



# Brimington Library Information Pack

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

## **Table of Contents**

Introduction	<b>1</b>
Current Location of Brimington Library	<b>2</b>
Brimington Library Floorplan	<b>3</b>
Current Building Information	<b>4</b>
Alternative Premises	<b>5</b>
Equipment and Furniture	<b>5</b>
Current Library Operating Information	<b>6</b>
Use of Brimington Library	<b>8</b>
Running Costs of Brimington Library	<b>8</b>
Income at Brimington Library	<b>9</b>
Grants for Brimington Library	<b>10</b>
Information for Anyone Wishing to Submit an Application to Manage Brimington Library	<b>10</b>
Appendix 1: Brimington Library Building Condition report	

## Introduction

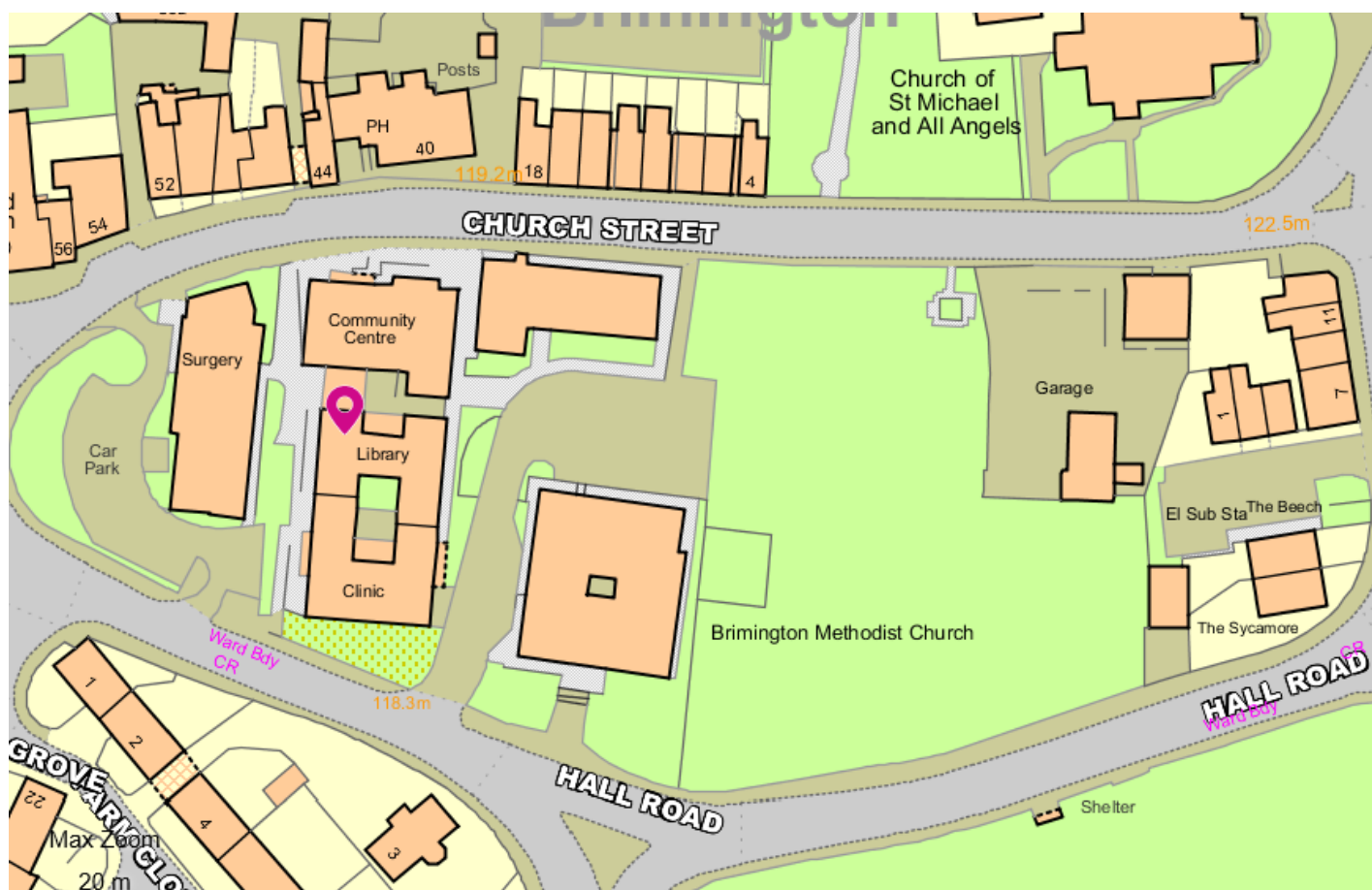
This *Library Information Pack* provides details about Brimington library which will be useful if you have an interest in taking responsibility for it as a Community Managed Library (CML).

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](http://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](mailto:community.libraries@derbyshire.gov.uk) or telephone on 01629 536166.

## Current Location of Brimington Library

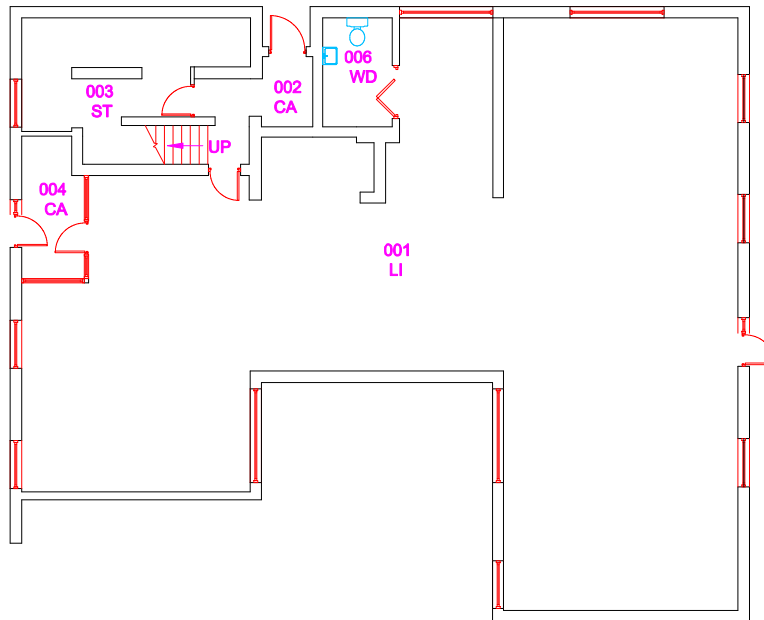


© Derbyshire Mapping Portal

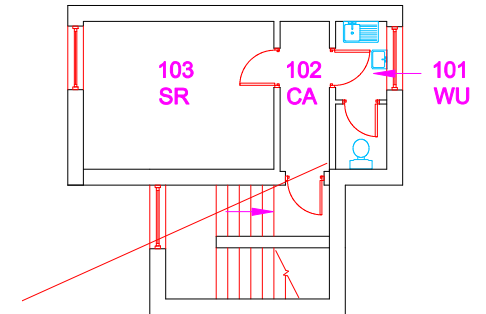
Brimington Library  
Church Street  
Brimington  
Chesterfield  
Derbyshire  
S43 1JG


# Brimington Library Floorplans

## Ground floor:



## First Floor:



<b>Do not scale</b> Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator			
<b>HEALTH &amp; SAFETY INFORMATION</b> (Refer to Pre-Tender GDM Documentation)			
Rev.	Details of Revision	Date	Initial
 <b>Derbyshire County Council</b> Corporate Property Director of Property Chelworth Hall, Matlock, DE4 3PW Tel: (01829) 580000 Fax: (01829) 580114			
Partner Details			
<b>Project</b> <b>BRIMINGTON LIBRARY</b> <b>CHESTERFIELD</b>			
<b>UPRN Number</b> 2865			
<b>Drawing Number</b> 2865-01-01-GF-B-D001		<b>Revision</b>	
<b>Title</b> SITE 01 BLOCK 01 GROUND FLOOR			
<b>Scale</b> 1/100	<b>Drawn</b> SEC	<b>Checked</b> NSB	
<b>Original Size</b> A3	<b>Date</b> 09/03/09	<b>Date</b> 24.3.09	
<b>Status</b> A			

February 2019

This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 100023251 2009  
 © Derbyshire County Council Copyright: Reproduction in whole or part by any means is prohibited without the prior written permission of the Director of Corporate Resources

## Current Building Information

Brimington library is one half of a shared use building, with other Derbyshire County Council services using the other half. A clinic is also adjoining. The public area of the library is all on one level, and is fully accessible via ramped access.

The library is an open plan space, with a small foyer area leading into the main library; and a dedicated junior area, computer areas and an accessible public toilet. The main counter area is situated close to the entrance. There is a small staff area upstairs including a kitchen sink and staff toilet.

- Brimington library covers 219m<sup>2</sup> of a brick built property built in the 1970's, with a flat roof.
- Brimington library is not a listed building
- Brimington library is situated in a Conservation area. See <https://www.chesterfield.gov.uk/planning-and-building-control/conservation-and-heritage/conservation-areas.aspx> for more information.
- 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 are no parking spaces dedicated for staff but there is time limited parking adjacent to the library. There is further parking in the village car park which is located within walking distance of the library.
- In terms of accessibility, the building has:
  - A ramp leading into a level- access building
  - A hearing loop at the counter
  - An accessible toilet
  - Baby changing facilities
- The library does not require a Display Energy Certificate as it is less than 250m<sup>2</sup>
- Derbyshire County Council will ensure that there is an up to date Energy Performance Certificate provided before the library is transferred to an organisation.
- See also the full building condition report attached as **Appendix 1**



## **Alternative Premises**

If you are interested in running Brimington 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](mailto: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
  - 39 bays of wall mounted shelving with book stops
  - 8 double-sided bays of movable shelving with book stops
  - 1 paperback 'spinner'
  - 3 wooden 'dump bins' (various sizes)
  - 5 wooden 'kinder boxes'
  - 3 shelving trolleys (various sizes/styles)
  - 45 chairs (various sizes/styles)
  - 1 stool
  - 1 perch stool
  - 3 settees
  - 7 tables (various sizes/styles)
  - 3 small lockable lockers
  - 1 metal set of drawers
  - 1 cupboard
  - 1 free standing leaflet holder
  - 1 wall mounted leaflet holder
  - 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:
  - 2 computers for volunteer use with accessories and software to enable volunteers to use the Library Management System.
  - 7 public access computers with accessories and desks
  - 1 Multi Function Device (combined printer, photocopier and scanner)

- 1 flatbed scanner
  - A people counter
  - 1 VOIP telephone<sup>1</sup>
- 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 till
    - 1 set of ladders
    - 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.

## **Current Library Operating Information**

### **Current opening hours**

<b>Monday</b>	10.00 – 12.30	and	13.30 – 19.00
<b>Tuesday</b>	10.00 – 12.30	and	13.30 – 17.00
<b>Thursday</b>	10.00 – 12.30	and	13.30 – 17.00
<b>Friday</b>	13.30 – 17.00		
<b>Saturday</b>	9.30 – 12.30		
<b>Total 26.5 hours per week</b>			

---

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



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 1.45 Full Time Equivalent staff. No paid staff will be retained on site by Derbyshire County Council once Brimington library is transferred to community management.

### **Current volunteers**

There is currently 1 volunteer at Brimington library, who is a Home Library Service volunteer.

### **Current materials** (as at December 2018)

Brimington library currently houses approximately 6,600 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 Brimington 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.

### **Regular library activities**

- Storytime for under 5s
  - Thursdays
  - Weekly (term-time only)
- Bounce and Rhyme
  - Tuesdays
  - Weekly (term-time only)
- Book Group
  - Mondays
  - Monthly
- Regular Knit and Natter group
- IT help sessions
  - Monthly

Derbyshire County Council will not continue to provide or facilitate these activities after Brimington 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 6 fire extinguishers. The building has a fire alarm system, and an intruder alarm covered by ASI 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 10.25 hours per week by Derbyshire County Council. This will cease on handover, and the CML will be responsible for cleaning Brimington library.

### **Insurance**

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

## **Use of Brimington Library**

According to figures from 2015, the draft catchment area of Brimington library (determined using the postcodes of active borrowers) has a population of 3,577 Derbyshire residents, which is 0.5% of Derbyshire's estimated population. 22.1% of this population are aged 0-17, and 18.1% are aged over 60. The area has an Indices of Multiple Deprivation score of 3 (with 1 being the most deprived and 10 being the least deprived).

At Brimington library in 2016-2017 there were:

- 16,403 visits
- 22,801 issues
- 2,409 Computer reservations

There were 918 active members of Brimington library in March 2017, which represents approximately 25.7% of the estimated Derbyshire residents living in the catchment area of Brimington library.

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

## **Running Costs of Brimington Library**

*(1 April 2016 – 31 March 2017)*

Security - Alarms & Maintenance	£602
Gas	£5,210
Electricity	£3,208
National Non-Domestic Rates*	£5,082
Water	£1,175
Cleaning/Caretaking	£124
Trade Waste Services	£458
ICT Costs**	£4,341
<b>Total</b>	<b>£20,200</b>

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

For more information on rates in Chesterfield, see <https://www.chesterfield.gov.uk/council-tax-and-business-rates/business-rates-national-non-domestic-rates.aspx> The Community Managed Library (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, Self Service machine maintenance, lease of printers, replacement toner and TV licence.

**Income at Brimington Library**  
(1 April 2016 – 31 March 2017)

Income type	Amount
Overdue charges	£356
Request charges	£309
Printing/ photocopying charges	£465
Audiobook Hire	£38
Room Hire	£0
Book Sales	£35
Other general charges	£230
<b>Total</b>	<b>£1,433</b>

**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 Brimington Library**

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

<b>Year 1</b>	<b>£22,300</b>
<b>Year 2</b>	<b>£16,200</b>
<b>Year 3</b>	<b>£12,200</b>
<b>Year 4</b>	<b>£8,100</b>
<b>Year 5</b>	<b>£6,100</b>

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 Brimington 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](http://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](mailto: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 Brimington library will be on 27<sup>th</sup> March 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 Brimington library**

If you are interested in applying to run Brimington 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.

<b>Key Dates for Brimington Library</b>	
Open Day	27 March 2019
Expressions of Interest submission deadline	24 April 2019

Thank you very much for your interest.

## Condition Survey Report

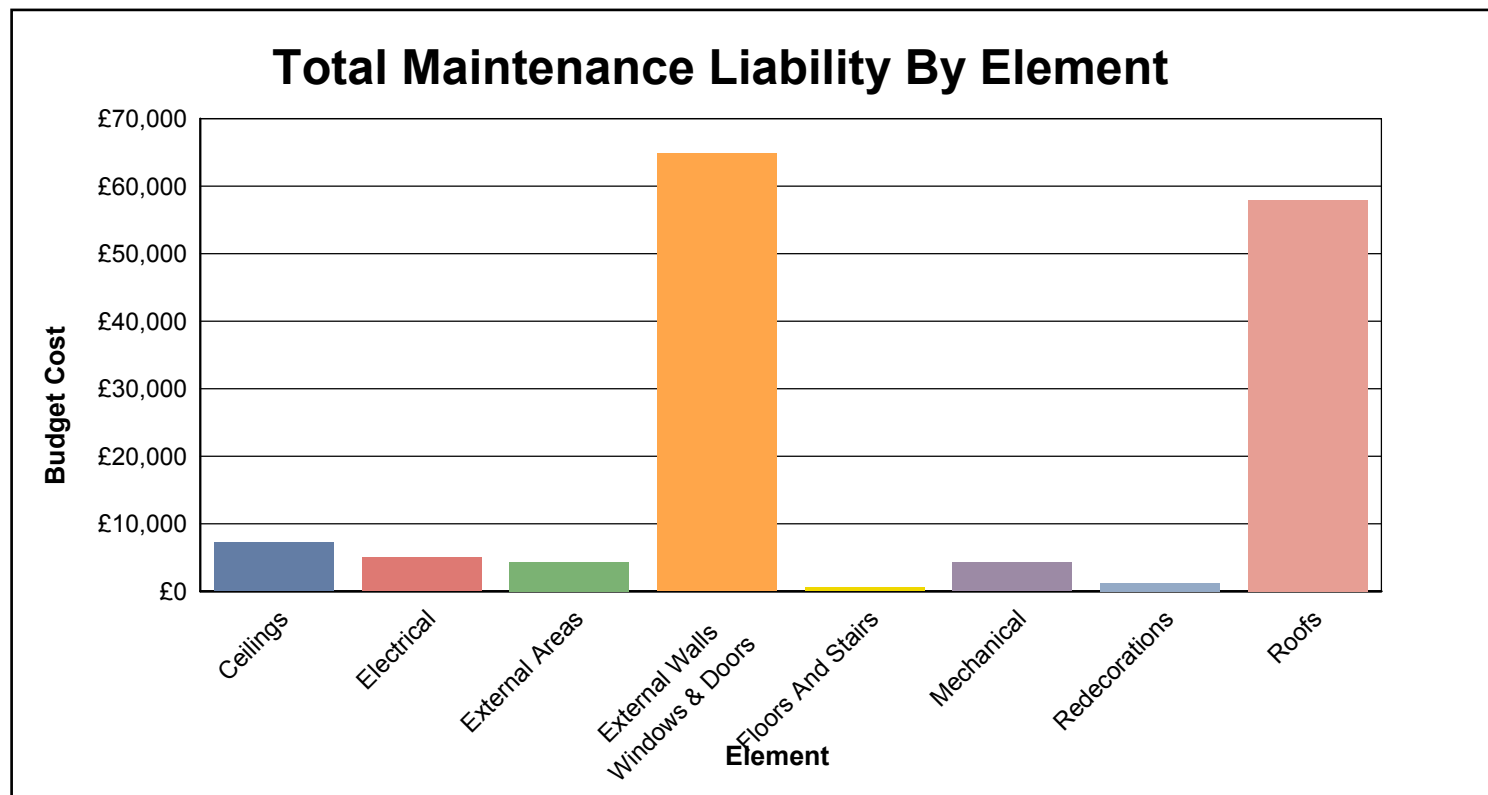
**2865-01**

### Brimington Library

Building Survey Date: 15-December-2017

Mechanical Survey Date: 06-June-2018

Electrical Survey Date: 06-June-2017



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

## 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

**2865-01 Brimington Library**

Building Survey Date: 15-December-2017 Mechanical Survey Date: 06-June-2018 Electrical Survey Date: 06-June-2017

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
			External Areas	Drainage	Drainage Project					No visible defects to drainage system no covers were lifted during survey.
			External Areas	Paths & Pedestian Paved Areas	Hand and Guard Rails					Steel handrails painted and in good condition
			External Areas	Paths & Pedestian Paved Areas	Paths & Pedestian Paved Areas Project	H 3 B	2017	20.00	£860	Uplift Concrete paver in court yard and lay tarmac Within the 5 year programme.
			External Areas	Paths & Pedestian Paved Areas	Paving Slabs and Brick Paviers					Concrete paving slabs to disabled ramp at front entrance in good condition
			External Areas	Paths & Pedestian Paved Areas	Pedestrian - Tarmac					Tarmac footpaths in good condition
			External Areas	Walls Fences & Gates	Walls Fences & Gates Project	S 2 C	2017	1.00	£3,500	Timber scree and door to courtyard in poor condition significant rot at base. Mag lock to door inoperative.
			Mechanical	Gas Distribution	Gas Valves and Pipework					1.5 by plantroom door
			Mechanical	Heating Controls	Panel and Sensors					3x DSE600 clocks on Fieldwell panel.
			Mechanical	Heating Controls	Panel and Sensors					Satchwell room stats
<b>Total Condition Liability for Block = £4,360</b>										
01			Ceilings	Finish	Finish Project	F 2 C	2017	181.00	£7,240	The boarded ceiling to the main library 001 and entrance lobby 004 is in fair condition is uneven. Minor disturbance where heating element have been maintained. Varnished board achieves class 3 spread of flame and should be renewed with a suspended ceiling with Class O finish. To be considered in conjunction with removal of fan blowers from ceiling. The plastered ceiling in the store room 003 has been damaged and repaired. The repair has come loose and should be refixed.
01			Electrical	Control Gear	Distribution Boards	L 2 D	2017	0.00	£5,000	Incoming supply into library is fed from the NHS Clinic nest door ( NHS supply is 3 phase in enclosed service head, TNS earthing system sub main to library fed from Merlin Gerin MCCB distribution panel board 63A MCCB TP ) Distribution board is fed through a Bill Royal isolator 30A TP. DB is Bill TP re wireable asbestos lined fuses with no RCD protection. All needs replacing
01			Electrical	Fire System	Alarm Panel					Clymac repeater panel installed to entrance lobby linked to Briminton Centre next door (2865-02). Incorporating manual call points and automatic detection
01			Electrical	Fire System	Emergency Lights					All areas covered with emergency lighting mixture of combined, stand alone bulkheads and illuminated exit signs. Test key switched located at dist board

**2865-01 Brimington Library**

Building Survey Date: 15-December-2017 Mechanical Survey Date: 06-June-2018 Electrical Survey Date: 06-June-2017

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			Electrical	Lighting	External Lighting					External lighting installed to the front of the building, 2D bulkheads installed controlled via photocell and exit door covered by emergency bulkhead
01			Electrical	Wiring	Lighting					Mixed fittings through out mainly T5 linear fluorescent fittings on library floor with track lighting to illuminate display boards with LED GU10 lamps. Staff areas having mixture of 2D bulkhead fittings and T8 fluorescent & LED linear tube
01			Electrical	Wiring	Power					Adequate number of sockets no rcd protection
01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 2 B	2017	1.00	£500	External brick work and walls are generally in good order. Concrete cladding over FFL toilet window, has exposed reinforcement. Concrete repair is required
01			External Walls Windows & Doors	Window & Door Framing	Window & Door Framing Project	G 3 B	2017	1.00	£64,298	Single glazed timber windows are in fair condition. FFL window to landing is in poor condition and should be renewed within 2 years. Consideration should be given to replacing remaining windows with powder coated aluminium within the 5 year programme. Includes replacement doors to match.
01			Floors And Stairs	Floor Screed & Finish	Floor Screed & Finish Project	E 3 B	2017	1.00	£593	Floor finishes are generally in good order consideration should be given to replacing the FFL lobby and staff room flooring within the 5 year programme. A cover strip is require to the edge of the flooring to the staff toilet.
01			Mechanical	External Services	External Gas Services					G16 gas meter with diagram.
01			Mechanical	Gas Distribution	Gas Valves and Pipework					42mm gas pipe bonded and painted, valve at door.
01			Mechanical	Heating Distribution	Heat Emitters and TRVs	L 2 D	2018	1.00	£1,200	FIRST FLOOR RADIATORS REQUIRE UPGRADING C/W RADIATOR TRVs.
01			Mechanical	Heating Distribution	Heating Pumps					2x Grundfoss 50-60 heating pumps UPSD library and youth centre. 1x Grundfoss 40-50 heating pumps UPSD Social services. 2x Grundfoss 25-75 shunt pumps.
01			Mechanical	Heating Plant	Boiler					2x Remeha Quinta 65 heating boilers
01			Mechanical	Heating Plant	Fill System	L 1 D	2018	0.00	£2,500	Pressurise heating system removing old galvanised tank.
01			Redecorations	External	External Project					External decoration of timber windows and doors is in fair condition
01			Redecorations	Internal	Internal Project	E 3 B	2017	1.00	£1,227	The internal decorations are generally in good order. Minor touching up is required in the main library 001 behind the counter where alterations have been made and to the staff room103. The down stairs store room 003 and lobbies 002 & 102 are in fair condition and should be redecorated within the 5 year programme.



**2865-01 Brimington Library**

Building Survey Date: 15-December-2017 Mechanical Survey Date: 06-June-2018 Electrical Survey Date: 06-June-2017

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			Roofs	Flat Coverings & Insulation	Flat Coverings & Insulation Project	G 3 B	2017	1.00	£57,897	Flat roofing consists HT felt system mineral surfaced finish. Roof covering is in fair condition has be patched in several areas standing water and moss growth in areas. Area over main entrance blistered. Roof lights are twin skin polycarbonate in good order. Consider recover within 5 year programme.
01	0	001	Mechanical	Heating Controls	Panel and Sensors					1X Coster SAB 010 Opt Sensor.1X Key Operated Plant Controller For Ext/Auto/Hols Summer,1X Old White Satchwell Room Stat.
01	0	001	Mechanical	Heating Distribution	Heat Emitters and TRVs					warm air from 7 ceiling grilles in 001 LI
01	0	003	Mechanical	Ventilation	Mechanical Ventilation					1X 6inch Ventaxia Wall Fan With T Series Controller.
01	0	003	Mechanical	Ventilation	Mechanical Ventilation					7 VentAxia in ST 003
01	0	006	Mechanical	Cold Water	Storage and Distribution					MCW To WC With Saniflow
01	1	101	Mechanical	Cold Water	Storage and Distribution					22mmCu MCW Riser F.B With Stopcock,Splits 2X 15mmcu To WC,Basin & Sinkunit.
01	1	101	Mechanical	Hot Water	Hot Water Generator					25ltr Flat back water heater.
01	1	101	Mechanical	Ventilation	Mechanical Ventilation	H 2 C	2018	1.00	£600	NO VENTILATION

**Total Condition Liability for Block 01 = £141,055****Total Condition Liability for Site 2865-01 = £145,415**