



# Doncaster Council

## Report

---

Date: 5<sup>th</sup> June 2018

To the Chair and Members of the  
**CABINET**

**Doncaster Cultural and Learning Centre (DCLC) Project: Update Report**

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Councillor Nigel Ball Cabinet Member for Public Health, Leisure and Culture  Councillor Bill Mordue Cabinet Member for Business, Skills and Economic Development	All	No

### **EXECUTIVE SUMMARY**

- 1) On 4<sup>th</sup> July 2018, Cabinet approved the delivery of the new Doncaster Cultural and Learning Centre (DCLC) on the site of the former Girls School on Chequer Road, Doncaster. The new building will provide a catalyst for the modernisation and renewal of Doncaster's Cultural and Heritage Services – which will include a new central library and museum.
- 2) Since approval, the Council's project team have worked closely with the proposed construction contractor and their designers, along with a range of stakeholders and experts, to progress the design development. The emerging proposals are being carefully developed to provide much greater flexibility within the building - allowing the Service to better meet the changing needs of its users in future. Moving forward, the Service will undertake a wide range of stakeholder and customer engagement to inform the shape of future service

delivery.

- 3) The building proposals include the retention and restoration of part of the former Hall Cross Girls School building, sensitively encased in a glass façade to showcase Doncaster's architectural heritage.
- 4) Within the proposed building there will be a modern, high quality, integrated heritage and culture service where visitors will benefit from a digitally enabled environment that encourages learning and creativity. Importantly, the service will not only provide better access to culture and heritage for local people, it also will play a key role in encouraging and facilitating more creative and cultural activity throughout the borough's economy.
- 5) Amongst many features, the new building will also house an exciting new Rail Heritage Centre to celebrate Doncaster's rail heritage – including showcasing the extensive Hall Cross rail memorabilia collection and the display of two locomotive engines.
- 6) It is anticipated that construction will commence on site in September 2018, with the building completed and open to the public in the Summer of 2020

## **EXEMPT REPORT**

- 7) Not exempt

## **RECOMMENDATIONS**

- 8) Cabinet are asked to;
  - approve the updated design proposals for the new Doncaster Cultural and Learning Centre (see Appendix 1) as the basis for completing the detailed design
  - Note that the detailed design of the project continues, and the project team is working closely with the construction contractor to ensure that the project is within budget before construction contracts are signed

## **WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?**

- 9) Approving the recommendation in this report will be a big step towards the building and delivery of a new Central Library, Museum and Art Gallery for the residents of Doncaster, in one brand new building.
- 10) Once completed, benefits to be achieved by providing a much better place for formal and informal learning, creativity and skills in the borough, such as:
  - Providing a modern venue for people to access reading materials for reading for pleasure and learning, which will bring in authors with an international profile, and enable library services to run literacy events of a national standard. The new build will create a higher profile for reading in the borough, and working with partners on a reading strategy for the borough, it will be a focal point for the purposes of enjoying reading for literacy, information and pleasure, with reading's proven benefits to public health and wellbeing.
  - Unlocking much of the borough's rich heritage which is currently behind closed doors, increasing public awareness of Doncaster's heritage, and therefore learning from heritage and generating more pride in Doncaster's history, and more interaction and learning from heritage resources. In the new build, this will often be in a digital way. The new build will increase,

through the promotion of Doncaster's heritage, community cohesiveness, improved educational attainment and benefits relating to residents' health and wellbeing.

- Creating a cultural venue which will showcase important heritage and literacy events programmes such as Black History Month, Local History Month, Disability Awareness Day, Dementia Awareness Week, and Get Online Week, for example, to a standard of national quality for local benefit, using the resources unlocked in the new building and complimenting the offer of CAST, DARTS and other cultural providers in Doncaster, making the best use of reading, art and heritage resources.
- A new build provides the opportunity to secure Government Indemnity Insurance for the Council's gallery spaces, which in turn enables for the first time the display of national and international collections in Doncaster's Civic Art Galleries, bringing in new audiences from across the region, and providing new and improved learning opportunities and experiences for Doncaster's residents. Residents won't have to go elsewhere to see exhibitions of national importance, and the service will punch above its weight, starting to compete with cultural offers in Sheffield, Leeds, York, Hull and elsewhere, whilst also maintaining its important community offer.
- The one new build for libraries and heritage in Doncaster town centre will also provide an opportunity for the building to be co-produced and co-managed with community involvement. Doncaster Libraries and Doncaster Heritage Services will be researching opportunities for alternative service delivery models between 2017-19, and the new build could be a focal point for a redesigned service delivery model for libraries and heritage in future.

## **BACKGROUND**

- 11) On 4<sup>th</sup> July 2017, Cabinet considered a report into the options for the future of Doncaster Central Library, Doncaster Museum, Art Gallery, Archives and Library Services for Schools. The report noted that whilst most of the current facilities have provided good services over many years, they do not currently deliver the modern, high quality, accessible service which will be required to meet the future needs of local people and our economy, or deliver our aspirations for Doncaster and its urban centre. In addition, a number of the buildings do not currently offer a high quality environment and will require significant future investment to bring them up to standard if the existing services are to be retained within them.
- 12) Cabinet considered feasibility proposals for the delivery of a new combined facility on the site of the former Hall Cross Girls School on Chequer Road, Doncaster. The new facility would seek to integrate the historic façade of the former girls school, into a modern and fit for purpose building – providing a fantastic new gateway to the Civic and Cultural Quarter. The new building would provide a catalyst for the modernisation and renewal of Doncaster's Cultural and Heritage Services. The delivery of the Doncaster Cultural and Learning Centre (working name) was approved, including encasing the historic girls school façade within glass façade, allowing Doncaster's architectural heritage to be best showcased.
- 13) Since Cabinet approval, the Council's Project Team has worked closely with Willmott Dixon Construction and their designers, along with a range of stakeholders and experts, to progress the design development. The emerging proposals are being carefully developed to provide much greater flexibility within the building - allowing the Service to better meet the changing needs of

its users in future – see appendix 1 for the current design proposals of the building.

14) Cultural and Heritage Services are now proposing to undertake wide ranging stakeholder and customer engagement to inform the shape of services delivered from the new building.

15) The new building will accommodate the following services;

- Children’s and Adult’s Lending Libraries
- Museum and Art Gallery
- Kings Own Yorkshire Light Infantry (KOYLI) Museum
- Rail Heritage Centre, including display of the Hall Cross Rail collection and display of two historic locomotive engines
- ‘Government Indemnity Scheme’ standard exhibition space – designed to allow high value works of art and museum artefacts to be lent to Doncaster and displayed
- Children’s education space
- Business and enterprise space
- Coffee shop
- Meeting and conferencing facilities
- Changing Places toilet facilities

16) If the latest design proposals, shown in appendix 1, are approved by Cabinet, it is proposed to progress and conclude the detailed design of the DCLC Project, putting the Council in the position to sign construction contracts later in the year. The project team is working closely with the construction contractor to ensure that the project is within budget before construction contracts are signed.

17) Key dates for the delivery of the DCLC Project;

- Commence ‘enabling works’ on site – September 2018
- Commence ‘Main contract works’ – October / November 2018
- DCLC construction completed open to the public – Summer 2020

## **OPTIONS CONSIDERED**

- 18). i) Approve the designs of the DCLC as presented – Recommended option  
ii) Do not approve the DCLC designs as presented

## **REASONS FOR RECOMMENDED OPTION**

19) The DCLC proposals have been developed in close consultation with Cultural and Heritage Services, and a range of key stakeholders to ensure that the building will provide the flexibility for the service to deliver the changing needs of customers in the future. It also sensitively seeks to retain and showcase elements of the former Hall Cross Girls School, a building of local historic interest.

## IMPACT ON THE COUNCIL'S KEY OUTCOMES

20)

	Outcomes	Implications
	<p><b>Doncaster Working:</b> Our vision is for more people to be able to pursue their ambitions through work that gives them and Doncaster a brighter and prosperous future;</p> <ul style="list-style-type: none"> <li>• Better access to good fulfilling work</li> <li>• Doncaster businesses are supported to flourish</li> <li>• Inward Investment</li> </ul>	<p>Using libraries and museums leads to improved skills and knowledge for local residents, which improves residents chances of applying for higher paid, higher skilled jobs in future. New build libraries and museums increase aspirations for residents, through the improved showcasing of resources, telling the story of Doncaster through its heritage and improving literacy and wellbeing through reading, for example. Greater aspirations leads people to want to develop their skills; improved skills leads to people applying for better paid jobs, and supports social mobility.</p>
	<p><b>Doncaster Living:</b> Our vision is for Doncaster's people to live in a borough that is vibrant and full of opportunity, where people enjoy spending time;</p> <ul style="list-style-type: none"> <li>• The town centres are the beating heart of Doncaster</li> <li>• More people can live in a good quality, affordable home</li> <li>• Healthy and Vibrant Communities through Physical Activity and Sport</li> <li>• Everyone takes responsibility for keeping Doncaster Clean</li> <li>• Building on our cultural, artistic and sporting heritage</li> </ul>	<p>Many residents use libraries and heritage services to understand the world around them and improve their lives, whether through seeing cultural artefacts and resources, reading, learning informally, participating in events relating to heritage, reading and culture. The benefits of participating in this way have proven positive impacts on wellbeing for residents. Libraries and Heritage Services both encourage and support healthy participation and activity, whether in the form of health literacy in libraries, for example, or the use of resources in museums to aide reminiscence and memory for residents living with dementia. Libraries and heritage services support residents with various health and wellbeing needs, and carers, through events programming and digital skills / information literacy support. This is often at no cost to residents directly.</p> <p>Volunteering in these services is proven to lead to employment for volunteers who have been out of work.</p> <p>Use of libraries and museums helps children and young people to learn to think independently and gain new perspectives, which enhance skills and</p>

		learning outcomes, but which can also be applied at any age of life for Doncaster's residents.
	<p><b>Doncaster Learning:</b> Our vision is for learning that prepares all children, young people and adults for a life that is fulfilling;</p> <ul style="list-style-type: none"> <li>• Every child has life-changing learning experiences within and beyond school</li> <li>• Many more great teachers work in Doncaster Schools that are good or better</li> </ul> <p>Learning in Doncaster prepares young people for the world of work</p> <p><b>Doncaster Caring:</b> Our vision is for a borough that cares together for its most vulnerable residents;</p> <ul style="list-style-type: none"> <li>• Children have the best start in life</li> <li>• Vulnerable families and individuals have support from someone they trust</li> <li>• Older people can live well and independently in their own homes</li> </ul>	Libraries and Heritage Services tailor programmes of activity, and resources, to audiences which may need these most, but fundamentally these services are free at the point of access to Doncaster's residents, and therefore any resident from across the borough should be able to make access and use of these services, to their own personal benefit, and to the benefit of communities (whether geographical communities or communities of practice). The services in scope already support residents from age 0 (e.g. BookStart provision) to 99+ (the first e-book loaned in Doncaster Libraries was to a 99 year old resident). The services work with various partners to ensure that services are as accessible as possible, e.g. Doncaster Dementia Alliance, the Civic Trust, DICE, The Partially Sighted Society etc. In this way, these services work to ensure that resources and facilities are open and accessible to all, and for all ages, so that families, children and young people across Doncaster thrive and fulfil their full potential by using the informal learning resources which belong to the people of Doncaster.
	<p><b>Connected Council:</b></p> <ul style="list-style-type: none"> <li>• A modern, efficient and flexible workforce</li> <li>• Modern, accessible customer interactions</li> <li>• Operating within our resources and delivering value for money</li> <li>• A co-ordinated, whole person, whole life focus on the needs and aspirations of residents</li> <li>• Building community resilience and self-reliance by connecting community assets and strengths</li> <li>• Working with our partners and residents to provide effective leadership and governance</li> </ul>	The new build delivers on value for money for the people of Doncaster. The services will be able to reduce their budgets while delivering a modernised and improved service offer. The disposal of the existing assets will remove the inefficient running costs of these sites, and lead to better utilisation of these sites, e.g. residential / retail. The service provision will be of a better quality because of the new build environment – through increased use of technology, and the use of flexible spaces to display library, museum, and art gallery resources, residents' access to resources will be much

		more efficient and provide better value for money, too.
--	--	---

## **RISKS AND ASSUMPTIONS**

21) There is a risk that when the construction works are procured, the project will be over budget. To manage this, the Council's project team is working closely with the construction contractor to ensure that the emerging designs are market tested to give a higher degree of confidence in scheme costs and ensure that the project is within budget before construction contracts are signed.

## **LEGAL IMPLICATIONS [SF 23<sup>rd</sup> May 2018]**

22) Legal advice has previously been provided setting out the legal powers allowing the Council to carry out this particular project and setting out the processes to be followed.

There are no specific legal implications related to this report

## **FINANCIAL IMPLICATIONS [MS 16<sup>th</sup> May 2018]**

23) As stated above the project team and contractor are working together to ensure costs remain within budget. It was recognised some time ago that a budget of £14.85m is required for the project. This has been confirmed in the current RIBA stage 3. The Council's capital programme includes £14.85m and this will formally be confirmed in the "2017-18 Quarter 4 Finance and Performance Improvement Report". The increase will be funded from improved levels of capital receipts expected through the Council's disposals programme.

## **HUMAN RESOURCES IMPLICATIONS [DK 16/05/2018]**

24) There are no immediate HR implications arising from the recommendations within this report, however, any future changes that impact on the workforce will require HR engagement and would require separate approval.

## **TECHNOLOGY IMPLICATIONS [ET 17<sup>th</sup> May 2018]**

25) Please note there are no specific technology implications arising from the recommendations within this report,

## **HEALTH IMPLICATIONS [RS 16 May 2018]**

26) There are direct health and wellbeing benefits from developing the Doncaster Cultural and Learning Centre (DCLC). The proposals seek to maximise these social benefits whilst minimising environmental impacts using RIBA standards. In the next stage developing options with potential users of this space together with review of the service offer will maximise these health and wellbeing benefits.

## **EQUALITY IMPLICATIONS [PW 23 May 2018]**

- 27) During the design process, the project team have taken care to understand the needs of current and potential service users. The emerging design includes a number of features to ensure that service users are adequately met. Examples of these include the provision of Changing Places toilet facilities for persons with profound and multiple learning difficulties, and family toilet facilities.
- 28) The Service will now undertake a further consultation with stakeholders to inform the reshaping of future service delivery.

## **CONSULTATION**

- 29) The emerging design proposals for the DCLC Project have been developed in close consultation with Cultural and Heritage Services, and informed by a range of stakeholders and experts to ensure that they will meet the needs of the service in the future.

## **BACKGROUND PAPERS**

- 30) Report to Cabinet on 4<sup>th</sup> July 2017 – titled “Options for the future of Doncaster Central Library, Doncaster Museum, Art Gallery, Archives and Library Services for Schools.”

## **REPORT AUTHOR & CONTRIBUTORS**

Peter Wilson, Project Management Programme Manager  
(01302) 736756  
peter.wilson@doncaster@doncaster.gov.uk

### **Name & Title of Lead Officer**

**Peter Dale, Director of Regeneration and Environment**

**Damien Allen, Director of Learning and Opportunities: CYP**