

CroydonLive - Croydon Live Data

CS001484

Survey Description	2019 - M&E/Fabric	Survey Date	27/02/2019	Survey Status	OPEN	Surveyor	Kayhan Rasit	Organisation	Baily Garner LLP
Site Address	414007 Bradmore Green Library								
	Croydon								
	CR5 1PE								
Number of Buildings	1								
Number of Rooms	10								
Score									
General Summary	<p>Generally the building is in satisfactory condition, as a summary we note the main defects below: - The flat roof canopy is sagging at the main entrance, we were unable to inspect the top side of the elevation due to no access. We advise a structural engineer is appointed to review the condition of the roof/canopy. - There is evidence of damp patches to walls and ceiling within the building. The building occupiers confirmed rectification works were undertaken for the roof. However, internal remedial works have not been carried out to resolve the internal defects. - It is evident the cast iron downpipes are not in good condition, we recommend replacing all downpipes, fixtures and hopper heads. Refer to itemised breakdown in identified works. -The largest cost items within the report is further investigations for the water ingress with an allowance made for remedial works. However, we have not allowed for wet/dry rot which may result in a cost increase. - A consistent item within the building that requires maintenance is the parquet flooring. There is evidence of wear and tear throughout the building. Generally, the brickwork is of good condition. However, there is repointing of bricks and cleaning of surfaces required. Extent of Survey - visually inspected the exposed and readily accessible internal elements of the building, together with the front, rear and left hand flank elevations of the building and its grounds. Exclusions - External inspections have been carried out from ground (street) level. - We have not carried out any specialist tests of gas, electric, water or drainage installations. The report is based upon a visual inspection only, we have advised upon the need for any specialist tests if deemed necessary within the body of the report. The property is served with gas, water, drainage, mains electricity. - No provisional sums allowances have been made for required remedial works as a result of further investigation items. - It is worth noting that we were limited to visual inspection of the roof from ground level, we were therefore unable to inspect the roofs with any real integrity and highly recommend having an inspection carried out for the flat roof areas as these lay above water ingress locations and are prone to leaks.</p>								
Mechanical Summary	<p>Incoming Gas – A G10 gas meter is located within the building but the incoming supply is much larger than actually required which suggests that it must have fed something other than the heating in the past. Incoming Water - From out photos taken our M&E consultant could not clearly identify. However, it is assumed to be mains fed and no local storage. Heating System - Warm Air System from a gas fired Johnson & Starley Condensing Downflow Warm Air Heater serving grilles in the floor and around the perimeter of the space. The boiler appears to be in a fair condition for its age and is believed to be approximately 20 years old. Renewal will be required in the next 5 years. Hot Water System – Local point of use electrical water heaters in the Staff Kitchen and the Toilet Areas. The water heaters appear to be in a fair condition for their age and are believed to be 10-15 years old. Renewal will be required in approximately 10 years’ time Ventilation – Basic extract only ventilation to Toilet Areas The extract fans are in a fair condition for their age and are believed to be 10-15 years old. Renewal will be required in approximately 10 years’ time</p>								
Electrical Summary	<p>Incoming Electrical Supply – 100A SP&N Distribution – Single phase MEM mcb distribution board assumed to be feeding the whole building. The cabling is largely concealed</p>								

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so very little can be said about its condition, however it is noted that there are a number of mineral insulated cables adjacent to the distribution board which are believed to be 40+ years old. There is a label on the distribution board that states that it was last tested in October 2016 and that the next test is due in 2021. Lighting & Emergency Lighting – The installation consists of surface mounted linear and compact fluorescent luminaries with prismatic diffusers. Overall the installation appears to be in a poor condition and is believed to be in excess of 25 years old and replacement should be considered in the next 5 years. Small Power - The installation consists of surface mounted sockets and fused connection units served via a concealed cabling installation. It is clear that numerous additions have been made to the installation over the years by the amount of surface mounted mini-trunking and flexible cables that have been added. Overall the installation appears to be in a poor condition and is believed to be in excess of 25 years old and replacement should be considered in the next 5 years. Fire Alarm – The building is served by a conventional fire alarm system containing manual call points, smoke & heat detectors with electronic sounders and beacons. The fire alarm panel is of JSB manufacture and overall the installation is in a fair condition for its age, but is believed to be in excess of 15 years old, thus is at the end of its normal operational life and upgrade / renewal should be considered as soon as possible. Security Alarm – The building is protected by a Chubb Intruder Alarm with PIR's, door contacts and panic buttons throughout the Library. The installation is believed to be to be in excess of 15 years old, thus is at the end of its normal operational life and upgrade / renewal should be considered as soon as possible.

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Identified Work Summary

Idwork Element	Not Selected	Identified Work Element Total by Priority						Total
		0	1	2	3	4		
3 External Walls, Windows & Doors	0	0	0	0	0	0	0	0
1 Ceilings	0	0	0	0	0	0	0	0
2 External Asset	0	0	0	0	0	0	0	0
4 Fixed Furniture & Fittings	0	0	0	0	0	0	0	0
5 Floors & Stairs	0	0	0	0	0	0	0	0
6 Internal Walls & Doors	0	0	0	0	0	0	0	0
7 Mechanical Services	0	0	0	0	0	0	0	0
8 Playing Field Asset	0	0	0	0	0	0	0	0
9 Redecorations	0	0	0	0	0	0	0	0
10 Roofs	0	0	0	0	0	0	0	0
11 Sanitary Services	0	0	0	0	0	0	0	0
12 Electrical Fittings - External	0	0	0	0	0	0	0	0
13 Electrical Fittings - Internal	0	0	0	0	0	0	0	0
14 Electrical Fittings - Electrical	0	0	0	0	0	0	0	0
15 Heating Electrical	0	0	0	0	0	0	0	0
17 Lifts And Hoists	0	0	0	0	0	0	0	0
18 Safety/Security/Communication	0	0	0	0	0	0	0	0
20 Building - Structure/Walls	0	0	0	0	0	0	0	0
21 Cold Water - Plumbing/Drainage	0	0	0	0	0	0	0	0
22 Drainage	0	0	0	0	0	0	0	0
23 Electrical Fittings - Mechanical	0	0	0	0	0	0	0	0
25 Gas - Independent Fittings	0	0	0	0	0	0	0	0
26 Gas/Oil Installations	0	0	0	0	0	0	0	0
27 Heating Mechanical	0	0	0	0	0	0	0	0
28 Hot Water Services/Plumbing	0	0	0	0	0	0	0	0
31 Ventilation/Air Conditioning	0	0	0	0	0	0	0	0
S01 Schools - Ceiling	0	0	0	0	0	0	0	0
S02 Schools - External Steps & Fire Escapes	0	0	0	0	0	0	0	0

No Picture
Available

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S03 Schools - External Walls	0	0	0	0	0	0	0
S04 Schools - External Works - Site Externals	0	0	0	0	0	0	0
S05 Schools - Fittings, Furnishings and Equipment	0	0	0	0	0	0	0
S06 Schools - Floors and Internal Stairs	0	0	0	0	0	0	0
S07 Schools - Foundations	0	0	0	0	0	0	0
S08 Schools - Frame	0	0	0	0	0	0	0
S09 Schools - Internal Joinery	0	0	0	0	0	0	0
S10 Schools - Internal Walls and Partitions	0	0	0	0	0	0	0
S11 Schools - Redecorations	0	0	0	0	0	0	0
S12 Schools - Roof	0	0	0	0	0	0	0
S13 Schools - Sanitary Fittings and Appliances	0	0	0	0	0	0	0
S14 Schools - Windows and External Doors	0	0	0	0	0	0	0
S15 Schools - Electrical Installations	0	0	0	0	0	0	0
S16 Schools - Heat Source and Equipment	0	0	0	0	0	0	0
S17 Schools - Space Heating & Air Conditioning	0	0	0	0	0	0	0
S18 Schools - Ventilation	0	0	0	0	0	0	0
S19 Schools - Water Installations	0	0	0	0	0	0	0
32 Clock Tower	0	0	0	0	0	0	0
FM-01 Electrical Services	0	0	0	7,000	0	0	7,000
FM-02 External Areas	0	0	0	0	0	0	0
FM-03 External Structures and Elements	0	0	1,000	0	2,100	600	3,700
FM-04 Floors and Stairs	0	0	0	0	0	0	0
FM-06 Mechanical Services	0	0	0	0	0	5,000	5,000
FM-07 Roofs	0	0	250	200	1,000	0	1,450
FM-08 Sanitary Services	0	0	0	0	0	0	0
FM-09 Lift and Hoists	0	0	0	0	0	0	0

No Picture
Available

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FM-10 Age of building	0	0	0	0	0	0	0
FM-11 Size of building	0	0	0	0	0	0	0
FM-12 Use of building	0	0	0	0	0	0	0
FM-13 Fire Safety Location	0	0	0	0	0	0	0
FM-14 Rain Water Goods	0	0	0	0	0	0	0
FM-05 Internal Walls, Doors & Ceilings	0	0	500	4,780	7,011	300	12,591
FM/03/36 Lightening Protection	0	0	0	0	0	0	0
Totals	0	0	0	0	0	0	29,741

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Building Summary 414007/1 Bradmore Green Library

Idwork Element	Not Selected	Identified Work Element Total by Priority						Total
		0	1	2	3	4		
3 External Walls, Windows & Doors	0	0	0	0	0	0	0	0
1 Ceilings	0	0	0	0	0	0	0	0
2 External Asset	0	0	0	0	0	0	0	0
4 Fixed Furniture & Fittings	0	0	0	0	0	0	0	0
5 Floors & Stairs	0	0	0	0	0	0	0	0
6 Internal Walls & Doors	0	0	0	0	0	0	0	0
7 Mechanical Services	0	0	0	0	0	0	0	0
8 Playing Field Asset	0	0	0	0	0	0	0	0
9 Redecorations	0	0	0	0	0	0	0	0
10 Roofs	0	0	0	0	0	0	0	0
11 Sanitary Services	0	0	0	0	0	0	0	0
12 Electrical Fittings - External	0	0	0	0	0	0	0	0
13 Electrical Fittings - Internal	0	0	0	0	0	0	0	0
14 Electrical Fittings - Electrical	0	0	0	0	0	0	0	0
15 Heating Electrical	0	0	0	0	0	0	0	0
17 Lifts And Hoists	0	0	0	0	0	0	0	0
18 Safety/Security/Communication	0	0	0	0	0	0	0	0
20 Building - Structure/Walls	0	0	0	0	0	0	0	0
21 Cold Water - Plumbing/Drainage	0	0	0	0	0	0	0	0
22 Drainage	0	0	0	0	0	0	0	0
23 Electrical Fittings - Mechanical	0	0	0	0	0	0	0	0
25 Gas - Independent Fittings	0	0	0	0	0	0	0	0
26 Gas/Oil Installations	0	0	0	0	0	0	0	0
27 Heating Mechanical	0	0	0	0	0	0	0	0
28 Hot Water Services/Plumbing	0	0	0	0	0	0	0	0
31 Ventilation/Air Conditioning	0	0	0	0	0	0	0	0
S01 Schools - Ceiling	0	0	0	0	0	0	0	0
S02 Schools - External Steps & Fire Escapes	0	0	0	0	0	0	0	0

No Picture
Available

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S03 Schools - External Walls	0	0	0	0	0	0	0
S04 Schools - External Works - Site Externals	0	0	0	0	0	0	0
S05 Schools - Fittings, Furnishings and Equipment	0	0	0	0	0	0	0
S06 Schools - Floors and Internal Stairs	0	0	0	0	0	0	0
S07 Schools - Foundations	0	0	0	0	0	0	0
S08 Schools - Frame	0	0	0	0	0	0	0
S09 Schools - Internal Joinery	0	0	0	0	0	0	0
S10 Schools - Internal Walls and Partitions	0	0	0	0	0	0	0
S11 Schools - Redecorations	0	0	0	0	0	0	0
S12 Schools - Roof	0	0	0	0	0	0	0
S13 Schools - Sanitary Fittings and Appliances	0	0	0	0	0	0	0
S14 Schools - Windows and External Doors	0	0	0	0	0	0	0
S15 Schools - Electrical Installations	0	0	0	0	0	0	0
S16 Schools - Heat Source and Equipment	0	0	0	0	0	0	0
S17 Schools - Space Heating & Air Conditioning	0	0	0	0	0	0	0
S18 Schools - Ventilation	0	0	0	0	0	0	0
S19 Schools - Water Installations	0	0	0	0	0	0	0
32 Clock Tower	0	0	0	0	0	0	0
FM-01 Electrical Services	0	0	0	3,500	0	0	3,500
FM-02 External Areas	0	0	0	0	0	0	0
FM-03 External Structures and Elements	0	0	1,000	0	2,100	600	3,700
FM-04 Floors and Stairs	0	0	0	0	0	0	0
FM-06 Mechanical Services	0	0	0	0	0	5,000	5,000
FM-07 Roofs	0	0	250	200	1,000	0	1,450
FM-08 Sanitary Services	0	0	0	0	0	0	0
FM-09 Lift and Hoists	0	0	0	0	0	0	0

No Picture
Available

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FM-10 Age of building	0	0	0	0	0	0	0
FM-11 Size of building	0	0	0	0	0	0	0
FM-12 Use of building	0	0	0	0	0	0	0
FM-13 Fire Safety Location	0	0	0	0	0	0	0
FM-14 Rain Water Goods	0	0	0	0	0	0	0
FM-05 Internal Walls, Doors & Ceilings	0	0	500	4,780	7,011	300	12,591
FM/03/36 Lightening Protection	0	0	0	0	0	0	0
Totals	0	0	1,750	8,480	10,111	5,900	26,241

No Picture
Available

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Identified Work (by location)

Code:	IW00311632	Site:	414007 Bradmore Green Library
Element:	FM-01 Electrical Services	Building:	414007/1
Subelement:	FM/01/3 Lighting	Room:	3
Item:	FM/01/7 Internal	Cost:	£0.00
Condition:	B Satisfactory Condition	Remedy:	
Priority:	0 No priority	Defect:	Florescent strip lighting in satisfactory condition
Comments:			
Photo:	No idwork image found.		

No Picture
Available

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Identified Work (by location)

Code:	IW00312274	Site:	414007 Bradmore Green Library
Element:	FM-01 Electrical Services	Building:	
Subelement:	FM/01/5 Fire Alarm	Room:	
Item:	FM/01/13 Hard Wired	Cost:	£3500.00
Condition:	C Poor Condition	Remedy:	upgrade or renew the existing system
Priority:	2 Essential Works - next 1 - 2 years	Defect:	The fire alarm panel has aged and is approximately 15 years old

Comments: Please contact specialist to provide scope of work for remedial works We have included a provisional sum to renew the system

Photo:



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Identified Work (by location)

Code:	IW00312273	Site:	414007 Bradmore Green Library
Element:	FM-01 Electrical Services	Building:	414007/1
Subelement:	FM/02/6 Inturder Alarm	Room:	
Item:	FM/01/16 Hard Wired	Cost:	£3500.00
Condition:	C Poor Condition	Remedy:	Upgrade or renew the existing system. Target year: 2020-21
Priority:	2 Essential Works - next 1 - 2 years	Defect:	The intruder alarm is of age and is due for upgrade/renewal
Comments:	Refer to summary page for further detail We have included a provisional cost and advise a specialist is consulted.		
Photo:			



No Picture
Available

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Identified Work (by location)

Code: IW00311631
Element: FM-03 External Structures and Elements
Subelement: FM/03/1 External Doors
Item: FM/03/01 Wood
Condition: B Satisfactory Condition

Priority: 4 Desirable Works - next 3 - 5 years

Comments:

Photo:




Site: 414007 Bradmore Green Library
Building: 414007/1
Room: 3
Cost: £100.00
Remedy: Fill, rub down and redecorate door
Target year: 2023-24
Defect: Evidence of several chippings to door
Defect Location: Rear fire exit to corridor

No Picture
Available

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Identified Work (by location)

Code:	IW00311633	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/1 External Doors	Room:	3
Item:	FM/03/01 Wood	Cost:	£70.00
Condition:	B Satisfactory Condition	Remedy:	Minor repairs to door and frame Target year: 2023-24
Priority:	4 Desirable Works - next 3 - 5 years	Defect:	Damage to door
Comments:			
Photo:			

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311622	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/1 External Doors	Room:	1
Item:	FM/03/02 UPVC	Cost:	£1000.00
Condition:	C Poor Condition	Remedy:	Replace with double glazed window for door x 2 Target year: 2021-22
Priority:	1 Urgent - within 6 months	Defect:	Double glazing window blown, evidence of condensation between glazing.

Comments:

Photo:



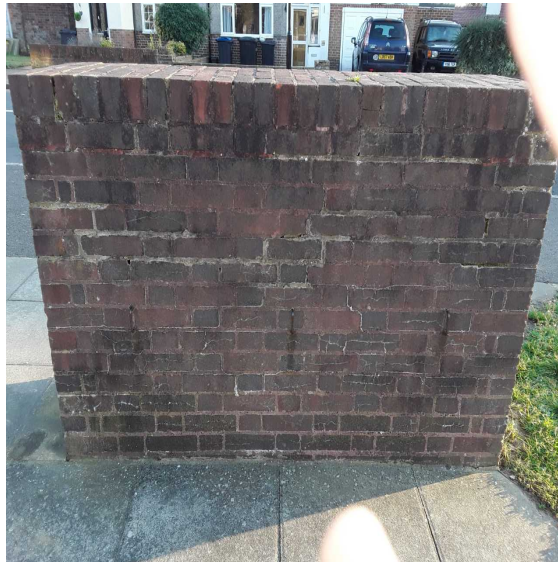
No Picture
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Identified Work (by location)

Code:	IW00311664	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/11 Boundary Walls & Fences	Room:	
Item:	FM/03/44 Brickwork	Cost:	£1000.00
Condition:	C Poor Condition	Remedy:	Refacing brick and re pointing- Aesthetic purposes only but advise a structural engineer is contacted to confirm the condition of the wall Target year: 2021-22
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Spalling of bricks and mortar joints
Comments:		Defect Location:	Front entrance self standing brick wall

Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)


Code:	IW00311654	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/15 Manholes/Inspection Chambers	Room:	
Item:	FM/03/67 Metal	Cost:	£250.00
Condition:	B Satisfactory Condition	Remedy:	Further investigations of manholes to be undertaken to identify the condition. Target year: 2021-22
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Excess grass located around manhole covers. 1no. Manhole was inspected and note corroded internally
Comments:	Site investigation- £250		
Photo:			



No Picture
Available

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Identified Work (by location)

Code:	IW00311660	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/18 Bollards / Posts	Room:	
Item:	FM/03/76 Metal	Cost:	£150.00
Condition:	C Poor Condition	Remedy:	Coat railing to clients colour choice Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Delaminated handrail
Comments:		Defect Location:	Main Entrance
Photo:			

No Picture
Available

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Identified Work (by location)


Code:	IW00311661	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/18 Bollards / Posts	Room:	
Item:	FM/03/76 Metal	Cost:	£250.00
Condition:	C Poor Condition	Remedy:	Apply a rust and corrosion inhibitor, once dried apply paint (colour choice preference from the client) Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Rusty bike posts
Comments:	Labour and rectification works - Estimated day rate of £250 (paint and inhibitor included)		
Photo:			



No Picture
Available

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Identified Work (by location)

Code:	IW00311657	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/3 External Walls Structure	Room:	
Item:	FM/03/10 Cavity brickwork/ blockwork	Cost:	£200.00
Condition:	C Poor Condition	Remedy:	Chop out damaged/spalling concrete; recast basic finish Target year: 2021-22
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Evidence of cracked concrete lintels above windows
Comments:			
Photo:			

No Picture
Available

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Identified Work (by location)

Code:	IW00311663	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/3 External Walls Structure	Room:	
Item:	FM/03/10 Cavity brickwork/ blockwork	Cost:	£250.00
Condition:	B Satisfactory Condition	Remedy:	Rake off and clean residue/staining off brickwork Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Several locations of staining to brickwork,mainly located around downpipes

Comments:

Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311648	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/3 External Walls Structure	Room:	
Item:	FM/03/10 Cavity brickwork/ blockwork	Cost:	£60.00
Condition:	B Satisfactory Condition	Remedy:	Rake out and repoint joints to match existing Target year: 2023-24
Priority:	4 Desirable Works - next 3 - 5 years	Defect:	Unsatisfactory mortar joints below perimeter roof trim

Comments:


Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311650	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/3 External Walls Structure	Room:	
Item:	FM/03/10 Cavity brickwork/ blockwork	Cost:	£60.00
Condition:	B Satisfactory Condition	Remedy:	Repoint to match existing Target year: 2023-24
Priority:	4 Desirable Works - next 3 - 5 years	Defect:	Poor repointing around external air vents
Comments:			
Photo:			

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311655	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/3 External Walls Structure	Room:	
Item:	FM/03/10 Cavity brickwork/ blockwork	Cost:	£60.00
Condition:	B Satisfactory Condition	Remedy:	Rake out and repointing to match existing Target year: 2023-24
Priority:	4 Desirable Works - next 3 - 5 years	Defect:	Horizontal cracking mortar joints

Comments:

Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311658	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/3 External Walls Structure	Room:	
Item:	FM/03/10 Cavity brickwork/ blockwork	Cost:	£250.00
Condition:	B Satisfactory Condition	Remedy:	We recommend cutting out the existing, replace and re point bricks to match existing Target year: 2023-24
Priority:	4 Desirable Works - next 3 - 5 years	Defect:	Holes have been drilled into the brickwork upper level surrounding the building
Comments:	Undertake for aesthetic purposes if required		
Photo:			

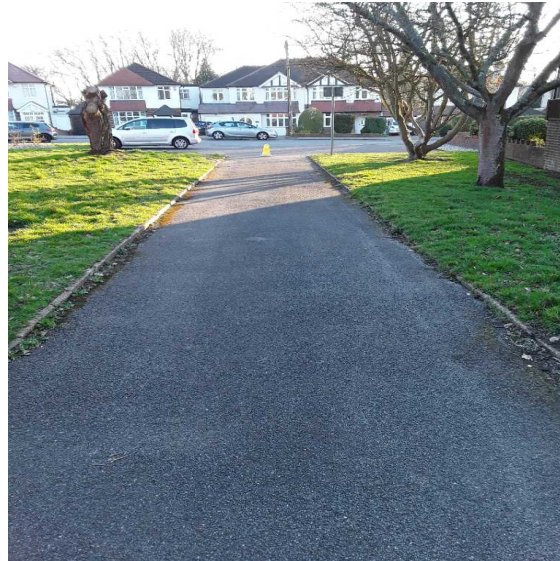


No Picture
Available

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Identified Work (by location)


Code:	IW00311662	Site:	414007 Bradmore Green Library
Element:	FM-03 External Structures and Elements	Building:	414007/1
Subelement:	FM/03/7 Roads/Hard Standing Areas for Traffic	Room:	
Item:	FM/03/27 Gravel Surface	Cost:	£0.00
Condition:	B Satisfactory Condition	Remedy:	
Priority:	0 No priority	Defect:	No defects evident at time of inspection
Comments:			
Photo:			



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311627	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/1 Doors (Specify Location)	Room:	2
Item:	FM/05/01 Timber with glazed panels	Cost:	£300.00
Condition:	C Poor Condition	Remedy:	Ease and adjust door. if jam is not rectified, replace to match existing Target year: 2020-21
Priority:	2 Essential Works - next 1 - 2 years	Defect:	The door does not positively close due to a jam
Comments:	IMAGE NOT PRESENT- Provisional cost of £300 included for rectification works		
Photo:			

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311647	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/3 Floor finishes (Specify Location)	Room:	9
Item:	FM/05/18 Sheet vinyl	Cost:	£0.00
Condition:	B Satisfactory Condition	Remedy:	Undertake a deeper clean with stronger cleaning solution
Priority:	0 No priority	Defect:	General wear and tear
Comments:			
Photo:	No idwork image found.		

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311636	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/3 Floor finishes (Specify Location)	Room:	4
Item:	FM/05/19 Vinyl tiles	Cost:	£150.00
Condition:	C Poor Condition	Remedy:	Replace tile carefully to ensure dust or fibres are not airborne Target year: 2021-22
Priority:	2 Essential Works - next 1 - 2 years	Defect:	Broken ceramic tiles - asbestos containing material

Comments:


Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311621	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/3 Floor finishes (Specify Location)	Room:	1
Item:	FM/05/22 Other - specify	Cost:	£50.00
Condition:	B Satisfactory Condition	Remedy:	Replace matt if desirable No major damage to concrete but note to monitor if damage becomes worst Target year: 2022-23
Priority:	4 Desirable Works - next 3 - 5 years	Defect:	Wear and tear to front entrance matt Minor damage to concrete floor during removal of original doors
Comments:	Matt replacement £50	Defect Location:	Main entrance
Photo:			

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311625	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/3 Floor finishes (Specify Location)	Room:	2
Item:	FM/05/22 Other - specify	Cost:	£1050.00
Condition:	B Satisfactory Condition	Remedy:	Sand down all flooring, infill resin to gaps and allow 2 coats of varnish Target year: 2021-22
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Wear and tear to parquet flooring
Comments:	Cost for floor area has been reduced to exclude book shelves and fixed furniture		
Photo:			



No Picture
Available

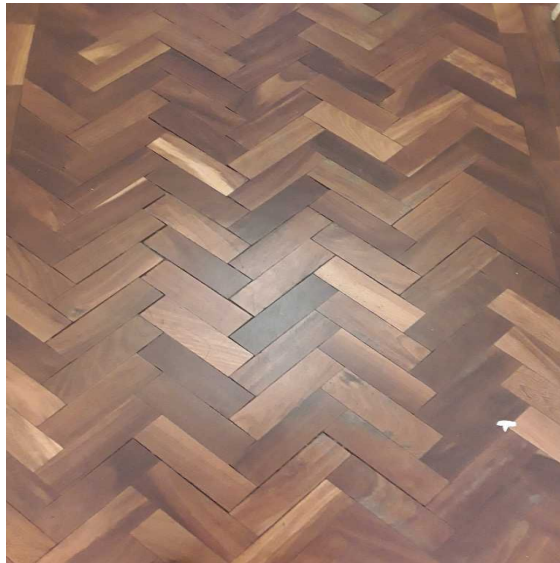
CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311629	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/3 Floor finishes (Specify Location)	Room:	3
Item:	FM/05/22 Other - specify	Cost:	£600.00
Condition:	B Satisfactory Condition	Remedy:	Sand down all flooring, infill resin to gaps and allow 2 coats of varnish Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Wear and tear to parquet flooring

Comments:

Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311638	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/3 Floor finishes (Specify Location)	Room:	5
Item:	FM/05/22 Other - specify	Cost:	£435.00
Condition:	B Satisfactory Condition	Remedy:	Sand down all flooring, infill resin to gaps and allow 2 coats of varnish Target year: 2021-22
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Wear and tear to parquet flooring

Comments:


Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311644	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/3 Floor finishes (Specify Location)	Room:	8
Item:	FM/05/22 Other - specify	Cost:	£450.00
Condition:	B Satisfactory Condition	Remedy:	Sand down all flooring, infill resin to gaps and allow 2 coats of varnish Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Wear and tear to parquet flooring
Comments:			
Photo:			

No Picture
Available

CroydonLive - Croydon Live Data


Identified Work (by location)

Code:	IW00311626	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/6 Screens / partitions	Room:	2
Item:	FM/05/31 Single glazed timber	Cost:	£300.00
Condition:	B Satisfactory Condition	Remedy:	Minor repair to window, renew and apply a bead around frame. Apply varnish finish to all frames Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Frame falling away from wall in places Paint marks and general soiling
Comments:			
Photo:			

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

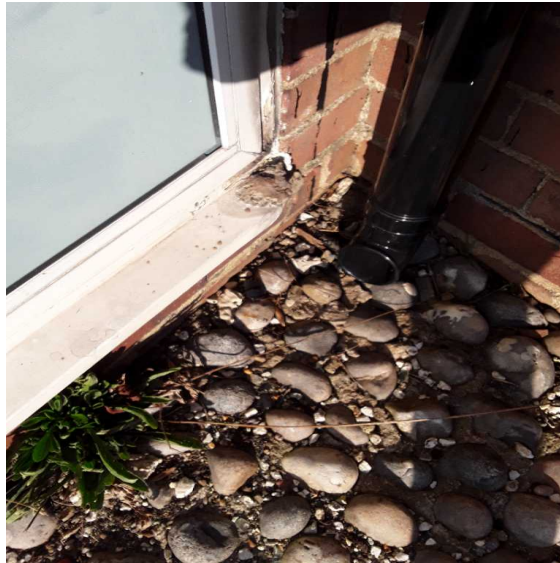
Code:	IW00311628	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/6 Screens / partitions	Room:	2
Item:	FM/05/31 Single glazed timber	Cost:	£250.00
Condition:	B Satisfactory Condition	Remedy:	Redecoration required Target year: 2023-24
Priority:	4 Desirable Works - next 3 - 5 years	Defect:	Paint peeling away from doors
Comments:			
Photo:			

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311651	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/6 Screens / partitions	Room:	
Item:	FM/05/33 UPVC double glazed	Cost:	£250.00
Condition:	B Satisfactory Condition	Remedy:	We advise the corrosion is monitored and if evidently changes we recommend this is replaced/repaired Target year: 2021-22
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Minor corrosion to UPVC window ledge
Comments:	£250 provisional cost	Defect Location:	Main Entrance Elevation
Photo:			



No Picture
Available

CroydonLive - Croydon Live Data


Identified Work (by location)

Code:	IW00311619	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/6 Screens / partitions	Room:	1
Item:	FM/05/34 Metal framed glazed	Cost:	£200.00
Condition:	B Satisfactory Condition	Remedy:	Cleaning to frame and glass for all windows required Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Soiled window surfaces
Comments:			
Photo:	No idwork image found.		

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311620	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/7 Wall Finishes (Specify Location)	Room:	1
Item:	FM/05/38 Decorated only	Cost:	£100.00
Condition:	C Poor Condition	Remedy:	Replace plasterboard to wall Note: Inspect underside of plasterboard prior to replacing Target year: 2020-21
Priority:	2 Essential Works - next 1 - 2 years	Defect:	Evidence of damp to wall
Comments:		Defect Location:	Adjacent to main entrance
Photo:			

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311624	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/7 Wall Finishes (Specify Location)	Room:	2
Item:	FM/05/38 Decorated only	Cost:	£3726.46
Condition:	B Satisfactory Condition	Remedy:	Redecorate all walls and column boxing with emulsion paint Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Soiled and Worn
Comments:	Defect Location: All of Library- see comment below Entrance Lobby = 10.6m2 - excluding windows and doors Lending Library = 26m2 - excluding windows and openings. Note the wall surfaces have only been accounted for above the book shelves (height 2.07 m) and columns. Corridor = 29.5 m2 - excluding windows and doors Toilet = 4.73 m2 - excluding windows and doors Activity room = 30.6 m2- excluding doors Boiler Room = 13,8 m2 - excluding windows and doors Cleaners cupboard = 9.9 m2 - excluding windows and doors Staff Room = 28.1m2 - excluding windows and doors Staff/disabled toilets = 7.15m2 - excluding windows and doors Total= 160.38 x £17 per m2 Additional contingency of £1000 for decorative repairs		

Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311635	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/7 Wall Finishes (Specify Location)	Room:	4
Item:	FM/05/38 Decorated only	Cost:	£500.00
Condition:	C Poor Condition	Remedy:	further intrusive testing required to identify staining for probable cause Target year: 2019-20
Priority:	1 Urgent - within 6 months	Defect:	Damp staining at high level Cracking at high level above window to external wall- PHOTO NOT EVIDENTLY CLEAR

Comments: £500 - further investigations and provisional cost for rectification works

Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311639	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/7 Wall Finishes (Specify Location)	Room:	5
Item:	FM/05/38 Decorated only	Cost:	£200.00
Condition:	C Poor Condition	Remedy:	Make good all hairline cracks- apply a fine filler, rub down and make good- Included within general wall finish item Remove affected mould areas, apply stain block and redecorate- Note: Initial investigation to ensure the cause for the mould has been eradicated prior to making good. Target year: 2020-21
Priority:	2 Essential Works - next 1 - 2 years	Defect:	Cracking to ceiling line and corner of room Evidence of mould to wall finish
Comments:	Costs include prior investigation and rectification works		
Photo:			



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311641	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/7 Wall Finishes (Specify Location)	Room:	6
Item:	FM/05/41 Other type - specify	Cost:	£30.00
Condition:	C Poor Condition	Remedy:	Fill damaged wall around vent and match paint. Install new vent once made wall has been made good. Hairline cracks to be carried out with general decoration works. Target year: 2020-21
Priority:	2 Essential Works - next 1 - 2 years	Defect:	Incomplete opening for vent to corridor Painted render - crack below and above window
Comments:	Vent Cover £30 Making good included in general decoration rate.		
Photo:			



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311642	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/7 Wall Finishes (Specify Location)	Room:	7
Item:	FM/05/41 Other type - specify	Cost:	£0.00
Condition:	C Poor Condition	Remedy:	Fill imperfections to wall and make good Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Hole punctured through wall to corridor
Comments:	Cost included within general redecoration rate		
Photo:	No idwork image found.		

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311618	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/8 Celings finishes (Specify Location)	Room:	1
Item:	FM/05/42 Plastered and decorated	Cost:	£4000.00
Condition:	C Poor Condition	Remedy:	Carry spot testing for wet rot/dry rot within the ceiling areas. Test to be undertaken to identify probable the cause for damp within the ceiling areas. Target year: 2020-21
Priority:	2 Essential Works - next 1 - 2 years	Defect:	Evidence of water ingress to ceiling plasterboard in several locations within the Library. Water staining particularly around the columns in main library area. It is likely to be a previous issue now resolved by the new roof but has not been made good internally
Comments:	Defect Location: SEE PHOTOS We have made an allowance of £2500 for further testing to be undertaken additional £1500 to stain block/decorate affected areas. Please note we have not made an allowance for wet/dry rot works to be undertaken and advise these cost may be extensive if identified.		

Photo:



No Picture
Available

CroydonLive - Croydon Live Data

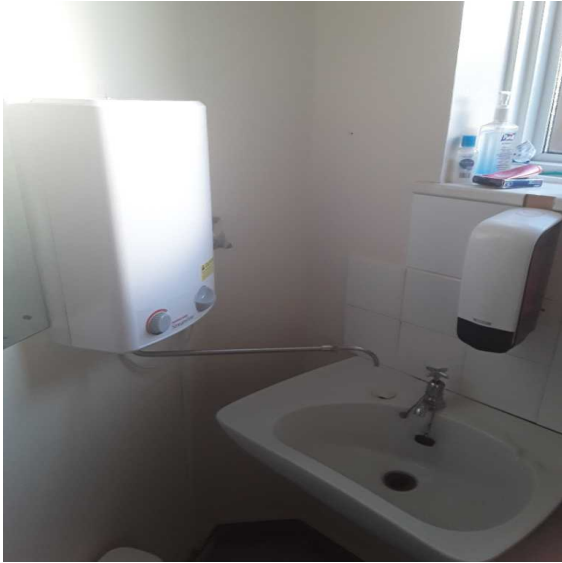
Identified Work (by location)

Code:	IW00311643	Site:	414007 Bradmore Green Library
Element:	FM-05 Internal Walls, Doors & Ceilings	Building:	414007/1
Subelement:	FM/05/8 Celings finishes (Specify Location)	Room:	7
Item:	FM/05/48 Other type - specify	Cost:	£0.00
Condition:	B Satisfactory Condition	Remedy:	Make good hairline cracks when general decoration works are being carried out Target year: 2021-22
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Hairline crack along ceiling line and wall
Comments:	Cost included in main ceiling rectification works	Defect Location:	As above
Photo:	No idwork image found.		

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311637	Site:	414007 Bradmore Green Library
Element:	FM-06 Mechanical Services	Building:	414007/1
Subelement:	FM/06/5 Water Services	Room:	4
Item:	FM/06/32 Electric Water Heater	Cost:	£0.00
Condition:	B Satisfactory Condition	Remedy:	
Priority:	0 No priority	Defect:	
Comments:			
Photo:			

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311640	Site:	414007 Bradmore Green Library
Element:	FM-06 Mechanical Services	Building:	414007/1
Subelement:	FM/06/6 Boiler Systems	Room:	6
Item:	FM/06/38 Gas Fired Boiler	Cost:	£5000.00
Condition:	B Satisfactory Condition	Remedy:	Replace boiler Target year: 2023-24
Priority:	4 Desirable Works - next 3 - 5 years	Defect:	The boiler is in general a fair condition and is estimated to be 20 years old

Comments: Please consult a boiler manufacturer prior to replacing

Photo:



No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311653	Site:	414007 Bradmore Green Library
Element:	FM-07 Roofs	Building:	414007/1
Subelement:	FM/07/1 Roof Type	Room:	
Item:	FM/07/01 Flat Roof	Cost:	£250.00
Condition:	C Poor Condition	Remedy:	Further investigation to be carried out for the roof and canopy We advise that a structural engineer is consulted to undertake an inspection Target year: 2019-20
Priority:	1 Urgent - within 6 months	Defect:	Flat roof to canopy is sagging Note: Unable to view due to access restrictions
Comments:	£250- further investigation	Defect Location:	Above main entrance
Photo:	No idwork image found.		

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311656	Site:	414007 Bradmore Green Library
Element:	FM-07 Roofs	Building:	414007/1
Subelement:	FM/07/5 Rain Water Goods	Room:	
Item:	FM/07/21 Cast Iron	Cost:	£200.00
Condition:	C Poor Condition	Remedy:	Remove cast iron down pipe, hopper heads and fittings. Replace with uPVC down pipe, hopper heads and new coupling fittings Target year: 2021-22
Priority:	2 Essential Works - next 1 - 2 years	Defect:	Corroded downpipe
Comments:	Remove and dispose of cast iron down pipe and fittings- £30 each Replace with uPVC- £50 each New uPVC hopper heads to match- £20 Labour- £100		
Photo:	No idwork image found.		

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311649	Site:	414007 Bradmore Green Library
Element:	FM-07 Roofs	Building:	414007/1
Subelement:	FM/07/5 Rain Water Goods	Room:	
Item:	FM/07/21 Cast Iron	Cost:	£650.00
Condition:	C Poor Condition	Remedy:	Remove cast iron down pipe, hopper heads and fittings. Replace with uPVC down pipe, hopper heads and new coupling fittings Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Cast iron couplings are falling away from the structure.
Comments:	Remove and dispose of cast iron down pipe and fittings- £30 each Replace with uPVC- £50 each New uPVC hopper heads to match- £20 Labour- £150 The selection of uPVC is subject to consents (if any)		
Photo:	No idwork image found.		

No Picture
Available

CroydonLive - Croydon Live Data

Identified Work (by location)

Code:	IW00311652	Site:	414007 Bradmore Green Library
Element:	FM-07 Roofs	Building:	414007/1
Subelement:	FM/07/6 Fascia/Soffits	Room:	
Item:	FM/07/28 Other -specify	Cost:	£350.00
Condition:	C Poor Condition	Remedy:	Chop out damaged/spalling concrete, recast, basic finish Target year: 2022-23
Priority:	3 Essential Works - next 2 - 3 years	Defect:	Poor finish to concrete soffit
Comments:		Defect Location:	Soffit below main entrance canopy
Photo:	No idwork image found.		

Total Idwork Cost: £29741.46