



Somercotes Library Information Pack

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

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Introduction

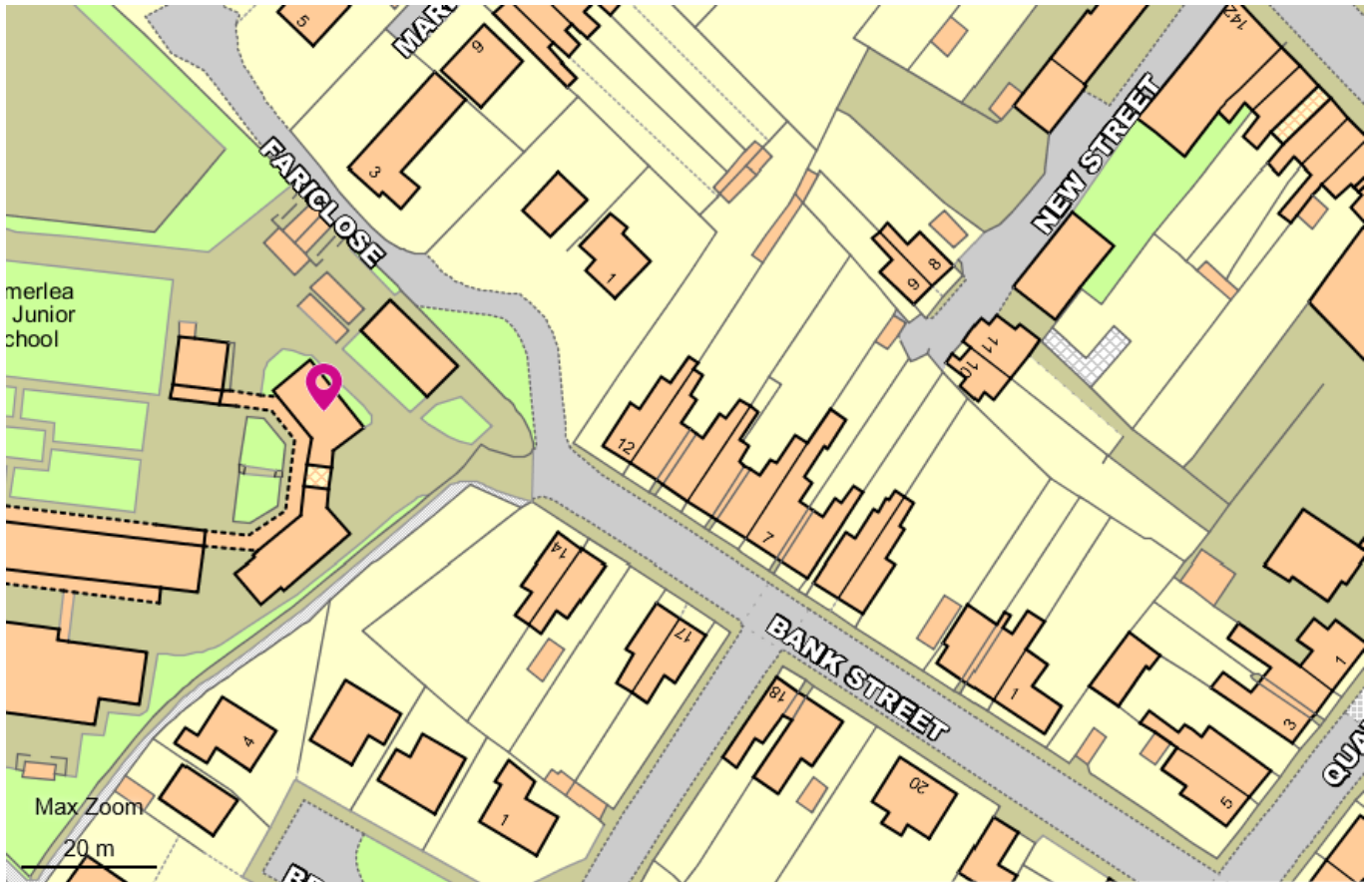
This *Library Information Pack* provides details about Somercotes library which will be useful if you have an interest in taking responsibility for it as a Community Managed Library (CML).

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.

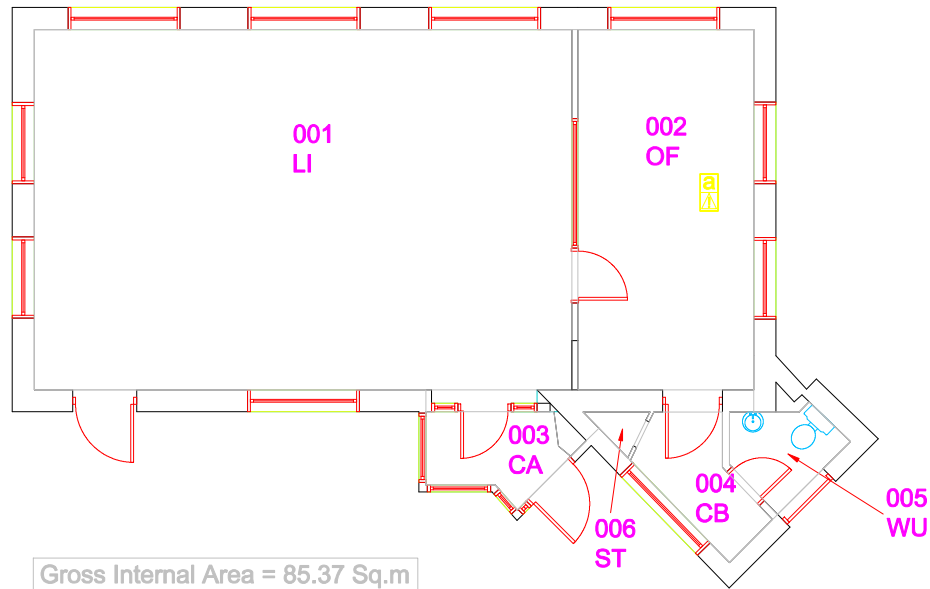
Current Location of Somercotes Library



© Derbyshire Mapping Portal

Somercotes Library
Somerlea Park Junior School
Bank Street
Somercotes
Derbyshire
DE55 4JE

Somercotes 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	Re-measure by GB	Nov 18	NT
Rev.	Details of Revision	Date	Initial

Derbyshire County Council
Corporate Resources
County Property Division
Chatsworth Hall, Matlock, DE4 3FW
Tel. (01629) 580000
Fax. (01629) 585114

Project	SOMERCOTES LIBRARY		
UPRN Number	1009/04/01-GF-B-D001		
Drawing Number			Revision

Title
**SITE 04
BLOCK 01
GROUND FLOOR**

Scale	Drawn	Checked
1:100	LS	
Original Size	Date	Date
A4	DEC 06	
Status	A	

Current Building Information

Somercotes library is in the grounds of Somerlea Park junior school. It is all on one level and is accessed by a ramp at the front of the building. The library is open plan with a small junior area. The main counter area is opposite the front door and there is a staff area including a staff toilet.

- Somercotes library is a 82m² single storey brick building in the grounds of Somerlea School.
- Somercotes 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 are three staff / users parking spaces and one accessible parking space which are shared with the school. There is on-street parking in the area.
- In terms of accessibility, the building has:
 - A ramp leading into a level- access building
 - An external 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 Somercotes 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
 - 18 bays of wall mounted shelving (various sizes) with book stops
 - 10 double-sided bays of fixed shelving with book stops
 - 2 paperback 'spinners'
 - 1 wooden 'dump bin'
 - 3 wooden 'kinder boxes'
 - 1 metal shelving trolley
 - 13 chairs (various sizes/styles)
 - 4 tables (various sizes/styles)
 - 1 red box
 - 1 lockable blue 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 for volunteer use with accessories and software to enable volunteers to use the Library Management System.
 - 1 public access computer with accessories and desk
 - 1 printer
 - 1 flatbed scanner
 - A people counter
 - 2 VOIP¹ telephones
- Other equipment and stationery will become the property of the CML, who will take on the responsibility for their and repair or replacement and disposal. As at December 2018 this comprises:
 - 1 analogue phone line
 - 1 small fridge
 - 1 microwave
 - 1 kettle
 - 1 till

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

- 1 kick stool
 - 1 step ladder
 - 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

Monday:	14:00 – 17:00		
Thursday:	9:00 – 13:00	and	14:00 – 19:00
Friday:	9:00 – 13:00	and	14:00 – 17:00
Saturday:	9:30 – 13:00		
Total 22.5 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 Full Time Equivalent staff. No paid staff will be retained on site by Derbyshire County Council once Somercotes library is transferred to community management.

Current volunteers

There are currently no volunteers at Somercotes library.

Current materials (as at December 2018)

Somercotes library currently houses approximately 4,400 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 Somercotes 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.

Somercotes 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
 - Thursdays
 - Weekly (term-time only)
- Book Group
 - Fridays
 - Monthly
- IT help sessions
 - As requested

Derbyshire County Council will not continue to provide or facilitate these activities after Somercotes 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 3 hours per week by Derbyshire County Council. This will cease on handover, and the CML will be responsible for cleaning Somercotes library.

Insurance

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

Use of Somercotes Library

According to figures from 2015, the draft catchment area of Somercotes library (determined using the postcodes of active borrowers) has a population of 896 Derbyshire residents, which is 0.1% of Derbyshire's estimated population. 23.4% of this population are aged 0-17, and 16.9% 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 Somercotes library in 2016-2017 there were:

- 6,615 visits
- 9,135 issues
- 368 Computer reservations

There were 375 active members of Somercotes library in March 2017, which represents approximately 41.9% of the estimated Derbyshire residents living in the catchment area of Somercotes library.

There are currently no external groups who use Somercotes library on a regular basis.

Running Costs of Somercotes Library (1 April 2016 – 31 March 2017)

Security - Alarms & Maintenance	£486
Water	£114
Cleaning/Caretaking	£55
ICT Costs**	£1,471
Total	£2,127

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

For more information on rates in Amber Valley, see <https://www.ambervalley.gov.uk/business/business-rates.aspx> 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 Somercotes Library (1 April 2016 – 31 March 2017)

Income type	Amount
Overdue charges	£139
Request charges	£137
Printing/ photocopying charges	£85
Audiobook Hire	£0
Room Hire	£0
Book Sales	£38
Other general charges	£14
Total	£413

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 Somercotes Library

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

Year 1	£2,400
Year 2	£1,800
Year 3	£1,300
Year 4	£900
Year 5	£700

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 Somercotes 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 Somercotes library will be on 9th 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 Somercotes library

If you are interested in applying to run Somercotes 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 Somercotes Library	
Open Day	9 April 2019
Expressions of Interest submission deadline	7 May 2019

Thank you very much for your interest.

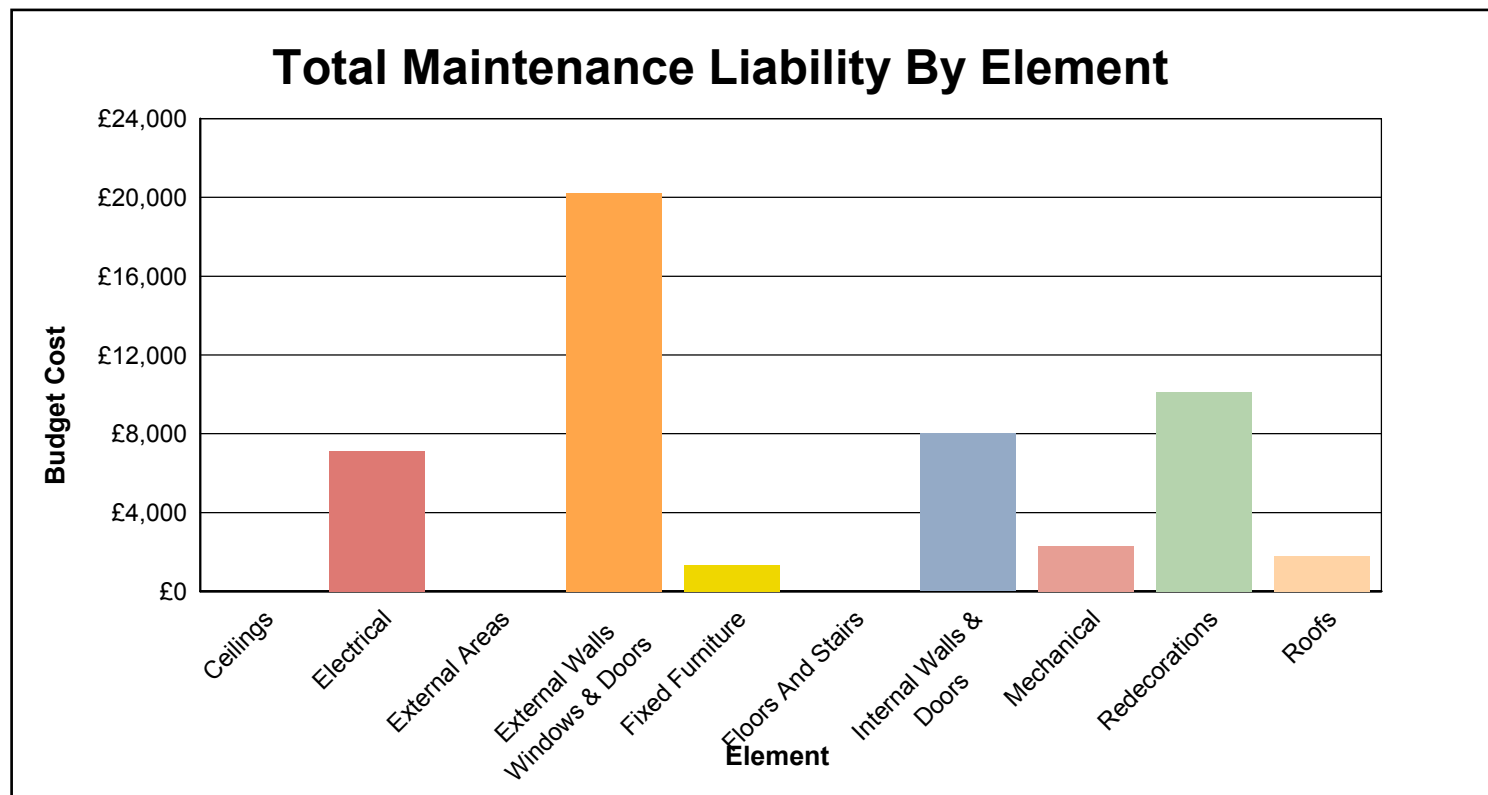
Condition Survey Report 1009-04

Somercotes Library

Building Survey Date: 12-November-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

1009-04 Somercotes Library

Building Survey Date: 12-November-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
			External Areas	Ancillary Premises & Landscaping	Site Furniture					Handrails noted to the front of the library, but these now form part of the demise to Somerlea Park Junior School Academy. Redecoration and minor repairs noted, but now with the school to action.
Total Condition Liability for Block = £0										
01			Ceilings	Finish	Suspended Ceiling					Suspended ceilings generally in good condition.
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	£150	There is an automatic entrance door fitted, service as required
01			Electrical	Control Gear	Distribution Boards	H 2 D	2018	0.00	£2,000	Replace the obsolete Crabtree C50 MCB distribution boards with modern boards fitted with 30mA RCBO protection.
01			Electrical	Fire System	Alarm Panel					There is a modern 8 zoned fire alarm system fitted (CTEC panel) that supports both automatic detection and manual call points; this should remain serviceable within the scope of this survey period. This is linked to the School.
01			Electrical	Fire System	Emergency Lights	H 2 C	2018	0.00	£1,350	The existing dated, emergency lighting system only covers limited areas within the Library; the entire emergency lighting system requires replacing with modern fittings throughout to fully comply with BS5266.
01			Electrical	Lighting	External Lighting					External amenity lighting is via a wall mounted LED fitting / 2D fitting to the entrance foyer, these should remain serviceable within the scope of this survey period.
01			Electrical	Wiring	Lighting	L 4 C	2018	0.00	£3,000	Lighting is predominately via older 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	Main Earth	R 3 B	2018	0.00	£175	Replace the main earth bar with a split link type to fully comply with BS7671.
01			Electrical	Wiring	Power	R 2 B	2018	0.00	£450	There are a few extension leads used in this Block, it is recommended that additional 13A socket outlets are provided to alleviate the need for these.
01			External Areas	Ancillary Premises & Landscaping	Site Furniture					External metal fire escape exists to the rear fire escape and extends onto Somerlea Junior School's land. No issues noted and currently intact.

1009-04 Somercotes Library

Building Survey Date: 12-November-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	Roads & Car Parks	Vehicle - Tarmac					The Library is now within Somerlea Park Junior Academy site and no external grounds belong to DCC. Access over the school land has been granted in the lease and no DCC responsibility exists. No costs allowed, but area around the library appears in fair condition, with no defects noted.
01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 2 C	2018	7.00	£210	Brickwork generally in fair condition, but recommend isolated areas of repointing, to prevent deterioration and prevent any future damp ingress or the like.
01			External Walls Windows & Doors	Window & Door Framing	Single Glazed Timber Windows	G 2 C	2018	1.00	£20,000	Timber glazed windows in fair/poor condition, with rot noted in several areas, opening lights painted shut and paint is flaking. Allow to free all opening lights, repair rotten areas and decorate upon completion. Price increased for scaffold access. Price could be reduced if opening lights aren't freed and the windows are painted over again, but recommended the windows are eased.
01			Floors And Stairs	Floor Screed & Finish	Carpet					All flooring in good condition
01			Internal Walls & Doors	Doors & Glazed Screens	Doors & Glazed Screens Project	F 2 C	2018	1.00	£8,000	Technical fire risk assessment has noted that the glazed partition between rooms 001 and 002 needs upgrading. Partition has asbestos panels and an assumption has been made as to what may be required. Detailed design required and Building Regulation approval will be required. Provisional sum allowed for works, with uplift for asbestos removal.
01			Mechanical	Cold Water	Storage and Distribution					1no 22mm copper main with stop tap and bonded think the water come from somerlea school which are now an academy school not sure how the bills are paid or metered
01			Mechanical	Cold Water	Storage and Distribution					pipework for cold water is all in copper and in good condition.
01			Mechanical	Gas Distribution	Gas Appliances	G 2 C	2018	0.00	£1,500	1no U16 UGI imperial Gas Meter Serial 034841 has labels for on/off, bonded and emergency number. no gas line diagram and pipework needs sealing in meter house and sealing needs to be checked. gas comes from Somerlea Park which is going academy
01			Mechanical	Gas Distribution	Gas Valves and Pipework					all gas pipework is in copper and in good condition
01			Mechanical	Heating Controls	Panel and Sensors					1no Worcester comfort 2RF programmer
01			Mechanical	Heating Controls	Panel and Sensors					1X Honeywell Frost Stat.CHECK OUT IF FROST STAT IS BEING USED AS CONTROL STAT,HAVE INFORMED STAFF THIS IS A FROST STAT.

1009-04 Somercotes Library

Building Survey Date: 12-November-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	Heating Distribution	Heat Emitters and TRVs	R 2 D	2018	0.00	£800	3no Bibble heaters mostly working compact radiator with TRV should be a LST (800) room 003CA compact radiator in 004CB with TRV
01			Mechanical	Heating Distribution	Heating Valves and Pipework					All heating pipework is in steel and a bit of copper and in good condition
01			Mechanical	Heating Plant	Heating Plant Project					1no Worcester 29 CDI classic combi boiler with a horizontal flue to outside and installed 16/03/18
01			Mechanical	Hot Water	Controls and TMVs					1no TMV 15mm in the toilet
01			Mechanical	Hot Water	Hot Water Generator					hot water from combi boiler
01			Mechanical	Ventilation	Mechanical Ventilation					1no 6" Vent Axia working fine
01			Redecorations	External	External Project	G 2 C	2018	1.00	£5,178	Allow for all external decoration to previously painted surfaces, including fascias, soffits, roof level timber vents and exposed roof timbers. Price increased for scaffold access.
01			Redecorations	Internal	Internal Project	E 3 B	2018	1.00	£3,724	Decoration to rooms 001, 004 and 005 in fair condition. Price increase for scaffold tower access to main room.
01			Redecorations	Internal	Internal Project	E 2 C	2018	1.00	£1,224	Undertake decorations to rooms 002 and 003. Price increased for minor plaster repairs prior to decoration.
01			Roofs	Flat Coverings & Insulation	Felt Flat Roofing					The flat roof veranda to the rear of the library is now in the ownership of Somerlea Park Junior School Academy. The felt roof is in very poor condition adjacent the library and there is the risk of water ingress and/or rot occurring. To be monitored at Landlord visits and contact made with the Academy Trust if this occurs.
01			Roofs	Pitched Coverings & Insulation	Clay Tiled Pitched Roofing	G 2 C	2018	1.00	£1,800	No evidence of any issues internally currently. Undertake minor repairs to the roof, which is generally in fair condition. Isolated areas of disturbed tiles, repointing to hip tiles and moss to areas of roof. Allow for these repairs to prevent future deterioration.
01			Roofs	Roof Drainage	Metal Guttering					Metal rainwater goods intact on day of survey and no issues noted.
01	0	002	Fixed Furniture	Kitchen	Kitchen Project	E 3 B	2018	1.00	£1,322	Renew ageing kitchenette to staff room. Still functional, but becoming worn.

Total Condition Liability for Block 01 = £50,883**Total Condition Liability for Site 1009-04 = £50,883**