

JUBILEE LIBRARY PFI 1999 - 2005

INFORMATION FOR ANGIE GREANY RE COMMUNITY ENGAGEMENT ON JUBILEE LIBRARY.

<p>What was the issue?</p>	
<p>We needed to provide a new library which met the new unitary authority' and the populations expectations of state of the art new facility for the 21st century. We also needed to deliver a design which would prove acceptable to those local amenity groups who took a great interest in the evolution of the designs. We needed to make sure that local traders and public buildings in the area were also on board with the proposals and willing to support the final scheme chosen.</p> <p>We had a good foundation of work already undertaken by the planning department's (then conservation team) on a planning brief for the site. This set out a very clear set of quality standards for any development on the site and had successfully engaged a wide range of local groups in its development which the new project could then build upon.</p> <p>The library service had worked with its own groups of users for well over a year to crystallise ideas about what a new library should contain, what it should convey, how it should feel and what the priorities were. There were established user groups the new project could tap into for any specific advice.</p> <p>The local groups such as Brighton and Regency Societies, the local North Laine Traders and North Laine Community Association were all asked for input. They had also contributed to the Planning Consultation Exercise and were therefore well aware of the core issues.</p>	
<p>What was the impact?</p>	
<p>AWARDS from a variety of sources in the Industry: 2005</p> <ol style="list-style-type: none">1. Prime Minister's Better Public Buildings Award2. British Construction Industry Building Projects Award3. Sussex Heritage Trust - Community Award4. Chartered Institute of Building Service Engineers (CIBSE) Major Project of the Year5. Royal Institute of British Architects (RIBA) Regional Award6. Public Private Finance Awards - Operational Project with Best Design7. Chartered Institute of Library and Information Professionals (CILIP) Public Libraries Group Award - Partnership category8. Chartered Institute of Library and Information Professionals (CILIP) Public Libraries Group Award - Delegates Choice9. Concrete Society - Certificate of Excellence <p>2006</p> <ol style="list-style-type: none">10. British Urban Regeneration Association – Best Practice in Regeneration Award for Best Design-led Regeneration Project. (Award for whole site development)11. International Green Apple Awards 2006 for the Built Environment and Architectural Heritage12. Art and Work Award for a Site Specific Commission (joint winner)13. Observer Ethical Award - Buildings Category <ul style="list-style-type: none">• Shortlisted (one of 6 international entries) for the Stirling Prize 2005 (won by Scottish Parliament)• Shortlisted for Royal National Town Planning Institute (2007) <ul style="list-style-type: none">▪ The Municipal Journal 2006 Achievement awards - Public Private Partnership - finalist▪ SCALA (Society of Chief Architects of Local Authorities) Civic Building of the year 2006, Major Project category - runner up <p><u>Quotes from Comments Book in the library 2005 by members of the public</u></p>	

<p>My favourite place in Brighton. My second 'home'</p> <p>Makes me wish I lived in Brighton.</p> <p>What a great library-light, spacious and airy- very helpful & patient staff. Children love it too- very well laid out children's section. Thanks to everyone involved.</p> <p>Staff charming and helpful everytime I've been in here. Other council departments could go to the same charm school.</p> <p>My first impression was good!!Ilike this library. Everything you could wish for under one roof. Look at the sky! A reflection- a mirror image!</p> <p>I think its great that the building caters for <u>all</u> people including teenagers who generally don't use libraries.</p> <p>Fabulous. We have been to many libraries around the world and this is one of our favourites...The radio tags blew us away , it's like being in a sci-fi movie with more books</p> <p>Really very impressive. Wish I lived here to take advantage. Will come again.</p> <p>A library this size and nice has been needed for many years now, I think. Wonderful airy building. Also very polite and helpful staff.</p> <p>Everything about it is amazing and it will be an excellent place to study, revise or read with my m8's. Thank you.</p> <p>Joan Bakewell after a recent visit:</p> <p>"Certainly there is a spirit of optimism at the new Jubilee Library in Brighton where I have been whiling away the hours. This is a gloriously confident building that was rightly in the running in 2005 for the prestigious Stirling Prize, awarded each year by the Royal Institute of British Architects. Architecturally it has both position and style. It faces a new square, at the heart of what Brighton likes to call its cultural quarter, its bold glass front declaring a commitment to the city well borne out by the wealth within. Here, hitherto unsung, is a collection of 45,000 valuable historic volumes, including an early nineteenth-century treatise on shampooing. Soon, thanks to a Heritage lottery grant, this impressive collection will be digitally catalogued, adding it to the world feast of books available to all",</p>	
<p>Who did you engage with?</p>	
<p>A range of community groups who had an interest in the locality e.g. North Laine Traders and North Laine Community Group. Groups with an interest in the architectural heritage of the city i.e. Brighton and Regency Society. Library Users (via Library User Groups) and Access Groups i.e. Disabled Access Advisory Group. We also met with individual business's in the area who had interest in the development for a variety of reasons e.g. Infinity Foods and Komedia.</p>	
<p>What did you do?</p>	
<p>The Project Manager began with one to one phone calls and discussions with the key players in all the relevant groups just to discuss with them some ideas about how the consultation may work and to ask what was most important to them about the consultation. What were their major concerns?</p> <p>An "arms length" organisation was used to act as go-between between the council and the various communities of interest. Everyone was on board with their input and had faith in them for this role as they had previously drafted the Design Brief for the library and consulted well with local people in putting this together.</p> <p>A new Advisory Consultation Panel was set up with the aim of ensuring all the interests were represented evenly. i.e. only one person from each type of group. An independent Chair was asked to run the group (for what turned out to be only about 4 meetings). The Chair was carefully chosen to be both neutral and experienced enough to work with a large group. He had an architectural background which was considered important in this</p>	

<p>instance.</p> <p>The first meeting of the group was not a surprise as there had been a lot of discussion previously about process, issues etc. The agenda had also been sent out previously and everyone asked for comment. It was important it felt like a coming together not a meeting people had been summoned to!</p> <p>Quite a lot of time was spent explaining why certain things needed to be done (which was essential for a PFI scheme) and asking for comment. It allowed everyone to understand the complexity of the project and become slightly less entrenched in their own point of view! The group jointly agreed how they could be involved in the process but also what areas it wouldn't be appropriate for. The meeting was structured to allow members of the group to hear from different people about different elements of the project e.g. library issues, planning issues, etc and also for them to summarise their issues and concerns.</p> <p>It was the first time a community panel had been allowed to score a developers proposal and for that scoring to form part of the overall final score. It required all members of the panel to sign confidentiality agreements to ensure the information they were party to did not leak out into the public domain during a procurement/tendering process. The developer was aware of this and although they were not especially keen on this, they accepted it was a critical success factor for the project and important to gain local input they were also unusual enough as developers to realise it was an important and genuine opportunity to improve their scheme and gain public support.</p> <p>Two exhibitions were held. One with the 3 final bids for the library design and masterplan. One when the final design had been further worked up. The first was staffed by the developers and architects themselves (supervised by council staff aswell) and questionnaires (put together by the Advisory Panel and BDP the organisation acting as facilitators) were given out. Apprx. 600 were returned. Results were fed back to bidders and the winning bid, took on board many of the comments in their final best and final offer (BAFO)submission.</p>	
<p>What barriers, challenges or points of learning did you identify?</p>	
<p>When a complex project is underway, consultation is never seen as a critical success factor when in reality it can be. It is often down to one or two key individuals to continually make the case for it and perhaps more importantly, do the work, of making it work. Once it is underway, people will be willing to get on board especially once they realise it is actually energising and interesting rather than simply a hoop that has to be jumped.</p> <p>You need to start early with large projects, on the consultation. The library project was able to build upon the good work done by the library service over a period about 2 years, on what they wanted from a new library – so this debate did not need to be had. The planning team had done a lot of work on design standards. We had put a Design Brief together over which there was agreement. First principles had been agreed on many issues so that the areas for debate and discussion were not fundamental ones. There was no-one on the group with an agenda that wasn't about moving the project forward.</p> <p>All meetings – but specially the first ones – need to be planned out in detail to make sure they go well. Everyone should know what they are there for (on the client side) and what they need to be doing and where (possibly) the sensitivities or key difficulties are likely to be. This avoids meetings descending quickly into negativity. It must be well facilitated. Briefings with all key players are critical to discuss structure of the meeting etc.</p>	
<p>K.Pearce MPT October 2009 v1.0</p>	

