

Q: Can you publish the up-to-date building condition surveys for each library and a list of the work undertaken by the Council since then?

A: These have been added to the list of associated documents for each library - latest survey for Bradmore Green was February 2019, Broad Green was surveyed in March 2019, and Sanderstead and Shirley in March 2020.

Since these surveys were undertaken, the following works have been undertaken (excluding day to day reactive repairs below £1k).

Sanderstead library

1. Replacement of main heating boilers (2no.) and installation of pressurisation plant.
2. Remedial works areas in corridor and offices affected by damp ingress from external stairway including replastering and containment.
3. Replacement of overhead heater control stat and pipe probes.
4. Remedial works to gutters, entrance terrace retaining wall and drainage.
5. Installation of front brick step and tiling of entrance lobby.

Shirley library

1. Replacement of heating pressurisation unit.
2. Elevation of concrete path outside children's library door to garden following FRA recommendations.

Broad Green library

1. Replacement of left-hand side shutter motor gearbox.

Bradmore Green library

1. Remedial works to lightning protection system air termination network.
2. Replacement of 4 no. carriage wheels to automatic doors and installation of new backup battery supply.

Q: Is the water flowing into the basement at Shirley groundwater or from mains or other water supply and how often does it flood?

A: This has been investigated and the water in question is groundwater. The plant room in the basement often floods after periods heavy rain. However, pumps have been fitted to tackle this. There is also an alarm in case the pumps were to fail. Keeping the basement door area free of fallen leaves and other debris helps to reduce the problem. This occasional flooding does not affect the main building.

Q: Is it safe to have a gas meter that looks a lot like it is occasionally submerged in the basement of Shirley Library?

A: Whilst there are no immediate concerns, this is being investigated further and, if

required, the Council will arrange for the gas meter to be moved higher (as per the electricity supply).

Q: What is the insurance cost for Bradmore Green Library?

A: The Council's insurer will not provide a figure at this point given the market may change so these are estimates based on the 2024/25 insurance premiums for comparable properties in the Council's portfolio. An estimate would be in the region of £650 - £850 per annum for each of the four library buildings.

Q: Can the Council continue to insure Bradmore Green Library and recharge the group that takes it on?

A: Yes, the Council is able to do this for all four buildings. Similarly, the Council can undertake the statutory services to the property and recharge this too.

Q: Are the steps and path across the Sanderstead Library site a public right of way between Farm Fields and Sanderstead Hill?

A: No, this is not an official right of way.

Q: Will the Council ensure any issues with boundaries and fencing will be rectified before any lease is issued?

A: The new leaseholder should assume they will be responsible for all boundaries including rectification of fencing/providing an appropriate boundary between the library and the adjacent property and dealing with associated overgrowth. We are almost certain this will be the case but we are going to check the original conveyances to make sure. We will provide the new leaseholder with a red line plan that shows the responsibility for each boundary.

Q: What guarantees can we give regarding continuation of terms and shorter term leases?

A: The Council will consider leases from 5 years up to 25 years. Leases will not provide automatic extension or renewal, and this will need to be negotiated between the parties prior to the lease expiry, although it should be assumed that if the property is being well managed with a successful community offer, it is unlikely that the Council would refuse to consider a lease renewal.

Q: Could you list a) the fixtures, furniture & fittings definitely being left and b) those that could be left subject to negotiation

A: We do not have an inventory, but anything fixed to the walls or floors will remain. As will the majority of the furniture and appliances. We will only be removing excessively worn items.

Q: We are keen to understand better why gas costs so much more in Bradmore Green than it does in Sanderstead. Please can you provide us with details of the gas tariff and bills for the last 12 months showing usage? Electricity likewise would be useful.

A: After checking, the 23/24 indicative cost of gas at Sanderstead should have been £3,881 and not £2,864 as quoted. This means the cost of gas at both libraries is comparable. The cost of electricity at Sanderstead is significantly higher and this is probably down to the use of a heat curtain.

23/24 Projections	Electricity	Gas	Water	Total
Sanderstead	£4,271	£3,881	£223	£8,376
Bradmore Green	£2,958	£4,055	£252	£7,265

Q: Is there an alarm or security equipment on either site. If so, what are the maintenance/service arrangements for them?

A: Each library is equipped with a basic alarm system, and it will be the responsibility of the new leaseholder to service and maintain it.

Q: Please confirm that the lease covers both the building and the grounds

A: Yes, the lease will cover the building and the grounds, and a red line plan will be provided.

Q: Could you list all of the groups that currently use the libraries either on a regular or ad hoc basis?

We do not hold a list of ad hoc users. The regular users are listed in the marketing details for each building.

Q: Could you let us know whether the Council would wish to use any of the premises for any community activities?

A: The Council would like to keep the option of using the Bradmore Green building as a Polling Station. This would be infrequent – probably for a maximum of 3 days over a 5 year period with the next occasion in May 2026.

In relation to all the buildings, our Resilience Team may ask to utilise the space in an unforeseen emergency, especially where an alternative venue cannot be found to host, for example, an emergency shelter. Of course, we hope that this will not be necessary.

As set out in the building details, we expect existing user groups to be accommodated (where they want to return to the building and albeit not necessarily on the same terms as before). We would also like to see an expanded community offer with the buildings open to the public more often.