

**3. ALTERNATIVE USES FOR FORMER NEW BRIGHTON LIBRARY:
SHAW AVENUE**

RR 10320

The following report was submitted to the 2 August meeting of the Burwood/Pegasus Community Board:

<i>Officer responsible</i> <i>Property Manager</i>	<i>Author</i> <i>Property Projects Officer, Steve McCarroll</i>
<i>Corporate Plan Output: Surplus Property</i>	

The purpose of this report is to seek the views of the Community Board with regard to the future use of the former New Brighton Library in Shaw Avenue and to advise the Projects and Property Committee recommendations for its future use.

BACKGROUND

The former New Brighton Library in Shaw Avenue has been vacated by Library staff with the move to new premises in the Pier Building.

The availability of this property was circularised under the Property Decision Making Flow Chart with a comment at the time from the Community Advocate that the building could be suitable for use by community groups.

It is understood that there is some interest in the building from a number of groups and they may have made applications through the annual plan process for funding in the hope of being able to occupy this building.

It is important from a property perspective to consider all possibilities for the building and to this extent some preliminary work has been done to ascertain if there is any outside interest in the premises from a letting perspective. To date the letting of the building has not been actively marketed but I can advise that there has been some genuine interest expressed from private individuals.

The building has a floor area of 343m² and based on the independent rental advice that was received, the annual rental for the premises is likely to be just under \$40,000 per annum.

Under the Property Decision Making Flow Chart we are now at a stage in the process where the Property Unit summarise the registrations of interest and advise on the options with regard to this property.

Under the circularisation process it has become evident that there is no internal interest in the building from other Council Units and the Property Unit must now consider options for the building.

Shaw Avenue, where the property is located is situated to the northeast of the Brighton Mall some distance from the main retail tenancies of Brighton and at the opposite end of the mall from the recently completed pier building. The profile of the property is such that it would be the Property Unit's intention to market the property from a letting perspective with a number of agents to gain the greatest exposure should it not be retained for community purposes.

SUMMARY

There has been no Council internal interest expressed in this property and it is considered that a marketing programme for letting purposes should be embarked upon with a view to securing an appropriate tenant and possibly in time consider sale of the property.

It is an appropriate time for the Community Board to put forward their views as to their thoughts as to an appropriate use for the property for consideration by the Council.

The Community Board resolved to establish a working party comprising the Chairperson (Chrissie Williams), Caroline Kellaway, Andy Lea and David Dobbie, to meet with appropriate New Brighton community groups to report to the Board on the needs and feasibility of using the former library building as a community centre.

Most members of the Projects and Property Committee were of the opinion that it had always been understood that the former library building would be sold following the establishment of the new library, to offset the cost of the new facility. Some members also expressed a view that it would be preferable to investigate the possibility of purchasing a cottage or similar accommodation as a community centre for New Brighton community groups, rather than using the former library building for this purpose. The Property Manager advised that he would prefer that any final decision on the disposal of this building be withheld until all the processes set out in the property disposal flowchart had been fully completed. However, most members took the view that in view of the lack of interest expressed by other Council units in the use of this building for alternative Council related purposes, it would be preferable for the building to be sold as soon as possible.

- Recommendation:**
1. That the former library be offered for sale by public tender at a price not less than the minimum reserve price assessed by a registered valuer appointed by the Council.

2. That if a satisfactory tender price is not obtained, the property be listed for sale and the Property Manager be authorised to sell the property at not less than the minimum reserve price as indicated in recommendation 2 above; or, if this price is unachievable because of market conditions, at such lesser price to be authorised jointly by the Property Manager and the Chairman of the Projects and Property Committee.
3. That the required public notification of the proposed sale be given, to enable the resolution formally approving the sale under Section 230 of the Local Government Act 1974 to be considered by the Council at its 28 October 1999 meeting.