



Borrowash Library Information Pack

For groups and organisations interested in running a community managed library in Derbyshire.

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Introduction

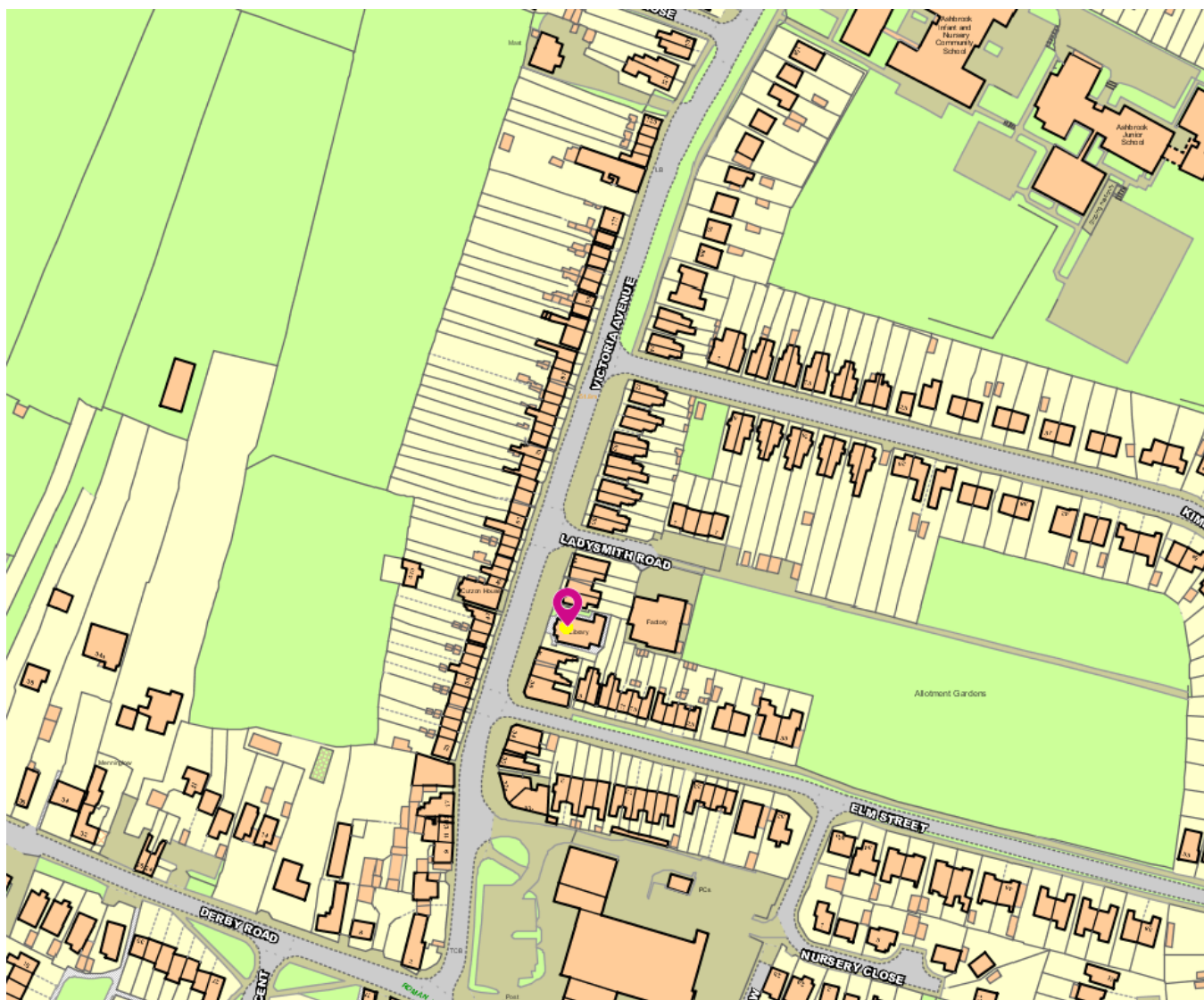
This *Library Information Pack* provides details about Borrowash library which will be useful if you have an interest in taking responsibility for it as a Community Managed Library (CML).

This pack should be read alongside the *Community Managed Libraries Information Pack* which has more details on what Derbyshire County Council are offering; and what a CML would be expected to provide, as well the *Expression of Interest Pack*.

All relevant documents are available on our dedicated webpages www.derbyshire.gov.uk/librariesforderbyshire

You can print this pack at your local library free of charge or you can request a printed copy to be sent to you, or if you require the documents in another format, by contacting us at community.libraries@derbyshire.gov.uk or telephone on 01629 536166.

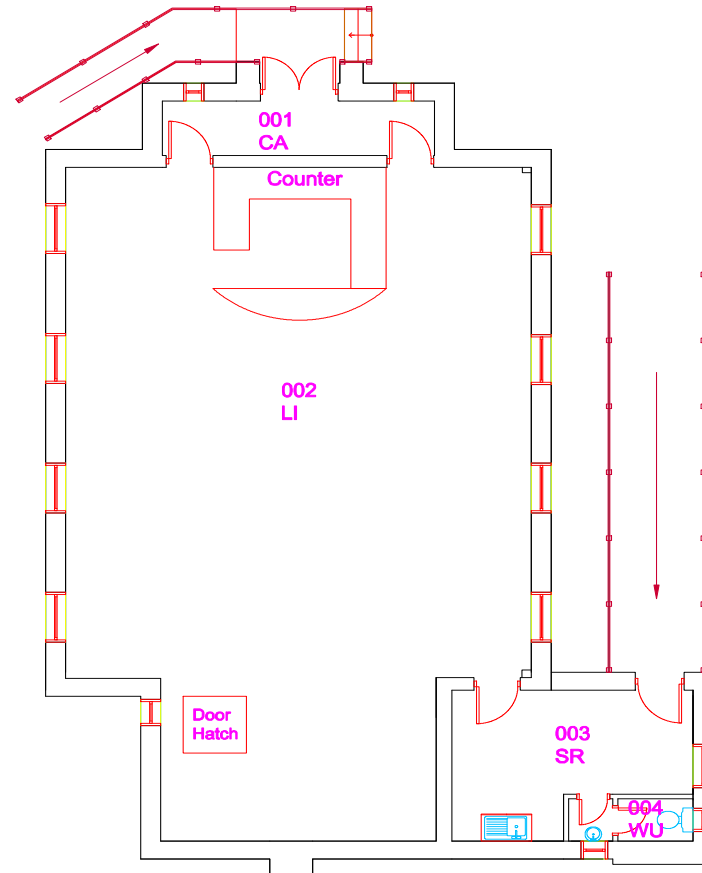
Current Location of Borrowash Library



© Derbyshire Mapping Portal

Borrowash Library
Victoria Avenue
Borrowash
Derbyshire
DE72 3HE

Borrowwash Library Floorplan



February 2019

Do not scale
Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator

C	Updated to latest info.	Nov 18	LS
B	Re-measured	Oct 18	GB
A	Updated to latest 20%	Nov 10	LS
Rev.	Details of Revision	Date	Initial

Derbyshire County Council
Corporate Resources

County Property Division
Chatsworth Hall, Matlock, DE4 3PW
Tel: (01629) 550000
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Project
BORROWWASH LIBRARY

UPRN Number

Drawing Number
1876/01/01-GF/B/D001

Revision

Title
**SITE 01
BLOCK 01
GROUND FLOOR**

Scale 1:100	Drawn BP	Checked NSB
Original Size A3	Date JAN 07 3	Date JAN 07
Status A		

Current Building Information

The library has ramped access at the front of the building which leads into a small lobby, an automatic door gives access into the main library area. The main body of the library is an open plan area, all on one level, and fully accessible, with a dedicated junior area and computer area.

The library counter is situated next to the front door. A staff room including a kitchen sink and staff toilet are located at the rear of the building.

- Borrowash library is a 164m² brick built former church.
- Borrowash library is not a listed building nor is it situated in a Conservation area.
- Any proposals to change the use of the library or alter the building may require planning approval and/or building regulation approval. Public libraries fall within Use Class (D1) of the Town & Country Planning (Use Classes) Order 1987 (as amended).
- Derbyshire County Council owns this building, and would lease it to an organisation for a peppercorn rent.
- There is no dedicated parking for Borrowash library, but on-road parking is available in the area.
- In terms of accessibility, the building has:
 - A ramp leading into a level- access building
 - Automatic doors
 - A hearing loop at the counter
- This building does not require a Display Energy Certificate as it is less than 250m²
- Derbyshire County Council will ensure that there is an up to date Energy Performance Certificate provided before the library is transferred to an organisation.
- This building includes a basement
- See also the full building condition report attached as **Appendix 1**

Alternative Premises

If you are interested in running Borrowash library from different premises, this may be possible. Please talk to library officers at the open day or contact us at community.libraries@derbyshire.gov.uk for a discussion.

Equipment and Furniture

Derbyshire County Council will transfer equipment and furniture in the library on the day of handover to the CML as follows:

- Fixtures and fittings will become the property of the CML for the duration of the agreement. The CML will take on the responsibility for their maintenance and repair or replacement and disposal.
- Furniture will also become the property of the CML for the duration of the agreement. The CML will take on the responsibility for its maintenance and repair or replacement and disposal. As at December 2018 this comprises:
 - 1 fixed library counter
 - 25 bays of wall mounted shelving with book stops
 - 14 bays movable shelving with book stops including 1 end newspaper rack
 - 4 paperback 'spinners'
 - 1 wooden 'dump bins'
 - 4 wooden 'kinder boxes'
 - 1 box for large books
 - 1 small metal trolley
 - 24 chairs (various sizes/styles)
 - 3 quadrant stools
 - 2 tall stools
 - 5 tables (various sizes/styles)
 - Children's table and 3 children's chairs
 - Set of 4 lockable lockers.
 - Lockable wooden 3 drawer cabinet
 - 2 drawer wooden cabinet
 - Lockable wooden wardrobe cupboard
 - 1 low wooden storage cupboard
 - 1 storage chest with padded seat
 - 1 storytime rug
 - 2 small free standing wooden leaflet racks
 - 1 red box
- ICT equipment connected to the Derbyshire County Council network will be provided to the CML on handover. As at December 2018 this comprises:
 - 1 computer and 1 laptop for volunteer use with accessories and software to enable volunteers to use the Library Management System.
 - 5 public access computers with accessories and desks
 - 1 Multi-Function Device (combined printer, photocopier and scanner)
 - A people counter
 - 1 VOIP telephone¹

¹ VoIP stands for Voice over Internet Protocol. VoIP allows you to make free, or very low cost, telephone calls over the Internet

- Other equipment and stationery will become the property of the CML, who will take on the responsibility for their maintenance and repair or replacement and disposal. As at December 2018 this comprises:
 - 1 analogue telephone and phone line
 - 1 fridge
 - 1 microwave
 - 1 kettle
 - 1 till
 - 1 digital safe
 - 1 shredder
 - 1 guillotine
 - 1 laminator
 - A 7 tread stepladder
 - 1 kick stool
 - A reasonable level of stationery including paper and ink for the printer, date stamps, etc.
- Derbyshire County Council branded stationery items and forms which will be needed to run the library, such as date labels, will be provided to the CML.
- Generic publicity material for countywide services will also be provided subject to capacity, but the CML will be expected to create and provide their own library specific promotional materials.
- Cleaning equipment and materials on site will become the property of the CML, who will take on the responsibility for their repair or replacement and disposal.
- A supply of winter maintenance materials will become the property of the CML, who will take on the responsibility for their repair or replacement and disposal.
 - Including a quantity of grit and shovel
 - 1 yard brush

Current Library Operating Information

Current opening hours

Monday	9.00 – 17.00
Wednesday	9.00 – 19.00
Friday	9.00 – 19.00
Saturday	9.00 – 13.00
Total 32 hours per week	

This library must open for 18 hours per week as a minimum once it has transferred to community management, to include at least one evening until 6.00 pm and 3 hours at weekends.

Current staffing

There are currently 1.5 Full Time Equivalent staff. No paid staff will be retained on site by Derbyshire County Council once Borrowash library is transferred to community management.

Current volunteers

There are currently no regular volunteers at Borrowash Library, but there are a number of volunteers who help with events on an ad hoc basis.

Current materials (as at December 2018)

Borrowash library currently houses approximately 8,800 items. Books and audiobooks in stock or on loan will remain the property of Derbyshire County Council, but they will be retained in the CML for use by their users.

After Borrowash library is transferred to community management, Derbyshire County Council will continue to provide some new stock. Stock circulation between branches on a regular basis will ensure that it continues to work well and remain fresh in all libraries.

Borrowash library currently offers a local newspaper. If a CML wishes to provide newspapers after the library is transferred, they will be responsible for supplying and paying for these.

Regular library activities

- Storytime for under 5s
 - Wednesdays
 - Weekly in term-time
- Mindfulness colouring group
 - Wednesdays
 - Monthly
- Knitting group
 - Fridays
 - Monthly
- Chair yoga
 - On a regular basis
- IT help sessions
 - Monthly

Derbyshire County Council will not continue to provide or facilitate these activities after Borrowash library is transferred to community management. Training will be offered if volunteers wish to continue with any of these activities.

Security and alarms

There are 3 fire extinguishers. The building has a fire alarm system, and an intruder alarm covered by First County monitoring. Out of hours activations are currently attended by nominated key holders. The CML will be responsible for making its own arrangements to deal with out of hours activations.

There is a fixed panic alarm on the library counter. Details will be discussed with the organisation prior to handover.

Cleaning

Currently the library is cleaned for 4 hours per week by Derbyshire County Council. This will cease on handover, and the CML will be responsible for cleaning Borrowash library.

Insurance

Derbyshire County Council currently pays all the insurance necessary to run Borrowash library. Arrangements for insurance after handover can be found in the *Community Managed Libraries Information Pack*.

Use of Borrowash Library

According to figures from 2015, the draft catchment area of Borrowash library (determined using the postcodes of active borrowers) has a population of 10,693 Derbyshire residents, which is 1.4% of Derbyshire's estimated population. 19.2% of this population are aged 0-17, and 28% are aged over 60. The area has an Indices of Multiple Deprivation score of 9 (with 1 being the most deprived and 10 being the least deprived).

At Borrowash library in 2016-2017 there were:

- 33,384 visits
- 31,388 issues
- 2,107 Computer reservations

There were 1,138 active members of Borrowash library in March 2017, which represents approximately 10.6% of the estimated Derbyshire residents living in the catchment area of Borrowash library.

No external groups currently use Borrowash library on a regular basis.

Running Costs of Borrowash Library

(1 April 2016 – 31 March 2017)

Security - Alarms & Maintenance	£566
Gas	£1,587
Electricity	£832
National Non-Domestic Rates*	£3,340
Water	£427
Cleaning/Caretaking	£79
Trade Waste Services	£394
ICT Costs**	£3,049
Total	£10,273

*** A note on National Non-Domestic Rates**

For more information on rates in Erewash, see

<https://www.erewash.gov.uk/index.php/business-rates/reductions.html> The CML will take on the responsibility for rates. Depending on the nature of the organisation taking over, it may be possible to apply for Business Rate Relief, reducing the amount payable. This would need to be discussed with the relevant District Council.

****A note on ICT costs**

ICT costs include PC support & replacement, lease of printers, replacement toner and TV licence.

Income at Borrowash Library

(1 April 2016 – 31 March 2017)

Income type	Amount
Overdue charges	£689
Request charges	£386
Printing/ photocopying charges	£562
Audiobook Hire	£93
Room Hire	£0
Book Sales	£147
Other general charges	£206
Total	£2,083

Service standards for income

There are legal requirements outlined in the *Public Libraries and Museums Act* (1964) which require local authority libraries to “lend books and other printed material free of charge for those who live, work or study in the area”. This is reiterated in *The Library Charges (England and Wales) Regulations* (1991). This means that CMLs, as part of our statutory libraries network in Derbyshire, cannot charge people to be a member of the library or borrow books.

Derbyshire County Council do not charge library users for access to our public computers or Wi-Fi, and CMLs would have to commit to this policy.

CMLs must adhere to Derbyshire County Council’s Libraries Charging Scale, including any future changes.

For full information, see the *Community Managed Libraries Information Pack*.

Grants for Borrowash Library

Derbyshire County Council will provide the organisation managing Borrowash library with grants or equivalent services up to a total of:

Year 1	£11,400
Year 2	£8,300
Year 3	£6,200
Year 4	£4,200
Year 5	£3,100

Equivalent services might mean that, for example, an organisation would prefer Derbyshire County Council to continue paying utility bills on their behalf rather than receive the equivalent amount of grant for a the first year or two. This will be negotiated on a case by case basis.

Information for Anyone Wishing to Submit an Application to Manage Borrowash Library

Obtaining further information or support

It is suggested that you take time to consider all of the information available on the dedicated webpages www.derbyshire.gov.uk/librariesforderbyshire, which will be kept up to date, and will be used to share important information and dates. Please read the *Community Managed Libraries Information Pack* carefully.

If you would like to get in touch with someone at Derbyshire Libraries with questions or queries about CMLs, email is recommended on

community.libraries@derbyshire.gov.uk. Alternatively, you can telephone our call back number on 01629 536166. Staff who answer this number will not be able to answer any questions, but can take your details and arrange for someone to call you back.

An open day has been arranged at each of the 20 libraries proposed to move to community management. At the open days, there will be council staff available to answer any questions you may have and show you around. The open day at Borrowash library will be on 11th April 2019.

You are welcome to visit the library during opening hours to have a look at the public areas and to get a feel of the library. However, please be sensitive to the library staff and be aware that they will not be able to answer questions about this process, or show you around. If you cannot make the open day and you would like to ask any questions or have a look around the whole building, you can contact us at the email or phone number above.

Applying to run Borrowash library

If you are interested in applying to run Borrowash Library, please complete the form in the *Expression of Interest Pack* (EOI) which contains the EOI form alongside guidance on the completion and scoring of the form. Successful organisations will be invited to submit a *Business Case*.

The EOI form also gives organisations an opportunity to identify any support they would need, for example with becoming a constituted group or advice around writing a business case. This will enable Derbyshire County Council to signpost your organisation to relevant support or information where possible.

Key Dates for Borrowash Library	
Open Day	11 April 2019
Expressions of Interest submission deadline	9 May 2019

Thank you very much for your interest.

Condition Survey Report

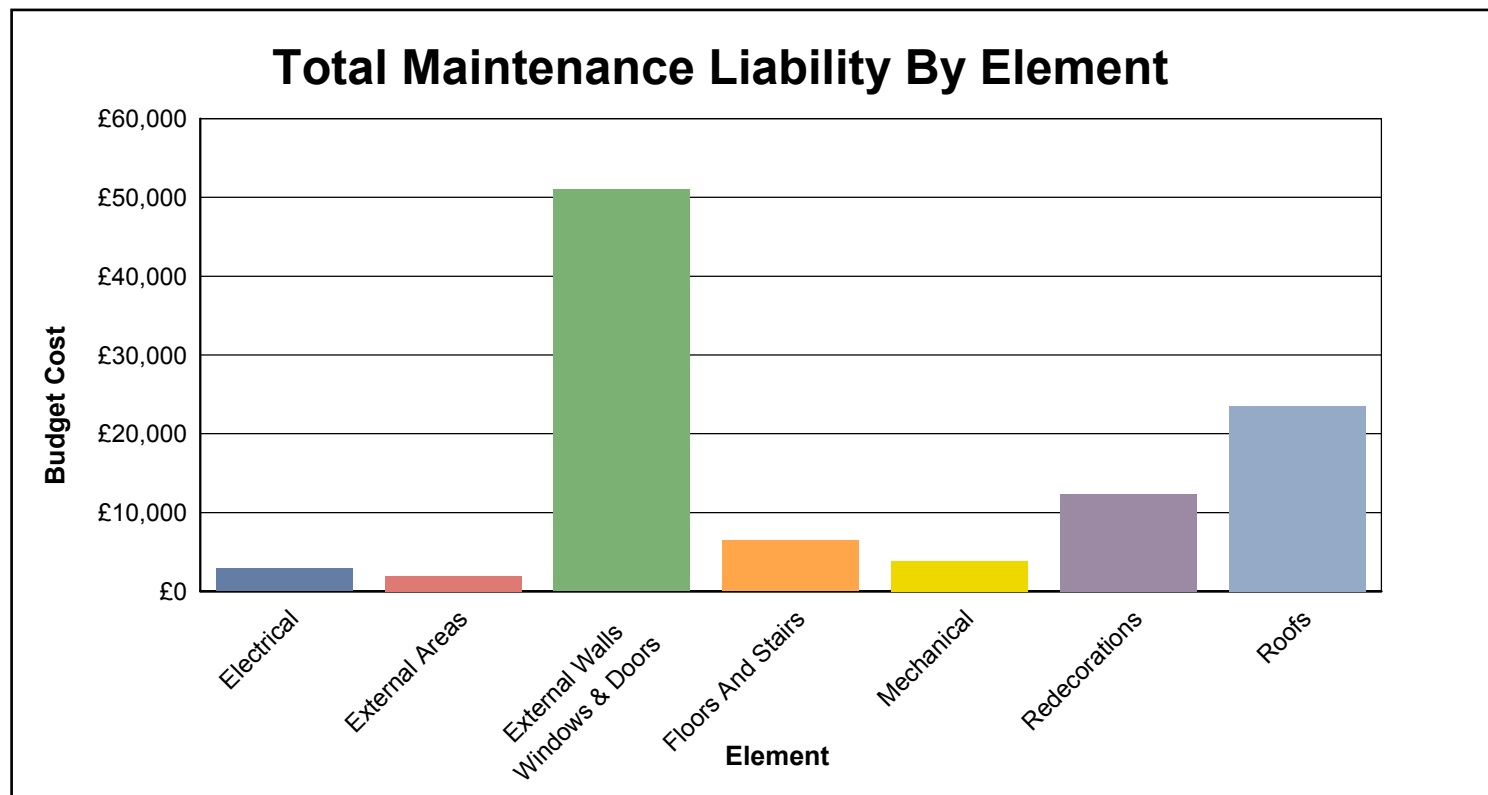
1876-01

Borrowash Library

Building Survey Date: 22-May-2018

Mechanical Survey Date: 04-June-2018

Electrical Survey Date: 05-June-2018



Condition Survey General Guidance Notes

1) Scope of Survey

- a) The condition surveys have comprised of a visual assessment of the condition of all exposed and accessible building, electrical and heating elements within each building, and all external works (excluding soft landscaped areas), to identify significant defects and items of disrepair.

2) Unique Property Reference Number (UPRN)

- a) Every establishment, site, building, and room has been allocated a UPRN, in the following format:

1234-01-01-001

- b) The first four digits are the establishment reference, the fifth and sixth digits are the site, the seventh and eighth are the building or block, and the last three are the room number, the first of which indicates the floor level.

- c) Within the survey data floor levels are referenced in the following way:

- 1 Basement or lower ground floor level
- 0 Ground floor, or the level where the main entrance is located
- 1 First floor
- 2 Second floor

Note: Mezzanine levels are indicated with a '+' for example +1

3) Site Plan

- a) The site plan shows the land and buildings **occupied**, this is not necessarily the same as the legal ownership.

4) Priorities

- a) All building elements surveyed have generally been given three ratings:
 - i) Type
 - ii) Priority
 - iii) Condition
- b) There are three exceptions to the above, where only a single priority rating is entered:
 - i) Recommendations (Rating R)
 - ii) Further investigations (Rating I)
 - iii) Energy improvements (Rating Q)
- c) Examples and further details of the priorities can be found in Appendix A.

5) Element Breakdown

a) All building elements are categorised into three main groups:

- i) Element – e.g. Roofing
- ii) Sub Element – e.g. Flat roofs
- iii) Attribute – e.g. Felt

6) Year

- a) This is the year a defect is identified, priority altered, or cost adjusted.
- b) A year entry of 51 identifies that the item is in a satisfactory condition and will not require any maintenance or replacement within the survey period.

7) Costs

- a) Costs are budget prices at the time of the survey and include for preliminaries and contingencies.

Appendix A

Summary Table of Condition Ratings

Rating 1 (Type)		Rating 2 (Priority)		Rating 3 (Condition)	
E	Environment Improvement	1	Urgent work to prevent closure of premises Or Serious risk	A	Good Condition Performing as intended and operating efficiently
F	Fire Precaution				
G	Consequential Damage Risk				
H	Health & Safety or Hygiene Issue	2	Essential work required within 2 years	B	Satisfactory Condition Performing as intended but minor repairs required
I	Investigation				
L	Loss of Service	3	Desirable work required within 3 –5 years	C	Poor Condition Exhibits major defects
R	Recommendation				
S	Security	4	Long term work outside the 5-year period	D	Life Expired Serious risk or imminent failure
Q	Energy Improvement				

Appendix A

1) Type Rating

- a) **E** - Environment Improvement
 - i) Example - internal decoration
- b) **F** - Fire Precautions
 - i) Example - repairs to fire doors
- c) **G** - Consequential Damage Risk
 - i) Example - failing roof coverings
- d) **H** - Health & Safety and / or Health & Hygiene
 - i) Example - poor decorations in a kitchen
- e) **I** - Further Investigation Recommended
 - i) Example - cracking to brickwork
- f) **L** - Loss of Service
 - i) Example - possible boiler failure
- g) **R** - Recommendation
 - i) Example - upgrading and improvements beyond maintenance
- h) **S** - Security Implication
 - i) Example - boundary fencing
- i) **Q** - Energy Improvement
 - i) Example - installation of double glazing

2) Priority Rating

a) Priority 1 (Urgent work) - Examples

- i) Unsafe premises, or parts of premises, that are cordoned off or shored up and require urgent attention; accommodation already out of use or likely to be soon out of use.
- ii) Ground problems, such as wells, major ground faults, and mine shafts. Condemned temporary premises already out of use or likely to be soon out of use.
- iii) Obsolete heating boilers that have failed or which are likely to fail and for which no components are available.
- iv) Presence of friable asbestos.

b) Priority 2 (Essential work) - Examples

- i) Roof repairs where patching is no longer possible; windows, doors and curtain walling that are prone to severe water penetration and have severe rot, decay or rusting.
- ii) Urgent problems with mechanical and electrical services, e.g.: lead drinking water pipe-work, corroded water tanks, electrical installations with vulcanised india rubber cabling; unearthed systems where test period has been reduced because of previous failures (one year or less).
- iii) Playgrounds that pose health and safety risks, especially at Primary Schools; defective floor finishes in high-risk areas such as gymnasias or staircases.

c) Priority 3 (Desirable work) - Examples

- i) Defective mechanical and electrical services, e.g.: inefficient boilers towards the end of their expected lives; replacement of old lighting circuits that are no longer suitable and provide poor task lighting; works to resolve fire alarm deficiencies.
- ii) Repairs within the life of the Plan, including works to defective playgrounds, tennis courts and floor finishes that may remain a health and safety issue.

3) Condition rating

- i) **A** - Good. Performing as intended and operating efficiently
- ii) **B** - Satisfactory. Performing as intended but exhibiting minor deterioration
- iii) **C** - Poor. Exhibiting major defects and/or not operating as intended
- iv) **D** - Life Expired and/or serious risk of imminent failure

4) Rating Combinations

- a) An element with a Condition D rating will not always warrant Priority 1. There may be instances where an element is in poor condition, but for which maintenance work is not a high priority. The reverse may also be the case. The following table shows some such examples.

Element	Condition	Priority	Comment
External walls, windows and doors	D	4	External cladding of mobile building badly decayed and beyond economic repair. The building however is not now in use and will be shortly replaced as part of a redevelopment scheme. It is therefore low priority.
Internal walls, windows and doors	B	1	Internal walls and doors in this example are generally in satisfactory condition, but some glazing breaches legislation and is a hazard. There is no serious dilapidation, but removing the hazard is a high priority
Electrical services	A	1	Electrical services in this example are in good condition, but lack of earthing provision breaches legislation and is a hazard. There is no serious dilapidation, but removing the hazard is a high priority

1876-01 Borrowwash Library

Building Survey Date: 22-May-2018 Mechanical Survey Date: 04-June-2018 Electrical Survey Date: 05-June-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
			External Areas	Paths & Pedestian Paved Areas	Paths & Pedestian Paved Areas Project					Note: tarmacadam footpaths, access ramps and drainage in reasonable condition, no evidence of damage.
			External Areas	Walls Fences & Gates	Walls Fences & Gates Project	G 3 C	2018	1.00	£2,000	Query ownership of boundary walls, left side boundary bowing inward to library with deep open joints and damaged brickwork, carry out the necessary repairs if found to be DCC ownership, poor condition
Total Condition Liability for Block = £2,000										
01			Electrical	Control Gear	Accessories	H 2 B	2018	0.00	£300	Auto door opener fitted, service as required
01			Electrical	Control Gear	Distribution Boards	R 2 B	2018	0.00	£1,100	There are modern MCB distribution board fitted with 30mA RCD protection to selected circuits only (Merlin Gerin 4C boards) additional 30mA RCDs (RCBOs) should be retrofitted to these boards to afford additional safety / protection to users. The distribution board located within the main library has been fitted too high and should be re located to a lower position to afford safe access.
01			Electrical	Fire System	Alarm Panel					There is a modern zoned conventional fire alarm system fitted (Twinflex 2 Zone panel) that supports both automatic detection and manual call points; this should remain serviceable within the scope of this survey period.
01			Electrical	Fire System	Emergency Lights	F 3 B	2018	0.00	£760	Emergency lighting is self-contained either stand alone or integrated into primary light fittings, these should remain serviceable within the scope of this survey period. Provide several emergency lighting and test switching this building to provide comprehensive coverage, all to fully comply with BS5266.
01			Electrical	Lighting	External Lighting	H 3 B	2018	0.00	£750	External lighting is via wall mounted compact Fluorescent fittings that should remain serviceable within the scope of this survey period. It is recommended that additional amenity lighting is fitted to the rear elevation and one side elevation
01			Electrical	Wiring	Lighting					Lighting is via modern linear T5 or linear fluorescent luminaires and 2D type to WC areas, that should remain serviceable within the scope of this survey period.
01			Electrical	Wiring	Power					satisfactory at the time of my visit.

1876-01 Borrowash Library

Building Survey Date: 22-May-2018 Mechanical Survey Date: 04-June-2018 Electrical Survey Date: 05-June-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 2 D	2018	1.00	£15,500	Hack out and renew heavy weathered/spalling external brickwork including repointing repairs to deep open mortar joints, use lime based mortar for repairs, replace bricks with similar to match existing, poor condition, price increase for scaffolding
01			External Walls Windows & Doors	Window & Door Framing	Window & Door Framing Project	G 2 C	2018	1.00	£5,000	Carry out overhaul repairs to all s/g timber framed windows, splice repairs, beading renewal and decoration to match existing, poor condition, price increase for scaffolding
01			External Walls Windows & Doors	Window & Door Framing	Window & Door Framing Project	F 2 C	2018	1.00	£3,000	External final exit door from room 003 with various locks, no quick release ironmongery and open inwards, recommend replacing door in similar style to existing to blend with character of building opening outward with quick release panic push ironmongery, poor condition
01			External Walls Windows & Doors	Window & Door Framing	Window & Door Framing Project	G 3 C	2018	1.00	£20,000	Recommend replacing old/rotten/inefficient s/g timber framed windows for new d/g pvcu framed window systems, new windows to be manufactured in the same style and look as original timber windows, poor condition, price increase for scaffolding and installation of lintels above each window.
01			External Walls Windows & Doors	Window & Door Framing	Window & Door Framing Project	H 2 C	2018	1.00	£500	Renew cracked/missing panes of external glazing at high level to buildings front elevation, may require specialist repairs, poor condition
01			External Walls Windows & Doors	Window & Door Framing	Window & Door Framing Project	G 2 D	2018	1.00	£7,000	Replace rotten timber framed windows along rooms 002 at high level and room 004 along rear elevation, replace with new d/g pvcu window system, poor condition, price increase for scaffolding and installation of lintels above each window.
01			Floors And Stairs	Floor Screed & Finish	Floor Screed & Finish Project	E 3 B	2018	124.00	£5,208	Renew wearing/stained carpet floor covering within rooms 002 & 003, price increase for temporary removal of fixed furniture
01			Floors And Stairs	Floor Screed & Finish	Floor Screed & Finish Project	H 2 C	2018	1.00	£1,250	Replace area of water stained/damp carpet floor covering below wet area for new anti slip vinyl sheet floor covering within room 003, including replacing missing transition strip between rooms 003 & 004, posing as possible trip hazard, poor condition
01			Mechanical	External Services	External Gas Services					3/4 gas main pipework coming into the meter box with a ECV
01			Mechanical	External Services	External Water Services					MCWS 22mm copper rises in 003SR to a smart meter elster sm100 serial no 05312410 and earthed
01			Mechanical	External Services	External Water Services					Potential 30m underground to utility stop cock
01			Mechanical	Gas Distribution	Gas Valves and Pipework	H 2 D	2018	1.00	£300	1no elster gas meter G\$ 6m3/h within a meter box no earth in meter box notice and diagram present in meter box

1876-01 Borrowash Library

Building Survey Date: 22-May-2018 Mechanical Survey Date: 04-June-2018 Electrical Survey Date: 05-June-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			Mechanical	Gas Distribution	Gas Valves and Pipework	F 2 C	2018	1.00	£500	22mmcu Gas Pipework To Boiler no isolation valve as it comes into the building
01			Mechanical	Heating Controls	Panel and Sensors					1X Coster SAB 010 Internal Optimiser.
01			Mechanical	Heating Controls	Panel and Sensors					2no fan heater room stats
01			Mechanical	Heating Controls	Panel and Sensors					Coster DTE 611 Optimiser,Coster F/R Pipe sensors panel also has a key operated system for auto/extend/hols
01			Mechanical	Heating Controls	Panel and Sensors					Coster External Optimiser/Frost Sensor.
01			Mechanical	Heating Distribution	Heat Emitters and TRVs					1X K2 Radiator With Altech TRV in room 003SR
01			Mechanical	Heating Distribution	Heat Emitters and TRVs					1x K1 Radiator With Altech TRV in room 003SR
01			Mechanical	Heating Distribution	Heat Emitters and TRVs					4X SPC Airdor Elite Wall Mounted High Level Fan Heaters,THIS MODEL FAN HEATERS ARE USUALLY USED FOR AIR CURTAIN HEATING OVER DOORS. one of the unit is a little rusty as a isolation valve was leaking above
01			Mechanical	Heating Distribution	Heating Valves and Pipework					28mmCu Heating F/R Pipework,15mmcu Blowoff To External.1.25inch Plastic Condensate Drain To External Gully.ALL PIPEWORK UNDER BOILER IS BOXED-IN & TILED.
01			Mechanical	Heating Distribution	Heating Valves and Pipework					2X Spirax Sarco AAVs Fitted In Two Locations At High Points Of System With 8mm Copper Pipework To External.
01			Mechanical	Heating Plant	Boiler	L 3 C	2018	0.00	£2,500	1no Worcester greenstar 30 CDI combi with horizontal flue to outside boiler 9 years old
01			Mechanical	Hot Water	Controls and TMVs	H 2 D	2018	0.00	£80	no Tmv in the toilet basin
01			Mechanical	Hot Water	Pumps and Distribution					H/C Pipework all in copper pipework
01			Mechanical	Insulation	Pipework Insulation					NONE FITTED
01			Mechanical	Ventilation	Fume Extract					plastic vents for the gas pipework in the boxing
01			Mechanical	Ventilation	Mechanical Ventilation	H 3 D	2018	0.00	£500	no ventilation in the toilet area
01			Redecorations	External	External Project	G 3 C	2018	1.00	£4,000	Rub down and redecorate timber fascia boards, renew sections with rot, redecorate to match existing, poor condition, price increase for scaffolding and removal of rainwater goods
01			Redecorations	External	External Project	G 3 C	2018	1.00	£250	Rub down and redecorate external timber doors opening out from room 001, poor condition
01			Redecorations	Internal	Internal Project	E 3 B	2018	135.00	£8,100	Carry out full internal redecorations, price increase for high ceilings
01			Roofs	Pitched Coverings & Insulation	Pitched Coverings & Insulation Project	G 2 C	2018	1.00	£21,000	Carry out overhaul to pitched tiled roof, works to include, renewal of isolated damaged slates, repair of slipped/loose tiles, repointing roof verges, replacing lead upstand details along parapets and around brick chimney, repointing repairs to chimney stack, rebedding coping slabs and rebedding loose ridge tiling, poor condition, price increase for scaffolding

1876-01 Borrowwash Library

Building Survey Date: 22-May-2018 Mechanical Survey Date: 04-June-2018 Electrical Survey Date: 05-June-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			Roofs	Roof Drainage	Roof Drainage Project	G 2 C	2018	1.00	£2,500	Replace length of corroding cast guttering to match pvcu system and renew damaged section of pvcu gutter along building's left side elevation, poor condition, price increase for scaffolding

Total Condition Liability for Block 01 = £100,098

Total Condition Liability for Site 1876-01 = £102,098