

Scheme Summary

Name of scheme:	British Library North at Temple Works
PMO scheme code:	H&R-HER-001
Lead organisation:	Leeds City Council
Applicable funding stream(s)	Combined Authority's gainshare to fund the economic recovery.
Approvals to date:	West Yorkshire Devolution Deal (agreed on 11 March 2020).
Forecasted full approval date	June 2023
Forecasted completion date	Early to mid-2028
Total scheme cost:	£69.810 million
Combined Authority funding:	£25 million
Other public/private sector funding:	£44.810 million

Scheme Description:

The British Library North (BLN) project aims to deliver a new British Library for the North, in Leeds. The preferred site is the Grade 1 listed building, Temple Works, located in the Southbank area of Leeds, one of the most deprived neighbourhoods in the city and amongst the 1% most deprived nationally.

A two phased approach is proposed to mitigate risk and safeguard the grant. The first phase costed at up to £5.35 million will fund temporary stabilisation work to allow safe access for specialist structural survey work, design work to confirm the viability of the building and a dedicated Programme Team to be based within the Combined Authority. The second phase will utilise the remaining allocation to develop and fit out the building, together with additional funding from LCC and British Library.

If the building proves viable, the project will involve the restoration and refurbishment of Temple Works to establish a new 8,000m² facility for the British Library. This will strengthen its presence in the north and provide learning, community, research, business incubation, events, and exhibition space to attract an estimated 500,000 visits each year.

The British Library identified Leeds as its preferred location based on its catchment, accessibility, the diversity of the population, its connectivity, and the ability to support and be supported by their existing storage and research facilities located at Boston Spa, near Wetherby.

Temple Works is on Historic England's Heritage at Risk Assets register due to significant structural issues and is unlikely to be developed without public subsidy. The estimated cost of the new BLN is approximately £70 million.

British Library, Leeds City Council and the owner of Temple Works, Commercial Estates Group (CEG) have entered into a collaboration agreement, which will be formalised through further legal agreements, should the building prove viable for British Library.

Business Case Summary:

<p>Strategic Case</p>	<p>The scheme has a strong strategic case and forms a key element of the West Yorkshire Devolution Deal. The scheme is seeking approval for funding from the Combined Authority's gainshare to fund the economic recovery.</p> <p>The scheme seeks to understand the potential public future use of a currently redundant, at risk, heritage building. Should British Library proceed, the repaired and refurbished building will house British Library North and make a positive contribution to the character, identity, and culture of the area through heritage regeneration and economic growth and will attract significant visitors to a deprived neighbourhood in Leeds City Centre.</p> <p>The scheme's regeneration impact will begin to address a disconnect between the neighbourhood and the wider city and generate local cultural vibrancy and activity.</p> <p>The scheme supports Priority 1 (Growing Business) of the Strategic Economic Plan, as British Library North will create space for businesses and entrepreneurs and deliver access to knowledge and innovation infrastructure. The scheme also addresses Priority 2 (Skilled People, Better Jobs) as apprenticeship opportunities will be created during the refurbishment and construction phase.</p> <p>The delivery of the scheme supports the West Yorkshire Economic Recovery Plan, to generate a major transformation in a deprived neighbourhood.</p>
<p>Economic Case</p>	<p>As the submission is at Strategic Outline Case (SOC) full economic analysis has not yet been conducted. There are four overall options for the scheme including;</p> <ul style="list-style-type: none"> • Do the minimum, which involves a controlled collapse of the Temple Works building. • Pre-let the building to a commercial occupier. • A less ambitious option would be the partial occupation by British Library. • The preferred option would be to use the 8,094m² of floorspace creating 45 net jobs in the culture sector and an estimated 500,000 visitors per year.
<p>Commercial Case</p>	<p>Temple Works is one of the most significant industrial heritage assets in the north of England. The significant costs involved in repairing the Grade I listed building have resulted in a significant viability gap for</p>

	<p>commercial developers. It has remained vacant since 2004 and previous plans to bring it into commercial use have not succeeded.</p> <p>The repaired and refurbished building would house British Library North. The British Library already has a major presence in Boston Spa, near Leeds and through its Business and Intellectual Property Centre it supports entrepreneurs and innovators from ideas generation through to successfully launching and growing a business.</p> <p>Procurement will be undertaken by the owner and developer of Temple Works, CEG, who will also act as Development Manager for the scheme. CEG has committed to an approach that reflects Leeds City Council's procurement procedures.</p> <p>Consultants will be secured from appropriate procurement frameworks.</p>
Financial Case	<p>Total scheme costs at strategic outline case stage range from £64.3 million (low estimate) to £77.9 million (high estimate). The scheme is seeking a grant of up to £5 million from the £25 million from the Combined Authority's gainshare funding. An additional contribution of up to £52.9 million will come from other public and private sector funding. The scheme cost is an early estimate based on fit-out design and proof of concept design for the stabilisation, shell, and core phases of construction. The scheme cost includes allowance for risk, contingency, and inflation. Market and viability assessments demonstrate that the restoration of the building requires significant public sector investment to address the 'conservation deficit' and as such it is unlikely to be developed without some form of public subsidy.</p>
Management Case	<p>The key organisational roles and responsibilities for the scheme are:</p> <ul style="list-style-type: none"> • Leeds City Council – co-funder, grant body, regeneration and economic development lead, city's cultural strategy lead, acquiring authority under compulsory purchase legislation. • CEG - Development manager, technical lead, responsible for procurement, building owner and adjoining landowner, planning applicant. • British Library – occupier and end user, design lead, service provider, responsibility for leading on wider fundraising, operational responsibility, cultural strategy, and regeneration strategy. • Combined Authority – co-funder, grant body, monitoring authority, programme management and business case assurance <p>A series of agreements are currently in place/in development that set out the basis for the relationship between the Combined Authority, Leeds City Council, CEG and the British Library</p> <p>A governance structure is set out and is being further developed.</p> <p>A Master Programme has been developed but it is highly dependent on the outcomes of the first phase of scheme development, including progress made to secure the full scheme funding and the timing and extent of any formal commitments to the scheme by the British Library and CEG.</p> <p>Planning permission and Listed Building Consent are required for the scheme and are not yet in place. However, formal pre-application</p>

discussions with the Local Planning Authority and Historic England are underway.

Ownership of Temple Works and adjacent sites is also critical in delivering the wider masterplan vision for the Temple area and negotiations are ongoing.

Scheme risks will be managed through a costed risk register and change management process.

Location Map:

The following map shows the location of the British Library for the North scheme



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

For further information on Combined Authority schemes across the Leeds City Region please refer to: <https://www.westyorks-ca.gov.uk/growing-the-economy/leeds-city-region-infrastructure-map/>