

# Drumrae Library and Community Hub - Progress Report

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## Culture and Leisure Committee

20 September 2011

### 1 Purpose of report

- 1.1 To advise Committee on the progress of the new library, West Neighbourhood Office and day care centre at Drumrae.

### 2 Summary

- 2.1 The project brief for the Drumrae facility incorporates a library, day centre, adult learning suite, office accommodation for Services for Communities (SfC) West Neighbourhood Management Team, and Police Safer Neighbourhood Team.
- 2.2 On-going communication is in place to provide local residents, service users and local elected members with updates on the progress of the project and to provide feedback on expectations for the design and access to services.
- 2.3 The library building is one of a number of projects that form part of the Hub South East Scotland Territory Programme and as such has been allocated £787,000 of capital enabling funds by the Territory Programme Board.
- 2.4 The project remains within budget and agreed timescales.

### 3 Main report

- 3.1 The Council agreed on 21 February 2008 to provide £3.5 million capital funding for a new library at Drumrae, with the selected site for this at Rannoch Terrace in Drumrae. Health and Social Care, as part of the re-provisioning programme within the West area, sought to co-locate day centre services from the Tower and Clermiston at the new library. This was agreed at Health Social Care and Housing Committee on 19 May 2009. There is a sum of £656,000 within the Health and Social Care capital programme to enable the construction of the day care centre. In addition the Health and Social Care capital contribution to the project has been increased by a further £110,000 to allow for the inclusion of a space for adults with learning disabilities.

- 3.2 As part of the Fit for Future programme and the rationalisation of Council accommodation the West Neighbourhood Management Team will be required to vacate Chesser House by 2014. Services for Communities identified the development of the library and Day Centre at Rannoch Terrace as an opportunity to provide the West Neighbourhood with more appropriate office accommodation within the West Neighbourhood geographical area and to expand and enhance the range of services that could be provided from this site. To that end prudential borrowing of £1.5million has been agreed through the Corporate Asset Management Group to allow Services for Communities to provide further customer reception facilities and office accommodation on the Drumbrae library site. This means that when the new facility opens residents will have access not only to a library, day care centre, adult learning space but a range of other locally managed council services including Community Safety, Housing, Roads and Task Force. The police Safer Neighbourhood Team will also be co-located with the West Neighbourhood Team when they move to Drumbrae.

### **Community Engagement and Communications**

- 3.3 Community involvement for the early stages of this project is considerable, with a customer survey of over 700 residents incorporated into the design brief for the library. Stakeholder focus groups have been set up with on-going quarterly meetings to review progress of the project and to allow for feedback on early designs. In addition, a joint communications strategy is in place which has resulted in updates through a variety of channels, most recently the autumn Outlook wrap around, libraries web page updates, e-newsletters and letters to local residents and businesses. A number of outreach sessions have been carried out in the local community over the summer giving members of the public and stakeholders opportunities to find out more about the facility. Community Council members are supporting the feedback and communications process. A formal presentation and exhibition to the Western Neighbourhood Partnership have provided a public update to the local community on the progress so far.
- 3.4 The Council has been working closely with the development partners Hub South East Scotland and Morrison Construction in progressing a number of community engagement and outreach activities aimed at increasing the awareness the new facilities will bring to the area.
- 3.5 On 1 July 2011 an arts mural representing the services in the building, which has been produced by the local children from the Rannoch Community Centre in partnership with Community Learning and Development and Impact Arts, was unveiled on site at a ceremony supported by parents, local representatives, elected members and partners. The mural was erected on to a section of hoarding facing on to Drum Brae Drive where it will remain until the completion of the new library. The sections will then be dismantled and erected inside the new building. An illustration of the mural can be seen in Appendix 3.
- 3.6 On 8 June 2011 Alex Neil MSP, Infrastructure and Capital Investments Secretary, visited the site. The visit allowed him to see first hand the excellent progress being made with Hub South East Scotland's flagship project.

- 3.7 The Drumbrae programme also makes provision for a range of community benefits to be generated. More specifically, a range of employment and training opportunities will be available, including:
- Construction site educational visits for young people aged 14-19 years of age;
  - Work placement opportunities for young people aged 14-19 years of age. Young people in the 14-16 years age bracket will be offered placements off-site, in order to meet Health and Safety requirements.
  - Apprenticeships.
- 3.8 Initial discussions with the relevant educational establishments in the Drumbrae catchment area have been positive and it is anticipated that opportunities can be dovetailed to complement the curricular timetable, early in the autumn school term.

### **Service Delivery**

- 3.9 The West Neighbourhood staff team is currently engaged in developing a detailed service delivery model for the new frontline customer service at Drumbrae. In doing this the team are taking account of valuable experience gained in the implementation of a new service model at Kirkliston Library and at the South Neighbourhood Office, which integrated a library service with existing local office provision.

### **Outcomes**

- 3.10 The main outcomes for the Hub and Community Centre are:
- The planning, design and build of a new, multi-purpose library incorporating community, office and day care facilities that is customer focused and demonstrably of the highest quality
  - To help create opportunities for learning, recreation, social involvement and improve the area's prosperity and attractiveness
  - To develop community capacity so people can access the amenities and services they need
  - The provision of a range of frontline services through the location of aspects of a Services for Communities' West Neighbourhood Local Office in the area
  - The creation of a community hub that is accessible, fit for purpose and provides a safe and welcoming environment
  - To achieve support from the community and engagement on programme delivery.

### **Current Status**

- 3.11 Following the successful ground breaking ceremony in January, the main groundworks, roof and external structure of the building have been completed.

Contractors are now progressing the remaining internal work, with progress on schedule for the building to be complete in November 2011.

3.12 The new building is due to open in early 2012 once the interior has been fitted. Illustrations of site progress in July 2011, and of artist's impression of the interior of the building, can be seen in Appendices 1 and 2.

3.13 The BRE Environmental Assessment Method (BREEAM) is an environmental assessment method to measure and describe a building's environmental performance. Current indications suggest that the proposed development will to achieve 'a very good' BREEAM\* rating. Specifics of the current design that will help to achieve the BREEAM score are the use of ground source and air source heat pumps, higher levels of insulation than required by building standards with the possibility of daylighting and natural ventilation being optimised through computer modelling. The proposals will therefore satisfy the sustainability requirements.

#### **4 Financial Implications**

4.1 The Capital and Revenue costs of the project will be contained within approved budgets.

#### **5 Equalities Impacts**

5.1 This service development will improve cross cultural and intergenerational relations in an area with a diverse community profile, contributing to the public sector duty to foster good relations and eliminate unlawful discrimination.

5.2 Equality of opportunity will be advanced both in terms of accessing services and the provision of learning opportunities which improve life choices.

5.3 The equalities relevance score has been assessed as 3 therefore no full equality impact assessment is required.

#### **6 Environmental Impact**

6.1 The design for this new community facility aims to achieve a BREEAM rating of 'very good'. This approach provides us with:

- A building with low environmental impact
- Assurance that best environmental practice has been incorporated in the design and construction
- Inspiration to find innovative solutions that minimise the environmental impact
- A benchmark that is higher than regulation
- A tool to help reduce running costs, improve working and living environments

#### **7 Conclusions**

7.1 The project remains on budget and is due for completion within agreed timescales. Initial on site drilling work began in October 2010. Construction

work is on target for completion in November 2011, with the centre opening in early 2012. Upon completion this will deliver a facility that meets the needs of local communities.

## 8 Recommendations

- 8.1 It is recommended that Committee notes the report and refers it to the Western Neighbourhood Partnership.

**Mark Turley**  
Director of Services for Communities

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Appendices	<ol style="list-style-type: none"><li>1. External View of Library 2011</li><li>2. 3D image of interior of library</li><li>3. Mural designed and created by local children</li></ol>
Contact/tel/Email	<p>Susan Mooney, Head of Service - Community Safety, 529 7587 <a href="mailto:susan.mooney@edinburgh.gov.uk">susan.mooney@edinburgh.gov.uk</a></p> <p>Natalie Hoy, Neighbourhood Manager - West Edinburgh, 469 5198 <a href="mailto:Natalie.hoy@edinburgh.gov.uk">Natalie.hoy@edinburgh.gov.uk</a></p> <p>Monica Boyle, Head of Social Care Performance, 553 8319 <a href="mailto:monica.boyle@edinburgh.gov.uk">monica.boyle@edinburgh.gov.uk</a></p> <p>Gary Todd, Associate Director - Strategic Partnership Planning and Engagement, hub South East Territory, 469 3983 <a href="mailto:gary.todd@edinburgh.gov.uk">gary.todd@edinburgh.gov.uk</a></p>
Wards affected	Drum Brae/Gyle

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Single Outcome Agreement

5 -Our children have the best start in life and are ready to succeed

10 -We live in well designed, sustainable places where we are able to access all the services we need.

15 -Our public services are high quality, continually improving, efficient and responsive to local needs

Local Outcomes

Children and young people have greater access to reading opportunities and support for early learning and literacy.

Communities feel able to influence decisions that affect their neighbourhood.

Quality of life in neighbourhood is improved.

Our services are continually improving and efficient.

People's perceptions of the quality and responsiveness of public services in Edinburgh are improved.

Background Papers

[Drumbrae Library Progress Update](#)

03 Feb 2009, Culture and Leisure Committee.

[Drumbrae Library Progress Report](#)

27 April 2010, Culture and Leisure Committee

[Planning Permission 10101 8491FUL](#)

At Land 101 Metres West Of 65 Drum Brae Drive Edinburgh  
8 September 2010, Development Management Sub-Committee

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## Appendix 1



External view of library August 2011

Appendix 2



3D image of interior of library once completed, showing main ground floor area as seen from mezzanine level

Appendix 3



Mural designed and created by local children