



Pinxton 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 Pinxton 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.

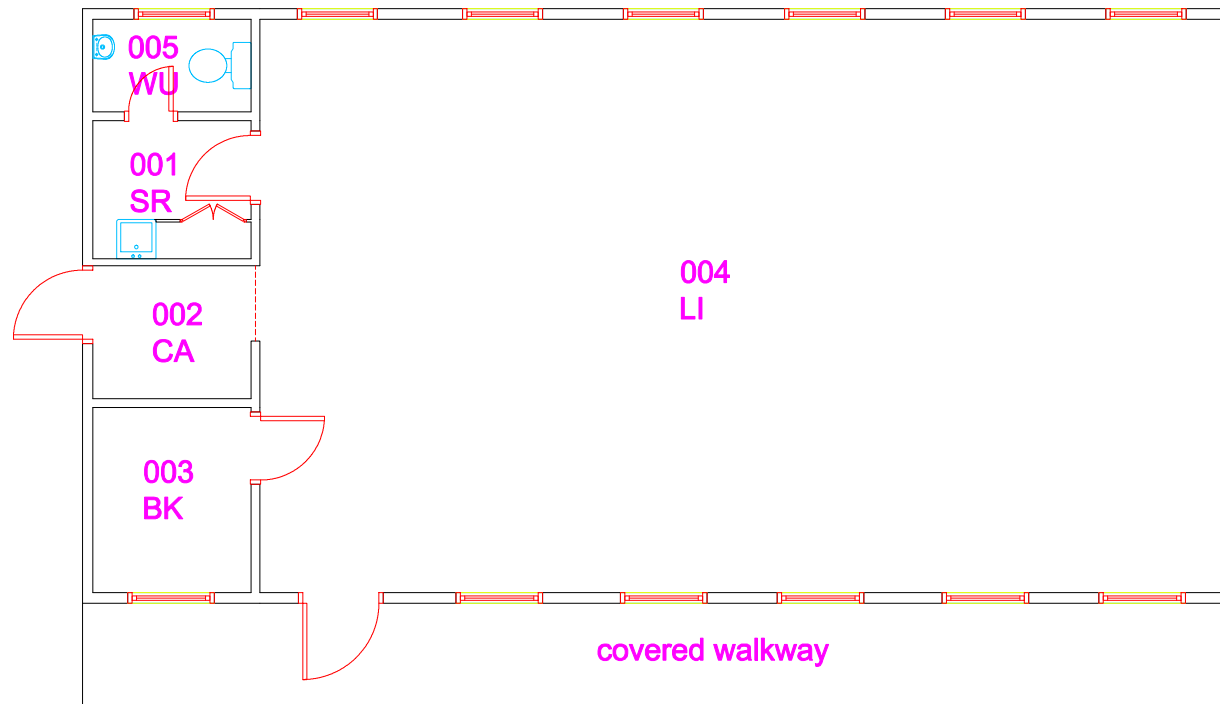
Current Location of Pinxton Library





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Pinxton Library
Kirkstead Road
Pinxton
Derbyshire
NG16 6NA

Pinxton Library Floorplan



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			
A	Updated to latest survey Feb 07		LS
Rev.	Details of Revision	Date	Initial
 <div style="display: inline-block; vertical-align: middle; text-align: left; padding-left: 10px;"> Derbyshire County Council Corporate Resources Director: Gerald Tommy County Property Division Property Officer: Alan Bussell Chalesworth Hall, Melbourn, DE4 3PW Tel. (01629) 850000 Fax. (01629) 890114 </div>			
Project <div style="text-align: center; font-size: 1.2em; font-weight: bold; margin-top: 10px;"> PINXTON LIBRARY PINXTON </div>			
UPRN Number			
Drawing Number 1375-02-01-GF-B-D001		Revision	
Title <div style="text-align: center; font-size: 1.2em; font-weight: bold; margin-top: 10px;"> SITE 01 BLOCK 01 GROUND FLOOR </div>			
Scale 1:50	Drawn SA	Checked	
Original Size A3	Date 14-03-2007	Date	
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February 2019

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Current Building Information

Pinxton library is adjacent to Kirkstead junior school and is on a site with a gym and a youth club. The library is all on one level and is accessible. It is open plan with a separate junior area. The library has an automatic door. The counter area is to the left as you come into the library. There are two small staff/storage areas, one containing a kitchen sink and staff toilet.

- Pinxton library is a single storey 86m² wooden cladded property attached to a gym on the same site as a youth club and adjacent to Kirkstead Junior School.
- Pinxton 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 official parking but there is space for two cars at the front of the library. There is on road parking at the front of the library and a free car park across the road.
- In terms of accessibility, the building has:
 - Level- access
 - An Automatic door
 - 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.
- See also the full building condition report attached as **Appendix 1**

Alternative Premises

If you are interested in running Pinxton 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
 - 9 bays of wall mounted shelving (various sizes) with book stops
 - 14 bays of freestanding shelving (various sizes) with book stops
 - 3 paperback 'spinners'
 - 2 wooden 'dump bins' (various sizes)
 - 4 wooden 'kinder boxes'
 - 4 wooden shelving trolleys
 - 13 chairs (various sizes/styles)
 - 1 stool
 - 5 tables (various sizes/styles)
 - 1 children's table
 - 4 children's chairs
 - 1 wooden magazine/leaflet rack
 - Small wooden display unit
 - 1 red box
 - 1 lockable blue box
 - Tall metal cupboard
- 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 for volunteer use with accessories and software to enable volunteers to use the Library Management System.
 - 2 public access computers with accessories and desk
 - 1 printer
 - 1 flatbed scanner
 - A people counter
 - 1 VOIP¹ telephone

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 till
 - 1 shredder
 - 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; bucket and shovel

Current Library Operating Information

Current opening hours

Tuesday	14.00 – 17.00		
Thursday	9.15 – 13.00	and	14.00 – 17.00
Friday	9.15 – 13.00		
Total 13.5 hours per week			

This library must continue to open for 13.5 hours per week as a minimum once it has transferred to community management. Opening for at least one evening until 6.00 pm, and for 3 hours at weekends would be encouraged, but is not obligatory.

Current staffing

There are currently 0.38 Full Time Equivalent staff. No paid staff will be retained on site by Derbyshire County Council once Pinxton library is transferred to community management.

Current volunteers

There are currently no volunteers at Pinxton library.

Current materials (as at December 2018)

Pinxton library currently houses approximately 4,600 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 Pinxton 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

- IT help sessions
 - As requested

Derbyshire County Council will not continue to provide or facilitate these activities after Pinxton 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 at Pinxton library. There is also a fire alarm system in place which is part of the system for the gym and youth club. The panel is in the youth club.

The building has 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 3 hours per week by a caretaker who also covers the youth club. This will cease on handover, and the CML will be responsible for cleaning Pinxton library.

Insurance

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

Use of Pinxton Library

According to figures from 2015, the draft catchment area of Pinxton library (determined using the postcodes of active borrowers) has a population of 4,123 Derbyshire residents, which is 0.5% of Derbyshire's estimated population. 18.3% of this population are aged 0-17, and 26.6% are aged over 60. The area has an Indices of Multiple Deprivation score of 5 (with 1 being the most deprived and 10 being the least deprived).

At Pinxton library in 2016-2017 there were:

- 11,449 visits
- 6,274 issues
- 480 Computer reservations

There were 482 active members of Pinxton library in March 2017, which represents approximately 11.7% of the estimated Derbyshire residents living in the catchment area of Pinxton Library.

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

Running Costs of Pinxton Library

(1 April 2016 – 31 March 2017)

Security - Alarms & Maintenance	£504
Gas	£1,024
Electricity	£256
Water	£377
Cleaning/Caretaking	£107
Trade Waste Services	£139
ICT Costs**	£1,869
Total	£4,277

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

For more information on rates in Bolsover, see

<http://www.bolsover.gov.uk/index.php/business/business-rates>

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 Pinxton Library
(1 April 2016 – 31 March 2017)

Income type	Amount
Overdue charges	£47
Request charges	£84
Printing/ photocopying charges	£87
Audiobook Hire	£0
Room Hire	£0
Book Sales	£20
Other general charges	£13
Total	£251

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 Pinxton Library

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

Year 1	£4,800
Year 2	£3,500
Year 3	£2,600
Year 4	£1,800
Year 5	£1,300

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 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 Pinxton 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 Pinxton library will be on 1st May 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 Pinxton library

If you are interested in applying to run Pinxton Library, please complete the form in the *Expression of Interest Pack* 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 Pinxton Library	
Open Day	1 May 2019
Expressions of Interest submission deadline	29 May 2019

Thank you very much for your interest.

Condition Survey Report

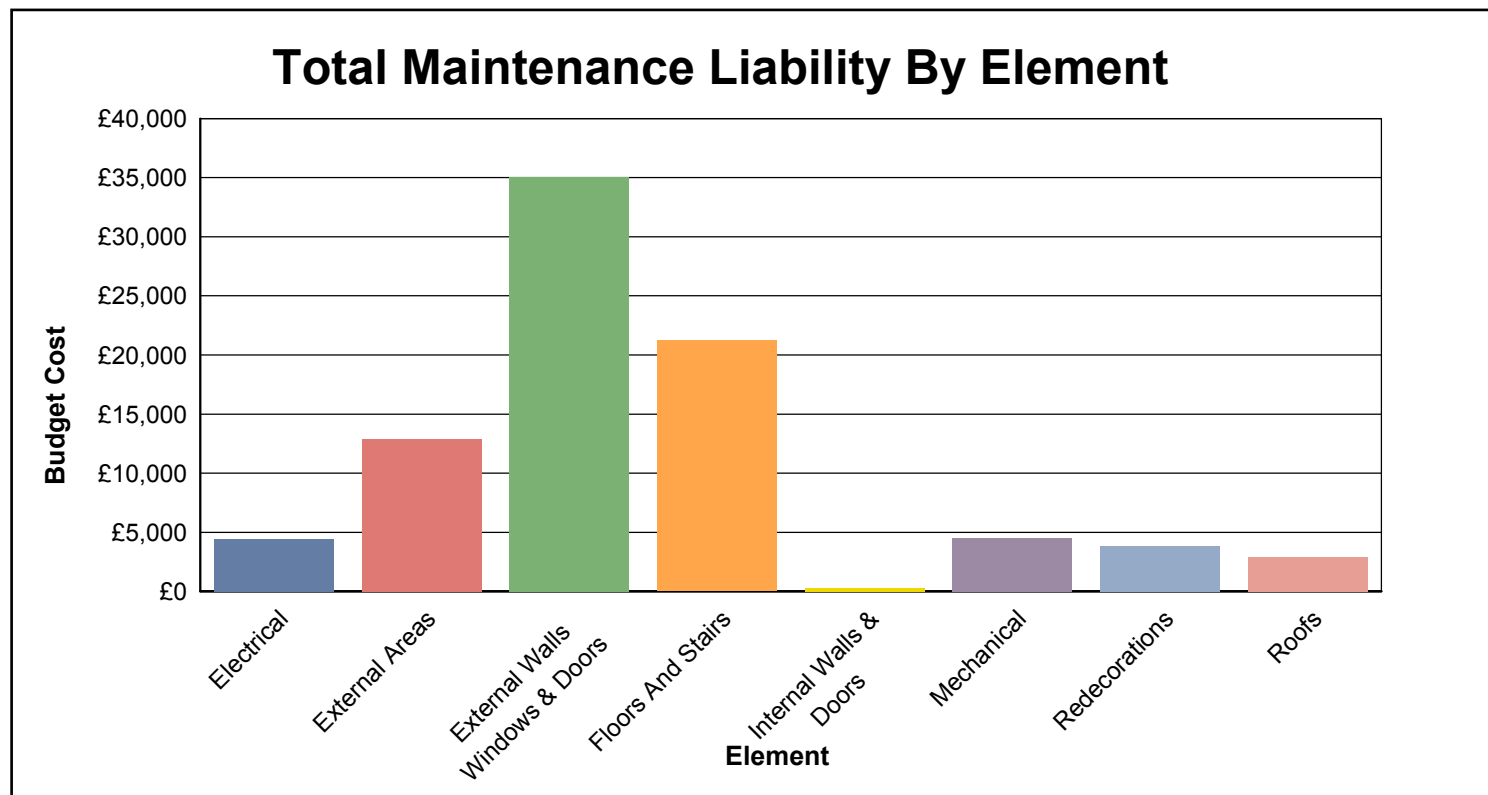
1375-02

Pinxton Library

Building Survey Date: 14-June-2018

Mechanical Survey Date: 04-June-2018

Electrical Survey Date: 23-May-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

1375-02 Pinxton Library

Building Survey Date: 14-June-2018 Mechanical Survey Date: 04-June-2018 Electrical Survey Date: 23-May-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			Electrical	Alarms	Intruder					There is an intruder alarm system fitted to this building, this should remain serviceable within the scope of this survey period (installed by ASI)
01			Electrical	Control Gear	Accessories	H 2 B	2018	0.00	£160	There is an automatic entrance door fitted, service as required.
01			Electrical	Control Gear	Distribution Boards	H 3 B	2018	0.00	£400	There is a MCB distribution board fitted with 30mA RCD protection to selected circuits only (Hager board) additional 30mA RCDs (RCBOs) should be retrofitted to this board to afford additional safety / protection to users.
01			Electrical	Fire System	Alarm Panel	F 2 B	2018	0.00	£1,200	This fire alarm system is linked to the Youth Club next door where the Clymac ZP3 panel is located, additional automatic detection is required to comply with BS5839.
01			Electrical	Fire System	Emergency Lights	F 3 B	2018	0.00	£700	Provide additional emergency lighting and test switching throughout this building to fully comply with BS5266.
01			Electrical	Lighting	External Lighting	H 2 C	2018	0.00	£900	External lighting is via a wall mounted compact Fluorescent fitting that should remain serviceable within the scope of this survey period. It is recommended that additional external amenity lighting is fitted.
01			Electrical	Power	Water Heaters	R 4 B	2018	0.00	£1,100	It is recommended that the dated / corroded FBM flat back water heater should be replaced, with a multipoint type system.
01			Electrical	Wiring	Lighting					Lighting is predominately via older 2D and T8 linear fluorescent luminaires which should remain serviceable within the scope of this survey period, these will require replacement in the longer term.
01			Electrical	Wiring	Power					
01			External Areas	Ancillary Premises & Landscaping	Name Board	E 3 C	2018	0.00	£350	Metal signage for library to front adjacent to Kirkstead Road damaged. Recommend replacement and relocation to a more suitable location.
01			External Areas	Drainage	Drainage Project	I 2 C	2018	0.00	£1	No drainage evident to lower area of veranda adjacent to steps, potential for water to collect and flood into adjacent gym building. No issue currently evident - monitor situation and provide drainage as necessary.
01			External Areas	Paths & Pedestian Paved Areas	Paths & Pedestian Paved Areas Project					Concrete ramp leading from external door to neighbouring gym leads to frontage of library.

1375-02 Pinxton Library

Building Survey Date: 14-June-2018 Mechanical Survey Date: 04-June-2018 Electrical Survey Date: 23-May-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			External Areas	Paths & Pedestian Paved Areas	Paths & Pedestian Paved Areas Project	H 2 D	2018	0.00	£3,431	Recommend provision of handrail to external veranda at rear to prevent fall from approximately 500mm height. Some spalling evident to tiles with anti-slip coating. Recommend refurbishment and provision of gully covers to prevent slip and trip hazards.
01			External Areas	Paths & Pedestian Paved Areas	Paths & Pedestian Paved Areas Project	H 3 B	2018	0.00	£400	Tarmacadam surfacing to pedestrian area adjacent to the main entrance door in fair condition generally, minor patch repairs required around inspection cover. Recommend provision of new anti-slip inspection cover.
01			External Areas	Roads & Car Parks	Roads & Car Parks Project	H 2 D	2018	0.00	£8,734	Tarmacadam surfacing to front car park adjacent to Kirkstead Road heavily worn, with severe undulations, exposed ironworks, no surface water drainage. Lay new tarmacadam surface, including reconstructed sub-base, new surface water drainage, line markings, edgings and signage.
01			External Walls Windows & Doors	External Wall Finishes	External Wall Finishes Project	G 3 B	2018	80.00	£4,000	Horizontal timber cladding generally fair with minor warping and vandalism evident. Rub-down and redecorate. Price increase for high-level access.
01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 2 D	2018	11.00	£3,080	Concrete plinth to building spalling in various areas due to moisture penetration. Recommend specialist concrete repair.
01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 2 C	2018	1.00	£400	Movement noted to concrete plinth to rear veranda in two locations by approximately 20-25mm. Take up and re-bed plinth.
01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 3 C	2018	13.00	£390	Rake out and re-point low level brickwork to plinth and veranda.
01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 3 B	2018	30.00	£1,200	Timber posts and roof structure to rear veranda generally fair, with flaking paint. Rub down and redecorate.
01			External Walls Windows & Doors	Window & Door Framing	Window & Door Framing Project	G 2 D	2018	1.00	£2,500	Flush timber main entrance door with automation. Poor condition with rot evident at base. Recommend replacement with aluminium framed door including re-use of automation where possible.
01			External Walls Windows & Doors	Window & Door Framing	Window & Door Framing Project	G 2 C	2018	47.00	£23,500	Single glazed timber windows and doors in poor condition generally with flaking paint, minor rot evident and inoperable opening lights. Rub down and redecorate frames, including prior repairs and release of inoperable opening lights. Price increase for high level access.

1375-02 Pinxton Library

Building Survey Date: 14-June-2018 Mechanical Survey Date: 04-June-2018 Electrical Survey Date: 23-May-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			Floors And Stairs	Floor Screed & Finish	Floor Screed & Finish Project	H 2 D	2018	85.00	£21,250	Carpet tiled floor covering throughout rooms 001, 003 and 004, vinyl to 005 and barrier matting to 004 over granwood. Undulations throughout and repairs carried out within latest survey period, to areas of uplift of Granwood caused by moisture trapped beneath covering. Recommend removal of coverings and Granwood, provision of asphalt screed and replacement of coverings. Price increase for removal of all fixtures.
01			Internal Walls & Doors	Doors & Glazed Screens	Doors & Glazed Screens Project	E 3 C	2018	1.00	£200	Internal timber door to 005 damaged. Repair door.
01			Internal Walls & Doors	Doors & Glazed Screens	Doors & Glazed Screens Project	E 3 B	2018	2.00	£72	Internal timber doors to 001 and 004 fair. Overhaul ironmongery.
01			Mechanical	Cold Water	Storage and Distribution					15mm mains cold water in copper and bonded in room 003BK has a 15mm Js2 water meter 5-04
01			Mechanical	External Services	External Gas Services	H 2 B	2018	0.00	£250	3/4" gas pipework comes from the school under ground to the Library bits of the external pipework needs the Denzo tape applying to the gas pipework and also painting the correct colour BS for gas. Again the school might be going academy so the Library will need a new main and meter to supply the gas heater this again is something that Chris martin is dealing with.
01			Mechanical	Gas Distribution	Gas Appliances	F 2 C	2018	0.00	£1,000	1no Rinnai energy saver 1004 with a balanced flue straight to outside but heater sitting on combustible material and flue going through combustible material need fire resistant board on the outside (500) 1no Rinnai energy saver 556T with a balanced flue straight to outside the heater has a guard around it but heater hanging on combustible material and flue going through combustible material need fire resistant board on the outside (500)
01			Mechanical	Gas Distribution	Gas Valves and Pipework	H 2 D	2018	0.00	£500	3/4" Gas pipework comes into the building in steel pipework needs a 3/4" Gas isolation valve within 2 meters on entry to the building.
01			Mechanical	Gas Distribution	Gas Valves and Pipework					Pipework is in steel and copper pipework and in good condition. isolation valves at both appliances. there is a isolation valve in front of the main desk.
01			Mechanical	Heating Controls	Panel and Sensors					1X Danfoss 851 Programmer For Rinnai Heater. 1X Lifestyle Programmer Model LP711for Rinnai Heater.
01			Mechanical	Heating Controls	Panel and Sensors					Satchwell frost+room stats

1375-02 Pinxton Library

Building Survey Date: 14-June-2018 Mechanical Survey Date: 04-June-2018 Electrical Survey Date: 23-May-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			Mechanical	Hot Water	Controls and TMVs	L 2 D	2018	0.00	£250	NO TMV in room 005WU would also need a PRV installed to reduce the pressure of cold water
01			Mechanical	Hot Water	Hot Water Generator	L 3 C	2018	0.00	£2,000	1no 25 litre Heatrae Sadia water heater
01			Mechanical	Ventilation	Mechanical Ventilation	H 2 D	2018	0.00	£500	No vent within the toilet
01			Redecorations	Internal	Internal Project	E 3 C	2018	6.00	£360	Internal redecorations to rooms 003 and 005 poor, with evidence of water staining from past leaks, damage to walls. Low priority due to use. Price increase for high level access.
01			Redecorations	Internal	Internal Project	E 3 B	2018	78.00	£3,510	Internal decoration to rooms 001, 002 and 004 fair, with minor marks and hairline cracks evident. Fibreboard panelled walls and ceiling with timber cover strips. Ceiling redecorated as part of re-roof 2017. Price increase for high level access.
01			Roofs	Flat Coverings & Insulation	Felt Flat Roofing					Flat felt roof to rear veranda with aluminium gutters and downpipes re-covered 2004/05.
01			Roofs	Flat Coverings & Insulation	Flat Coverings & Insulation Project	G 3 B	2018	0.00	£2,600	Rub down and redecorate soffits to main roof, which were excluded from roof recover in 2017. Include repair to timber where pipes cross from Kirkstead Junior Academy building to roof space of library. Price increase for high level access.
01			Roofs	Pitched Coverings & Insulation	Felt Pitched Roofing					Felt pitched roof re-covered 2017. PVC gutters and downpipes, eaves ventilation.
01			Roofs	Roof Drainage	Roof Drainage Project	G 2 D	2018	0.00	£300	PVC downpipe connection loose to rear and missing downpipe to side adjacent to neighbouring gym, may allow excess water damage to timber cladding. Provide and re-fix.

Total Condition Liability for Block 01 = £85,238**Total Condition Liability for Site 1375-02 = £85,238**