



# Whaley Bridge 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 Whaley Bridge 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.

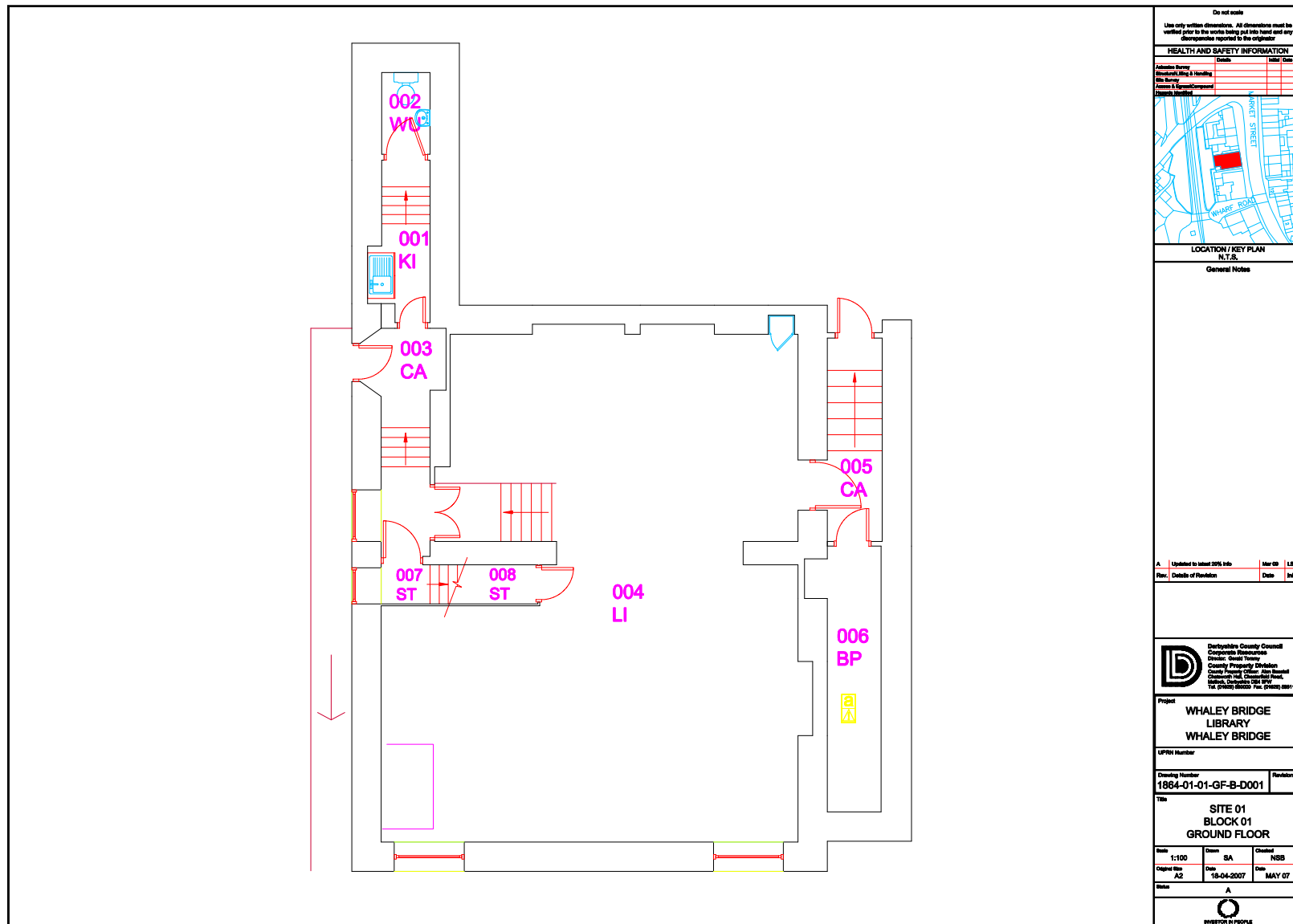
## Current Location of Whaley Bridge Library



© Derbyshire Mapping Portal

Whaley Bridge Library  
Mechanics' Institute  
21 Market Street  
Whaley Bridge  
Derbyshire  
SK23 7AA

## Whaley Bridge Library Floorplan



## Current Building Information

Whaley Bridge library is located in the basement of the Mechanics Institute on Market Street. The library is all on one level and is accessed via a path and some steps to the left hand side of the building. Once inside there is access to a small staff area comprising a staff toilet and kitchen sink, and further steps down into the library. The library is an open plan space, with a small lobby area leading into the main library; a dedicated junior area and a computer area. The main counter area is situated close to the entrance.

- Whaley Bridge library is 119m<sup>2</sup> and is housed in the basement of Whaley Bridge Mechanics' Institute. This is a 3 storey stone built property built in the 1876, with a slate roof.
- Whaley Bridge library is not a listed building
- The Mechanics' Institute is situated in a Conservation area. See <https://www.highpeak.gov.uk/article/2365/Conservation-area-maps> 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 does not own this building, but lease it from a landlord. Derbyshire County Council will require the landlord's consent for any sub-letting of the building, and the terms of the sub-lease will reflect those in the head lease. This is subject to agreement by all parties.
- There is time limited on street parking on Market Street, 1 accessible parking bay outside the library and further free parking is available close by in a car park near to the canal.
  - The library has a hearing loop at the counter
- This 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 Whaley Bridge 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
  - 23 bays of wall mounted shelving with book stops
  - 6 bays movable shelving (various sizes) with book stops
  - 4 paperback 'spinners'
  - 2 wooden 'dump bins'
  - 1 wooden 'kinder box'
  - 2 shelving trolleys (various sizes/styles)
  - 19 chairs (various sizes/styles)
  - 3 tables (various sizes/styles)
  - 2 small lockable lockers
  - 1 metal cupboard
  - 1 wooden storage unit
  - 3 wooden pedestal units
  - A 2 drawer metal filing cabinet
  - 1 red box
  - 1 beanbag
  - 3 slatted wall panels with Perspex leaflet holders
- 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.
  - 5 public access computers with accessories and desks
  - 1 Multi Function Device (combined printer, photocopier and scanner)
  - A people counter
  - 1 VOIP<sup>1</sup> telephone

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<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

- 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 safe
  - 1 kick stool
  - 1 storytime rug
  - 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**

<b>Monday</b>	14.00 – 19.00		
<b>Tuesday</b>	10.00 – 13.00	and	14.00 – 17.00
<b>Thursday</b>	10.00 – 13.00	and	14.00 – 17.00
<b>Friday</b>	10.00 – 13.00		
<b>Saturday</b>	9.30 – 13.00		
<b>Total 23.5 hours per week</b>			

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

### **Current volunteers**

There are currently no volunteers at Whaley Bridge library.

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

Whaley Bridge library currently houses approximately 5,700 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 customers.

After Whaley Bridge 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.

Whaley Bridge 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**

- IT help sessions
  - As requested

Derbyshire County Council will not continue to provide or facilitate these activities after Whaley Bridge 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 5 hours per week by Derbyshire County Council. This will cease on handover, and the CML will be responsible for cleaning Whaley Bridge library.

## Insurance

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

## Use of Whaley Bridge Library

According to figures from 2015, the draft catchment area of Whaley Bridge library (determined using the postcodes of active borrowers) has a population of 6,191 Derbyshire residents, which is 0.8% of Derbyshire's estimated population. 19.2% of this population are aged 0-17, and 27.8% are aged over 60. The area has an Indices of Multiple Deprivation score of 7 (with 1 being the most deprived and 10 being the least deprived).

At Whaley Bridge library in 2016-2017 there were:

- 16,364 visits
- 21,913 issues
- 1,616 Computer reservations

There were 891 active members of Whaley Bridge library in March 2017, which represents approximately 14.4% of the estimated Derbyshire residents living in the catchment area of Whaley Bridge Library.

No external groups who currently use Whaley Bridge library on a regular basis.

## Running Costs of Whaley Bridge Library (1 April 2016 – 31 March 2017)

Security - Alarms & Maintenance	£200
Electricity	£516
Rents - Whaley Bridge Mechanics Institute	£5,926
National Non-Domestic Rates*	£1,936
Water	£188
Trade Waste Services	£354
ICT Costs**	£2,541
<b>Total</b>	<b>£11,660</b>

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

For more information on rates in High Peak, see <https://www.highpeak.gov.uk/businessrates> 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 Whaley Bridge Library**  
(1 April 2016 – 31 March 2017)

Income type	Amount
Overdue charges	£559
Request charges	£610
Printing/ photocopying charges	£196
Audiobook Hire	£36
Room Hire	£0
Book Sales	£0
Other general charges	£60
<b>Total</b>	<b>£1,461</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 Whaley Bridge Library**

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

<b>Year 1</b>	<b>£12,900</b>
<b>Year 2</b>	<b>£9,400</b>
<b>Year 3</b>	<b>£7,000</b>
<b>Year 4</b>	<b>£4,700</b>
<b>Year 5</b>	<b>£3,500</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 Whaley Bridge 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 Whaley Bridge library will be on 17<sup>th</sup> 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 Whaley Bridge library**

If you are interested in applying to run Whaley Bridge 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.

<b>Key Dates for Whaley Bridge Library</b>	
Open Day	17 April 2019
Expressions of Interest submission deadline	15 May 2019

Thank you very much for your interest.

## Condition Survey Report

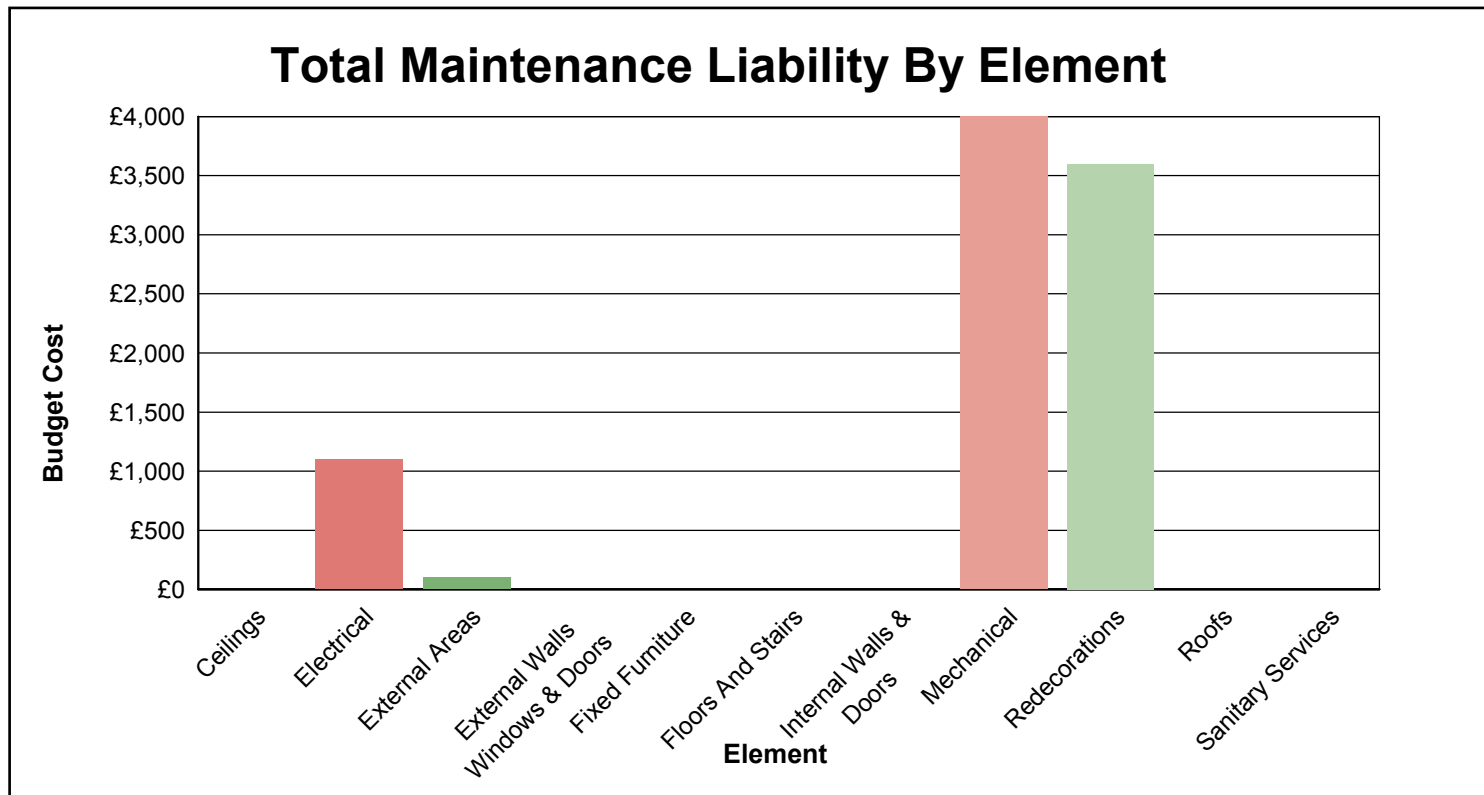
**1864-01**

### Whaley Bridge Library

Building Survey Date: 19-July-2018

Mechanical Survey Date: 12-June-2018

Electrical Survey Date: 12-June-2018



## Condition Survey General Guidance Notes

### 1) Scope of Survey

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

### 2) Unique Property Reference Number (UPRN)

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

1234-01-01-001

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

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

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

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

### 3) Site Plan

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

### 4) Priorities

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



**5) Element Breakdown**

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

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

**6) Year**

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

**7) Costs**

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

## Appendix A

### Summary Table of Condition Ratings

Rating 1 (Type)		Rating 2 (Priority)		Rating 3 (Condition)	
<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

**1864-01 Whaley Bridge Library**

Building Survey Date: 19-July-2018 Mechanical Survey Date: 12-June-2018 Electrical Survey Date: 12-June-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
			External Areas	Ancillary Premises & Landscaping	Name Board					Fixed to front elevation of town hall.
			External Areas	Paths & Pedestian Paved Areas	Hand and Guard Rails					Paintwork flaking throughout.
			External Areas	Paths & Pedestian Paved Areas	Pedestrian - Concrete	H 2 C	2018	0.00	£100	Paths liable to algae growth and slip risk. Paths to be cleaned on a regular basis, especially during winter.
			External Areas	Walls Fences & Gates	Gates					Between public footpath and side entrance. Fair condition.
			External Areas	Walls Fences & Gates	Wall Copings					Fair condition.
			Mechanical	Ventilation	Mechanical Ventilation					12 VentAxia from LI into CA, with ecotronic 130
			Mechanical	Ventilation	Mechanical Ventilation					Vortice WC extract+timer in WU+KI
<b>Total Condition Liability for Block = £100</b>										
01			Electrical	Control Gear	Distribution Boards	L 3 D	2018	0	£600	Incoming supply single phase 100A BS1361Ib TNS earthing system. One incoming supply shared with sub meter installed. DB is Merlin Gerin Isobar single phase 23 way with limited RCBO protection. Meter tails require upgrading as only single insulated from meter. Kitchen DB fed from DB 2 in meter cupboard, this is a dated Wylex 6 way single phase BS3036 rerwirable fuses have been replaced with BS3871 MCB, recommend this DB is updated
01			Electrical	Fire System	Alarm Panel					No automatic detection within library. 1no manual call point only at rear exit door and 2no sounders. Coventional system which is managed and maintained by Mechanics Institute (buildings owners). Panel is located on ground floor buildings office.
01			Electrical	Fire System	Emergency Lights					Combined emergency lighting on library floor providing adequate coverageto escape routes, local test key switch installed, stand alone exit sign at main entrance door
01			Electrical	Lighting	External Lighting	H 3 B	2018	0	£500	PL bulkhead fitting installed on footpath leading to library entrance surface wired in MI cable. No emergency coverage
01			Electrical	Wiring	Lighting					T8 linear modular fitting with cat 2 louver on library floor. 2D bulkhead in entrance lobby and T8 linear fluorescent fitting in the staff room/kitchen
01			Electrical	Wiring	Power					Adequate number of socket outlets mostly RCBO protected in satisfactory condition and should remain serviceable for the duration of this survey
01			External Walls Windows & Doors	Glazing & Ironmongery	External Glazing To Doors					Intact.

**1864-01 Whaley Bridge Library**

Building Survey Date: 19-July-2018 Mechanical Survey Date: 12-June-2018 Electrical Survey Date: 12-June-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			External Walls Windows & Doors	Glazing & Ironmongery	External Glazing To Windows					Intact.
01			External Walls Windows & Doors	Wall Structure	Cills Lintels and Copings					All stone. Some minor hairline cracks otherwise fair condition.
01			External Walls Windows & Doors	Wall Structure	Stonework					Fair condition.
01			External Walls Windows & Doors	Window & Door Framing	Single Glazed Timber Windows					Paintwork flaking to all windows otherwise fair condition.
01			External Walls Windows & Doors	Window & Door Framing	Softwood Doors					To main entrance. Fair condition.
01			Internal Walls & Doors	Doors & Glazed Screens	Internal Doors					Refer to Technical Fire Risk Assessment for recommendations.
01			Mechanical	Heating Distribution	Heat Emitters and TRVs					Fan cabinets with thermostats fitted
01			Redecorations	Internal	Internal Project	E 3 B	2018	100.00	£3,600	Cyclical internal redecorations to all rooms.
01			Roofs	Pitched Coverings & Insulation	Slate Pitched Roofing					To town hall - library occupies basement floor.
01	0	001	Ceilings	Finish	Dry Lined Ceiling					Fair condition.
01	0	001	Fixed Furniture	Non-Kitchen	Non Teaching Fixed Furniture					Small worktop and cupboard under s/steel sink.
01	0	001	Floors And Stairs	Floor Screed & Finish	PVC Flooring					Anti slip vinyl flooring. Fair condition.
01	0	001	Floors And Stairs	Floor Structure	DPM					No evidence of dampness.
01	0	001	Floors And Stairs	Floor Structure	Floor Structure					Solid.
01	0	001	Floors And Stairs	Staircases	Stair Structure					3 No. risers up to WC. Fair condition.
01	0	001	Internal Walls & Doors	Walls & Partitions	Dry Lined Wall					Fair condition.
01	0	001	Internal Walls & Doors	Walls & Partitions	Skirtings					Timber. Fair condition.
01	0	001	Mechanical	Cold Water	Storage and Distribution					15mmcu MCW With Stopcock
01	0	001	Mechanical	Hot Water	Pumps and Distribution					H/C Pipework To Sink Unit
01	0	001	Mechanical	Ventilation	Mechanical Ventilation					2x vortices fans.
01	0	001	Sanitary Services	Fittings	Sink					S/steel sink and drainer. Fair condition.
01	0	002	Ceilings	Finish	Dry Lined Ceiling					Fair condition.
01	0	002	Floors And Stairs	Floor Screed & Finish	PVC Flooring					Anti slip vinyl flooring. Fair condition.
01	0	002	Floors And Stairs	Floor Structure	Floor Structure					Suspended.
01	0	002	Internal Walls & Doors	Walls & Partitions	Dry Lined Wall					Fair condition.
01	0	002	Internal Walls & Doors	Walls & Partitions	Skirtings					Timber. Fair condition.
01	0	002	Mechanical	Cold Water	Storage and Distribution					15mmcu MCW With Stopcock
01	0	002	Mechanical	Hot Water	Hot Water Generator					1x Heatrae Sadia concept hand wash water heater Over Basin
01	0	002	Redecorations	Internal	Decoration					Fair condition.
01	0	002	Sanitary Services	Fittings	Non Kitchen Sanitary Ware					Ceramic WC. Fair condition.
01	0	002	Sanitary Services	Fittings	Sink					Ceramic WHB. Fair condition.
01	0	003	Ceilings	Finish	Plastered Ceiling					Fair condition.
01	0	003	Floors And Stairs	Floor Structure	DPM					No evidence of dampness.



**1864-01 Whaley Bridge Library**

Building Survey Date: 19-July-2018 Mechanical Survey Date: 12-June-2018 Electrical Survey Date: 12-June-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01	0	003	Floors And Stairs	Floor Structure	Floor Structure					Solid.
01	0	003	Floors And Stairs	Staircases	Hand Rails					Timber painted handrails to 4 No. risers. Fair condition.
01	0	003	Floors And Stairs	Staircases	Stair Structure					4 No. risers, Concrete construction. Fair condition.
01	0	003	Floors And Stairs	Staircases	Stair Tread					Nosings present and in fair condition condition.
01	0	003	Internal Walls & Doors	Walls & Partitions	Plastered Wall					Fair condition.
01	0	003	Internal Walls & Doors	Walls & Partitions	Skirtings					Timber, fair condition.
01	0	004	Ceilings	Finish	Suspended Ceiling					Exposed 600x600 ceiling grid with modular light fittings. Fair condition.
01	0	004	Fixed Furniture	Non-Kitchen	Non Teaching Fixed Furniture					Aluminum shelving throughout. Timber shelving in reception area. Fair condition.
01	0	004	Floors And Stairs	Floor Screed & Finish	Carpet					Felt carpet tiles. Fair condition.
01	0	004	Floors And Stairs	Floor Structure	DPM					No evidence of dampness.
01	0	004	Floors And Stairs	Floor Structure	Floor Structure					Suspended. No apparent defects.
01	0	004	Floors And Stairs	Staircases	Hand Rails					Timber handrails to 3 No. risers in front of internal doors. Painted, fair condition.
01	0	004	Floors And Stairs	Staircases	Stair Structure					3 No. risers in front of internal doors. Timber construction. Fair condition.
01	0	004	Internal Walls & Doors	Walls & Partitions	Boarded Wall					Timber T&G partition to cupboard under stairs. Fair condition.
01	0	004	Internal Walls & Doors	Walls & Partitions	Plastered Wall					Fair condition.
01	0	004	Internal Walls & Doors	Walls & Partitions	Skirtings					Timber. Fair condition.
01	0	004	Mechanical	Ventilation	Mechanical Ventilation					12 VA supply fan from street into LI
01	0	004	Mechanical	Ventilation	Mechanical Ventilation					1x12ins Vent-axia wall fan with remote Switch, 1X 9inch Ventaxia Wall Fan With T Series Controller
01	0	005	Ceilings	Finish	Exposed Decking					Suspended timber to ceiling.
01	0	005	Floors And Stairs	Floor Screed & Finish	Exposed Concrete					Exposed stone floor.
01	0	005	Floors And Stairs	Floor Structure	DPM					No evidence of dampness.
01	0	005	Floors And Stairs	Floor Structure	Floor Structure					Solid.
01	0	005	Floors And Stairs	Staircases	Hand Rails					1 No. timber and 1 No. steel.
01	0	005	Floors And Stairs	Staircases	Stair Structure					Stone stairs, 8 No. risers leading to exit at external ground level. Fair condition.
01	0	005	Redecorations	Internal	Decoration					Poor condition, however not a habitable space just escape route, decoration not priority.
01	0	006	Ceilings	Finish	Exposed Decking					Exposed stone staircase.
01	0	006	Floors And Stairs	Floor Screed & Finish	Exposed Concrete					Exposed stone floor.
01	0	006	Floors And Stairs	Floor Structure	DPM					No evidence of dampness.
01	0	006	Floors And Stairs	Floor Structure	Floor Structure					Solid.
01	0	006	Internal Walls & Doors	Walls & Partitions	Exposed Stone Wall					Exposed stone walls.
01	0	006	Mechanical	Cold Water	Storage and Distribution	L 1 D	2018	0.00	£4,000	Incoming lead supply requires renewing to outside boundary.

**1864-01 Whaley Bridge Library**

Building Survey Date: 19-July-2018 Mechanical Survey Date: 12-June-2018 Electrical Survey Date: 12-June-2018

Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01	0	006	Mechanical	External Services	External Gas Services					Plastic coated steel main enters 006 horizontally at HL from street; into G16 gas meter.
01	0	006	Mechanical	Ventilation	Mechanical Ventilation					Small 9inch X 6inch Metal Louvred Door Grille
01	0	006	Redecorations	Internal	Decoration					Poor condition, not decorated but low priority.
01	0	007	Ceilings	Finish	Exposed Decking					Exposed suspended timber floor.
01	0	007	Ceilings	Finish	Plastered Ceiling					Marked throughout. Fair condition.
01	0	007	Floors And Stairs	Floor Structure	DPM					No evidence of dampness.
01	0	007	Floors And Stairs	Floor Structure	Floor Structure					Suspended. No apparent defects.
01	0	007	Floors And Stairs	Staircases	Stair Structure					Out of use.
01	0	007	Internal Walls & Doors	Walls & Partitions	Boarded Wall					Timber T&G to wall. Fair condition for store area. Few marks.
01	0	007	Internal Walls & Doors	Walls & Partitions	Plastered Wall					Marked throughout. Fair condition.
01	0	007	Internal Walls & Doors	Walls & Partitions	Skirtings					Timber.
01	0	007	Redecorations	Internal	Decoration					Fair condition for store area.
01	0	008	Ceilings	Finish	Exposed Decking					Underside of timber staircase.
01	0	008	Fixed Furniture	Non-Kitchen	Non Teaching Fixed Furniture					Timber shelving.
01	0	008	Internal Walls & Doors	Walls & Partitions	Boarded Wall					Exposed timber partition. Fair condition.
01	0	008	Internal Walls & Doors	Walls & Partitions	Plastered Wall					Marked throughout, plaster flaking. Poor condition.
01	0	008	Internal Walls & Doors	Walls & Partitions	Skirtings					Timber, marked throughout. Poor condition.

**Total Condition Liability for Block 01 = £8,700****Total Condition Liability for Site 1864-01 = £8,800**