

ASSET MANAGEMENT PLAN



CONDITION SURVEY

Printed on 20 Sep 2016

PROPERTY	Torquay Central Library	BLOCK REF NUMBER	T0470AF
ASSET REFERENCE	T0470AF	BLOCK NUMBER	Torquay Central Library
SURVEY DATE	16 Sep 2016	GROSS FLOOR AREA	0.00
PRICING BASE DATE	16 Sep 2016	TYPE GROUP	II
SURVEYED BY	Mumford, P , Powell, B , Strafford, A		

BRIEF DESCRIPTION OF THE CONSTRUCTION

Torquay Library Was Opened In 1938 And Is Constructed From A Reinforced Frame With Masonry Infill. The Front Of The Building Is Finished With A Limestone Ashlar Facade And The Rear And Sides Has A Cement Rendered Finish. The Windows Are Single Glazed Steel. The Roof Is A Flat Asphalt Roof On Three Levels With A Central Pyramid Skylight. Floor area [Gross Internal Area] 1070.77m2. MECHANICAL SURVEY - BARRY POWELL - 14/09/2016 ELECTRICAL SURVEY - ALAN STRAFFORD - 16/09/2016 Survey - Paul Mumford 09/09/2016 EICR completed June 2016. Now a listed building.

CONDITION SUMMARY

Element	Condition	Priority 1	Priority 2	Priority 3	Priority 4
1 Roofs	C	0	7,000	45,000	0
2 Floors and Stairs	B	0	0	0	0
3 Ceilings	B	0	1,500	500	0
4 External Walls, Windows and Doors	B	0	0	3,000	0
5 Internal Walls and Doors	C	0	800	0	0
6 Sanitary Services	A	0	0	0	0
7 Mechanical Services	B	0	0	0	0
8 Electrical Services	C	0	1,900	0	1,500
9 Redecorations	C	0	6,100	19,000	0
10 Fixed Furniture and Fittings	A	0	0	0	0
11 External Areas	A	0	0	0	0
12 Playing Fields	X	0	0	0	0
TOTALS		0	17,300	67,500	1,500
TOTAL ALL PRIORITIES					86,300

Condition Grading

Grade A	Good. Performing as intended and operating efficiently.
Grade B	Satisfactory. Performing as intended but exhibiting minor deterioration.
Grade C	Poor. Exhibiting major defects and/or not operating as intended.
Grade D	Bad. Life expired and/or serious risk of imminent failure.

Priority Grading

Priority 1	Urgent work that will prevent immediate closure of the premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.
Priority 2	Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.
Priority 3	Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.
Priority 4	Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.

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CONDITION SURVEY

Printed on 18 Jul 2016

PROPERTY	Paignton Library Hub	BLOCK REF NUMBER	P3046
ASSET REFERENCE	P3046	BLOCK NUMBER	Paignton Library Hub
SURVEY DATE	07 Mar 2016	GROSS FLOOR AREA	0.00
PRICING BASE DATE	07 Mar 2016	TYPE GROUP	
SURVEYED BY	Archer, S , Peters, C , Wright, S , Hobbs, A		

BRIEF DESCRIPTION OF THE CONSTRUCTION

As of March 2016, P3046 - Paignton Library Hub is further divided into P3046AB – Paignton Library Hub Café, P3046AC – Paignton Connections, P3046AD – Ground Floor [Police Office], P3046AE/AG/AH – First Floor Offices 1, 3 & 4 [Registrar's Offices], P3046AF – First Floor Offices 2 [Drummond Suite – Healthwatch] and P3046ZZ – Paignton Library Hub Remainder [all external areas]. These surveys include all areas of Paignton Library under the parent asset number. Mechanical survey - Stephen Archer 03/12/15 Structural survey - Colin Peters 01/12/15 Building survey - Simon Wright 07/03/16 Electrical survey - Adam Hobbs 21.03.16

CONDITION SUMMARY

Element	Condition	Priority 1	Priority 2	Priority 3	Priority 4
1 Roofs	C	200	400	950	400
2 Floors and Stairs	C	50	2,250	1,200	2,500
3 Ceilings	C	0	150	0	0
4 External Walls, Windows and Doors	B	0	150	11,000	0
5 Internal Walls and Doors	C	50	0	400	0
6 Sanitary Services	B	0	0	0	0
7 Mechanical Services	C	0	0	5,000	0
8 Electrical Services	D	15,000	0	0	18,000
9 Redecorations	B	0	2,450	9,650	5,950
10 Fixed Furniture and Fittings	B	0	0	1,000	5,600
11 External Areas	B	0	500	0	500
12 Playing Fields	X	0	0	0	0
TOTALS		15,300	5,900	29,200	32,950
TOTAL ALL PRIORITIES					83,350

Condition Grading

Grade A	Good. Performing as intended and operating efficiently.
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CONDITION SURVEY

Printed on 18 Jul 2016

PROPERTY	Brixham Library	BLOCK REF NUMBER	B3000
ASSET REFERENCE	B3000	BLOCK NUMBER	Brixham Library
SURVEY DATE	15 Dec 2015	GROSS FLOOR AREA	0.00
PRICING BASE DATE	15 Dec 2015	TYPE GROUP	V
SURVEYED BY	Strafford, A , Healey, M , Powell, B		

BRIEF DESCRIPTION OF THE CONSTRUCTION

A two storey building of steel framed construction with rendered cavity walls, double glazed aluminium windows all under a pitched slate/lead flat roof, built in 1993. Electrical survey - Alan Strafford 15/12/15. Building survey - Mark Healey 01/12/15. Mechanical survey - Barry Powell 17/02/16

CONDITION SUMMARY

Element	Condition	Priority 1	Priority 2	Priority 3	Priority 4
1 Roofs	B	0	1,000	0	0
2 Floors and Stairs	A	0	0	0	0
3 Ceilings	A	0	0	0	0
4 External Walls, Windows and Doors	B	0	1,000	0	0
5 Internal Walls and Doors	A	0	0	0	0
6 Sanitary Services	A	0	0	0	0
7 Mechanical Services	B	0	0	0	0
8 Electrical Services	B	0	0	0	0
9 Redecorations	B	1,500	3,500	0	0
10 Fixed Furniture and Fittings	A	0	0	0	0
11 External Areas	A	0	0	0	0
12 Playing Fields	X	0	0	0	0
TOTALS		1,500	5,500	0	0
TOTAL ALL PRIORITIES					7,000

Condition Grading

Grade A	Good. Performing as intended and operating efficiently.
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Grade D	Bad. Life expired and/or serious risk of imminent failure.

Priority Grading

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CONDITION SURVEY

Printed on 20 Sep 2016

PROPERTY	Churston Library	BLOCK REF NUMBER	P3007
ASSET REFERENCE	P3007	BLOCK NUMBER	Churston Library
SURVEY DATE	15 Sep 2016	GROSS FLOOR AREA	0.00
PRICING BASE DATE	15 Sep 2016	TYPE GROUP	IV
SURVEYED BY	Mumford, P , Strafford, A , Powell, B		

BRIEF DESCRIPTION OF THE CONSTRUCTION

A 1973 single storey building with face blockwork and brickwork cavity walls, with double glazed PVC-u windows all under a built up felt roof incorporating three large north lights clad with copper roofing sheets.
ELECTRICAL SURVEY - ALAN STRAFFORD - 15/09/2016 MECHANICAL BUILDING SURVEY - BARRY POWELL - 15/09/2016 Survey - Paul Mumford 15/09/2016

CONDITION SUMMARY

Element	Condition		Priority 1	Priority 2	Priority 3	Priority 4
1 Roofs	B		0	0	21,000	0
2 Floors and Stairs	B		0	0	0	0
3 Ceilings	A		0	0	0	0
4 External Walls, Windows and Doors	B		0	1,500	0	0
5 Internal Walls and Doors	A		0	0	0	0
6 Sanitary Services	A		0	0	0	0
7 Mechanical Services	C		0	0	1,500	0
8 Electrical Services	D		500	500	0	0
9 Redecorations	B		0	0	4,500	0
10 Fixed Furniture and Fittings	B		0	0	0	0
11 External Areas	B		0	1,200	0	0
12 Playing Fields	X		0	0	0	0
TOTALS			500	3,200	27,000	0
TOTAL ALL PRIORITIES						30,700

Condition Grading

Grade A	Good. Performing as intended and operating efficiently.
Grade B	Satisfactory. Performing as intended but exhibiting minor deterioration.
Grade C	Poor. Exhibiting major defects and/or not operating as intended.
Grade D	Bad. Life expired and/or serious risk of imminent failure.

Priority Grading

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