

Report to Cabinet

8th September 2020



Subject: 10 YEAR CYCLICAL MAINTENANCE PROGRAMME
2020 - 2030 LIBRARY OF BIRMINGHAM

Report of: Dr Tim O'Neill
Director for Education & Skills

Relevant Cabinet Member: Cllr Jayne Francis - Education, Skills & Culture
Cllr Tristan Chatfield - Finance and Resources

Relevant O &S Chair(s): Cllr Kath Scott - Education & Children's Social Care
Cllr Sir Albert Bore - Resources

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Are specific wards affected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s):		
Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, add Forward Plan Reference: 007888/2020		
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, provide exempt information paragraph number or reason if confidential:		

1 Executive Summary

- 1.1 The Library of Birmingham opened to the public in September 2013. It typically receives 1 million visits per year from the public. Day to Day Maintenance of the building to replace lighting, filters, perform statutory checks on equipment cost circa £600k per annum. The Maintenance provider is Airtech Optimise LTD.

- 1.2 The building is now 7 years old in that time no cyclical maintenance programme has been followed. Many items of large plant are now in need of replacement including:
- Emergency lighting batteries
 - Security systems and Network
 - General lighting controllers
 - Fan coil units
 - Escalators
 - Painting and decoration
 - Glass failure and breakages
- 1.3 Gleeds a consultancy company have looked at the cyclical maintenance issue and developed a 10-year cyclical maintenance programme based on the 7 years' experience we have had of operating the building and the types of repair faced. They identified that a circa £1.1m per annum spend is required to replace end of life equipment. A predicted total of £11m is needed for the 10-year plan.
- The library has not drawn down on the cyclical maintenance fund for the first 7 seven years of operation, but now requires £3.3 million of funding over an initial period of 3 years to comply with various H&S legislation, by keeping the Library in a good state of repair/decoration relating to the cyclical maintenance plan.
- 1.4 The funds will be utilised to keep Birmingham City Councils most iconic building the Library of Birmingham in a good state of mechanical, structural and decorative repair not only for the Citizens of Birmingham but people from other areas of the country and abroad. Thus, keeping it safe and in compliance with various Health and Safety legislation, maintaining its iconic appearance and status and retaining/increasing footfall of Library Service users and Visitors.

2 Recommendations

That Cabinet; -

- 2.1 Approves the maintenance of the Library of Birmingham in accordance with the Cyclical Maintenance Plan as prepared by Gleeds and attached as **Appendix A** to this report.
- 2.2 Approves the release of £3.3m (£1.1m per year) from the Library's cyclical maintenance reserve (which holds £8m) to progress the works set out in the Cyclical Maintenance Plan attached as **Appendix A** to this report
- 2.3 Delegate authority to the Head of Library Services in conjunction with Library of Birmingham Facilities Manager (or their delegates) to authorise the Cyclical Maintenance Works

3 Background

- 3.1 The Library of Birmingham is an Iconic, internationally recognised building which has featured on a set of Royal Mail stamps and represents the city in national media. The building has extensive glass construction and a unique façade of ornamental

rings and has 35000m² of floor space. The building sits in the heart of Birmingham City Centre and is popular for the wide-ranging Library Services it offers and is a visitor attraction in its own right. It is a footfall magnet drawing people to the City Centre and enjoys approximately 1 million visits per year. It overlooks the up and coming Centenary Square and the prestigious buildings that surround it. The building was handed over to Birmingham City Council by the main contractor Carillion in April 2013 and was opened to the public in September 2013. It receives good feedback on TripAdvisor from visitors as a place to see in Birmingham and from users of our many Library services.

- 3.2 The building has a mix of physical spaces within it including traditional open plan library space, a 300 seater Studio Theatre, Gallery, Café, Conferencing Suites, Language School, Changing Places specialist room for the disabled, Outdoor Terraces, specialist and accredited close climate control Archive Store, Offices and a 24/7 365 days per year manned Control Room for life safety system monitoring.
- 3.3 The equipment in the Library is advanced cutting edge with building wide central computer control including items such as, internal and external lighting systems, computer controlled lifts, a scenic and other lifts including for fire evacuation, various heating and cooling systems, ground source water cooling, graphical computerised fire alarm system with floor plans, , travellers, a diesel powered back-up generator, system, tannoy system, specialist audio visual systems for classrooms and conferencing rooms, and a hypoxic system, which reduces the oxygen content in the air to prevent fire and so on.
- 3.4 7 years have now passed since the building opening in September 2013 and many of the systems in the building are now showing their age and have had their useful life.
- 3.5 As part of a cyclical maintenance planning process to address that issue Gleeds were appointed in 2019 to look at developing a cyclical maintenance plan for the Library of Birmingham. They used specialist consultants to look at what needed to be done to maintain the building in light of the 7 years' experience of the building being operated from 2013.
- 3.6 The plan developed includes glass replacements, redecoration and replacement of equipment as highlighted above.

Cyclical Maintenance works required to 2020/21 includes replacement of: -

- Emergency lighting batteries
- BMS, CCTV and Network
- General lighting
- Fan coil units
- Oxygen reduction system for Archive Stores

- 3.7 The Library is required by law to have a fully working emergency lighting system but due to the age of the system all of the batteries now need to be replaced. The control

system is experiencing monitor and storage hard drive failures as it becomes out of date. The Oxygen Reduction system is integral to the Fire Strategy of the Building. It protects the 5th and 6th Floor. The system has already failed and been temporarily repaired but needs replacement. This will bring large energy savings of £20k per annum and will pay for itself over time.

3.8 The total cost of the items identified in the above list is Circa £1m.

4 Options considered and Recommended Proposal

- 4.1 Not undertaking any cyclical maintenance is of course an option. This can be instantly ruled out as building safety/security and its overall condition would mean that it would soon become unsafe to occupy and various breaches of health and safety law incurred with very serious legal implications as a consequence. The building insurance would also be impacted and cover unlikely to be obtainable except at a premium.
- 4.2 Undertaking repairs only when they are needed and failures in machinery/plant occurs, décor is flaking and dilapidated, the roof leaks etc is also an option. This has an impact on our neighbours, The REP Theatre, as certain systems are joint i.e. Fire Alarm, Intruder, Building Maintenance Software, CCTV and so on. Many systems are linked to the Library's Control Room where security staff monitor life safety systems. A lack of maintenance on a system could therefore affect The REPs Theatre business and their ability to have customers on site safely and securely. The same logic applies to the Library. If heating, cooling, lighting and other systems are only replaced at the point of failure the building or certain floors may have to close to the public for substantial periods.
- 4.3 A planned programme of maintenance is the recommended and preferred option where systems are replaced on the cusp of their useful life. Such planning removes the unexpected and systems can be installed before widespread failure enabling the building to continue to operate safely and securely. No disruption to the Library's or The REPs operation is incurred. The building can be maintained in an attractive state of repair and the public/staff be confident the building is managed with their safety, security, comfort and wellbeing in mind. This is also beneficial to commercial operations such as avoiding impact on income streams from Gala Dinners/Conferencing/Café/Lease of space to other. The building needs to be maintained if the Council wish to retain the value of their asset.
- 4.4 The proposed option has been selected on the basis of best achieving the City Council's key policies and priorities within finite resources, whilst maximising delivery and minimising risks.

5 Consultation

- 5.1 Consultation as to what cyclical maintenance needs to be performed in a programmed plan was developed by expert consultants from Gleeds appointed by the Council to look at this specific issue.

- 5.2 They consulted with Library Management and Facilities professionals at the Library of Birmingham to develop a 10-year plan to meet the Library's cyclical maintenance needs using data from the 7 years since it opened to inform that process.
- 5.3 Library Management has consulted with finance to ensure there is availability of funds to sustain any cyclical maintenance plan and 8 million is held in a sink fund of which the Library now wishes to access 3.3 m over 3 years to fund maintenance.
- 5.4 Library Management have consulted with procurement and its current maintenance contractor regarding the appointment of contractors to undertake the various works that will be required.

6 Risk Management

- 6.1 The risks of failing to maintain a building in a good state of repair in terms of plant/machinery/decoration and building fabric affects safety, security, aesthetics and reputation.
- 6.2 For example, the failure to manage certain systems i.e. the Hypoxic System impacts upon the fire strategy of the building for the 5th and 6th Floors. This is not only a matter reportable to the building insurance provider but impacts on the safety of building occupants.
- 6.3 The need to maintain Emergency Lighting systems is statutory and failure to replace batteries at the end of the life cycle would lead to a situation where the building would potentially need to close until the situation was rectified.
- 6.4 A building with poor maintenance of systems, poor decoration, poor condition of building fabric would impact on the Library of Birmingham's prestigious and iconic status. Visitor numbers are put at risk, commercial opportunities such as the Gala Dinner /Conferencing and Café would suffer and cause damage to significant income streams for the Council.
- 6.5 The Library can only address these risks through performing timely cyclical maintenance and thus maintain one of the Council's most prestigious assets.

7 Compliance Issues:

7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?

7.1.1 The Library of Birmingham's Cyclical Maintenance Programme performs a vital role in enabling the building to be open for business and to deliver library services which support the City Council's key policies and priorities relating to its Citizens such as: -

- Jobs and Skills
- Families and Children
- Health and Wellbeing
- Economic Growth

7.2 Legal Implications

7.2.1 The relevant primary legislation required to implement individual projects contained within the Cyclical Maintenance Plan comprises

- Health and Safety at Work Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Workplace (Health, Safety and Welfare) Regulations 1992
- The Provision and Use of Work Equipment Regulations 1998
- LOLER

7.2.2 Section 111 of the Local Government Act 1972 empowers local authorities to do anything (whether or not involving the borrowing, expenditure or lending of money or the acquisition or disposal of any of its property) which, is calculated to, or is conducive or incidental to the discharge of any of their functions.

7.3 Financial Implications

7.3.1 There is currently £8m Cyclical Maintenance reserve allocated for the Library

7.3.2 A circa £1.1m per annum spend is needed to replace end of life equipment/redecoration as identified in the Gleeds Planned Maintenance Programme (PMP). A total of £11m is needed for the 10-year plan.

7.3.3 The Library now seeks permission to draw down £3.3 million over an initial period of 3 years period to comply with various H&S legislation by keeping the Library in a good state of repair/decoration relating to the cyclical maintenance plan.

7.4 Procurement Implications (if required)

7.4.1 There are no direct procurement implications contained within this report. However, it should be noted that cyclical maintenance projects will be delivered in line the Council's Constitution and Procurement Governance Arrangements, with demonstration of value for money and compliance with the Birmingham Business Charter for Social Responsibility clearly set out.

7.5 Human Resources Implications (if required)

7.5.1 N/A

7.6 Public Sector Equality Duty

7.6.1 An initial screening for an Equality Analysis (EA) has been undertaken for Cyclical Maintenance and has concluded that a full EA is not required at this time, with no adverse impacts on the protected groups and characteristics under the Equality Act 2010. This position will be reviewed for each cyclical maintenance project as necessary. The initial EA screening is provided as **Appendix G** to this report.

8 Appendices

- 8.1 **Appendix A:** Gleeds PMP Condition Survey- 10 Years LoB Cyclical Maintenance Plan
- 8.2 **Appendix B:** LoB Emergency light batteries replacement
- 8.3 **Appendix C:** Fan Coil Units Cyclical Works, Quote
- 8.4 **Appendix D:** BMS Cyclical Works, Quote
- 8.5 **Appendix E:** Oxygen Reduction System, Quote
- 8.6 **Appendix F:** LoB Lighting Upgrades, Quote
- 8.7 **Appendix G:** Equality Analysis