

Notes for information:

Anticipated repairs and maintenance works are based on predictions by the Council's Building Practice technical staff using their knowledge of the buildings.

The figures shown below are estimates only and set within the context of available budgets. Indicative budget costs are based on present day costings for works professionally managed by the Council's Building Practice.

Indicative costs do not contain day-to-day revenue costs and are therefore a reflection of the building's condition, as identified by condition surveys. Generally costs are relative to asset size. Costs do not give an indication of the building's efficiency, use-ability or suitability.

The timescales indicated are also estimated - they represent a pragmatic view of the most likely replacement opportunities. It is not possible to give exact timings for works, therefore ranges of within the next 5 years, years 6 - 10 and years 11 - 25 have been used.

Libraries	Building gross internal area (GIA) approx. m2	Indicative Budget Costs by years			Total over 25 years	Anticipated Repairs and Maintenance Works (related to building condition)			Works undertaken in recent years include...	Comments (e.g. accessibility, frequent maintenance issues)
		Next 5 Years	Years 6 - 10	Years 11 - 25		Next 5 years	Next 6 - 10 years	Next 11 - 25 years		
Avonmouth (works / costs associated with whole property)	492	£20k	£45k	£155k	£220k	(1) Damp proofing works (2) Repairs to perimeter boundary walls	(3) External decoration and repairs (4) Repairs to perimeter boundary walls	(5) New roof (6) Upgrade heating (7) Replace lighting	External decorations and repairs £25k (c. 2013)	Property includes Avonmouth Community Centre, which is c. 86% of building and let via a licence to 'Avonmouth Community Association'. Either party can serve 3 calendar months notice to terminate the licence. The Council is responsible for R&M for the whole property. Potential opportunity to integrate the library with the rest of the building is being explored. Among other things this will provide certain economies of scale i.e., a single reception. Proposed changes would provide library users with access to the building's accessible toilet (currently available only when the community centre is open). 25 - 30 yrs - Replace/upgrade electrical installation comprising , mains distribution, lighting, emergency lighting, small power, alarm systems (fire and security), cost approximately £40k.
Avonmouth (works / costs associated with community centre space only)	424	£35k	£20k		£55k	(1) Refurbish toilets (2) Repair/replace wood flooring	(3) Internal decorations			
Avonmouth (works / costs associated with library space only)	68		£10k		£10k		(1) Internal decoration of library including lobby (2) Replace suspended ceiling tiles, stained light diffusers, fit new lighting to ceiling			Accessible toilets are not available in the library. The toilets in the community centre can be used when that part of the building is open.
Avonmouth (costs associated with library space at 14% of the whole property costs above)		£3k	£6k	£22k	£31k					
Bishopsworth	257	£29k	£7k	£116k	£152k	(1) Main frontage area in need of revamp, octagon paving slabs are uneven, loose as well as the steps, there is a disabled ramp on the frontage. To uplift, form new paved area, re-slab the steps (2) Paint railings, also external decorations of library and repairs to fascia boards (3) Flooring to rear corridor and office, decorations to staff area (4) Basement office, this needs decorating and flooring. Previous flooding problems, since addressed.	(5) Upgrade intruder alarm	(6) Roof renewed c. 10 years ago which is mineral felt, will need renewing under life cycle replacement (7) Boiler life cycle replacement (8) Heating pipework, controls life cycle replacement (9) Electrical rewiring	Major refurbishment including new heating/ rewiring/suspended ceiling, new windows, also additional floor space created for main library for computers for users, c. £130 - 140k (2007)	Basement used to flood due to water seepage as building is built on a hill, but the fitting of larger downpipe and rendering has prevented that There are no accessible facilities to the library, space is too small to accommodate without extensive works, if feasible to install cost would be c. £22k incl 10% management fee
Clifton (listed building/s on site)	402	0	£42k	£40k	£82k		(1) Replace slated, flat roofs and associated lead works, as well as sky lights (2) External decorations	(3) Boiler life cycle replacement (4) Internal decorations (5) External decorations	Major refurbishment carried out c. £170k (2010)	
Eastville	239	£37k	£9k	£79k	£125k	(1) Upgrade all windows from single to double glazed (current windows starting to rot / result in heat loss) (2) Replace asphalt roof to rear extension (asphalt breaking down and not insulated) (3) Excavate and install new drainage to stop flooding on one side of building	(4) Decorations required. Replace flooring to existing toilet and corridor, including cleaners' cupboard	(5) Boiler life cycle replacement (6) Replace heating, controls and radiators (7) Internal decorations	New roof c. £40k (2010)	There are flooding issues to the left-hand side near the woodland, leaves and debris cause the drains to block, refer to (3) for proposed corrective works. No accessible toilet and to provide would require an extension to the building (if feasible) at a cost of c. £33 - 55k incl 10% management fee.
Filwood	311	£172k	£25k	£22k	£219k	(1) New windows required for the whole building (2) New complete heating system (3) Electrical rewiring (4) Upgrade intruder alarm	(5) Renew felt roof coverings to extension roof (6) Internal decorations to staff areas, main library (7) External decorations including	(8) Renew felt roof coverings		No gas in the building, depending on preferred heating option gas may need to be run into site No accessible toilets, it may be feasible to install in the gents in the staff area, however, there would be an issue regarding public access to the area, cost c. £ 17-22k incl 10% management fee History of public climbing on flat roofs and causing damage, ripping off downpipes (repair cost c. £100) and breaking the odd high level glazing (repair cost c. £500). Typically, incidents can occur once or more in a year.
Henbury	436	£18k	£9k	£127k	£154k	(1) Replace fascia boards (existing sheeting keeps delaminating) with more suitable material (2) Replace lighting to the rear staff area i.e., workroom, kitchen, office (3) Paint outside railing need painting all around the side, rear of perimeter (4) Decorations to the staff office, workroom, renew flooring as tiles are asbestos	(5) Upgrade intruder alarm (6) Improve lighting to rear lower outbound library	(7) Renew felt roofing (8) Boiler life cycle replacement (9) Electrical rewiring life cycle replacement (10) Heating pipework, controls life cycle replacement	Refurbishment including new windows (and roller shutters), main front doors, complete new heating system, electrical rewiring c. £100-120k (2007)	Building has public accessible toilet however, some alterations required to move doorway so it doesn't open directly by the staff counter cost c. £1.1k incl 10% management fee.
Henleaze	366	0	£43k	£116k	£159k		(1) Rear car park resurfacing, marking out (2) Replace rear extension window, side top vent windows, windows to rear roof elevation with double glazed windows (3) Internal decorations to staff area (4) External decorations (5) Upgrade security alarm	(6) Renew felt roof coverings to main building and lower roofs (7) Boiler replacement and controls (8) Electrical rewiring of building	Refurbishment including new lift and gas turbine boiler £180k (c. 2007/08)	An accessible toilet (if feasible) may be accommodated within staff gent's toilets with measures to increase security i.e. to isolate and restrict access to staff areas at a cost of £17k incl 10% management fee An on-going maintenance issue includes damage to the boundary wall, fencing at an annual cost of c.£2k. If in the future new bi folding automatic doors are required, the cost is c. £10k (inc 10% management fee) per set. (Henleaze has 2 sets)
Hillfields	240	£36k	£28k	£47k	£111k	(1) Boiler in need of replacing (2) Upgrade fire alarm system (3) Upgrade intruder alarm system (4) Renew rainwater downpipes (5) External painting	(6) Flat felt main roof will need to be replaced	(7) Heating, controls life cycle replacement (8) Internal decorations	New windows fitted throughout £9k (2014)	The boiler situated under the cellar / basement to rear, tends to get wet due to water seepage, which soaks through the fabric of surrounding walls (due to layout of building). Water comes down the hill and drains through to the lower levels. The boiler house floor has channels cut in the concrete to allow the water to run into the drain outside.
Horfield	270	£30k	£29k	£61k	£120k	(1) Window replacements to staff area (2) Renew carpet to rear corridor, stair nosings, ladies toilet (3) Decorations to rear staff areas (4) Boiler replacement (5) External decorations	(6) Gable end brickwork repairs, raking out of joints, repointing brickwork including scaffolding (7) Renew felt flat roof to rear (8) Internal decorations to main library	(9) Renew Main roof felt batten and new tiles renew roof insulation (10) Electrical rewiring life cycle renewal		No accessible toilet as floor levels to rear are split level, if feasible, to try and accommodate, where space is permitted subject to staff facilities, the cost would be c. £28 - 33k incl 10% management fee
Marksbury Road	167	£40k	£23k	£83k	£146k	(1) Upgrade all windows from single to double glazed (current windows starting to rot / result in heat loss) (2) Boiler life cycle replacement (3) Decorating to the rear internal staff areas	(4) Upgrade security alarm (5) Internal and external decorations	(6) Renew roof felt, baton, tiles and insulation (7) Replace pipework, heating controls and radiators	Counter alterations. Removal of counter and alterations for self service £4k (2012)	No accessible toilet and to provide would require an extension to the building (if feasible) at a cost of c. £33 - 55k incl 10% management fee
Redland	292	£99k	£41k	£29k	£169k	(1) Replace platform lift to split level floors (beyond life expectancy and unreliable) (2) Roof void required for safety / maintenance inspections, is an unsafe environment requires remedial works. (3) Complete roof re-felt, baton, new slates, new dormer windows	(4) Repair / replace a few of the sash windows, external decorations (5) Remedial works to rain water downpipes and address damp walls in the office (6) Electrical and fire detection works (7) Upgrade security alarm	(8) Boiler life cycle replacement (9) Internal decorations	Complete heating system £100k (2010) Counter alterations. Removal of counter for self service £7k (2011)	The building design means that over hanging trees will always block the outlets in extreme weather conditions, and as the leaves fall and the moss washes down onto the outlets water will enter the building. In heavy weather, the public pavement on Whiteladies Rd has streams of water running down, which runs down the disabled access slope and enters the building. The cost of damage ranges from £1k - 6k pa. Damage can be worse if water ingress occurs when the library is closed i.e. the incident doesn't get reported until it is opened. No accessible toilet. To provide will result in loss of library space. Costs estimated between £16.5 - 22k, inc 10% management fee.

Sea Mills	234	£30k	£28k	£83k	£141k	(1) Boiler life cycle replacement (2) Decorating to the rear internal staff areas (3) Upgrade security alarm	(4) External decorations (5) Replace windows to rear staff area (6) Internal decorations	(7) Replace pipework, heating controls and radiators (8) Roof renewal tiles, baton, felt and insulation	Counter alterations. Removal of counter and alterations for self service £3k (2011)	Extensive modernising to provide an accessible toilet and access to (if feasible). Costs estimated at c. £27.5 - 33k, inc 10% management fee.
Shirehampton Public Hall (works / costs associated with the whole building)		£60k	£70k	£20k	£150k	(1) Repairs to perimeter boundary walls (2) External decorations and repairs	(3) New Roof	(4) Replace lighting	External repairs, painting £40k (2013)	Includes 'Listed' building structures Potential opportunity to create a new shared (Community centre, Library) reception area, public toilets and a small cafe is being explored. 25 - 30 yrs Replace/upgrade electrical installation comprising , mains distribution, lighting, emergency lighting, small power, alarm systems (fire and security) £50k.
Shirehampton Public Hall (works / costs associated with community centre (internal) space only)	527	£60k	£20k		£80k	(1) Upgrade heating	(2) Internal decorations			25 year lease to Trustees of Shirehampton Public Hall Community Association
Shirehampton Library (works / costs associated with library space only)	131	£13k	£25k		£38k	(1) Renew side rear double gates, used in the event of fire for easy escape access (2) Upgrade staff area i.e., fit new sink units and decorating /flooring to toilet, main staff area	(3) Renew flat roof, over the staff area, and copings stones, to match existing (4) Replace storage heaters to make them more efficient		Counter moving/alterations c. £6k (2013)	Library situated in part of ground floor and extension There is no accessible toilet in the library, however there is an accessible toilet in the Community space. There is a stairway that leads from the upper floor that Community users use as an emergency fire exit, exit is via the rear fire door at the back of the library.
Shirehampton Library (costs associated with library space at an assumed 20% of the whole property costs above)		£12k	£14k	£4k	£30k					
Southmead	311	£19k	£31k	£50k	£100k	(1) Internal decorations to staff office, rear corridor (2) Uplift old floor tiles, renew flooring to staff corridor, office (3) External decorations (4) Rear gate renewal for fire exit, rubbish removal	(5) Upgrade intruder alarm (6) Felt roof renewal to sloping main roof, side elevation roof	(7) Boiler life cycle replacement (8) Heating controls life cycle replacement	Refurbishment, including complete new heating system, electrical rewiring, new windows throughout. New lift installed to access mezzanine floor £170k (2007)	No accessible facilities on site, rear staff area is too small, the layout would be difficult to accommodate. There are purpose built accessible toilets in main carpark right outside the library. Previous issues of public running onto the library roof from the Youth Centre by climbing onto the metal gate at the rear of the building, none reported in the past 5 years.
Stockwood	393	£32k	£13k	£157k	£202k	(1) New lighting required to main area, to improve lighting levels, energy efficiency (2) Clean external guttering internally, treat, paint externally to prolong life of (metal formed) guttering (3) Paint external (4) Renew electrical main distribution board (5) Upgrade outside lighting to a more efficient type especially to rear carpark area	(6) Replace (no. 3) large panel blower heaters to main library to improve heat distribution	(7) Internal decorations to main library, rear staff areas (8) Replace metal rainwater guttering (9) Boiler life cycle replacement (10) Heating controls life cycle replacement (11) Electrical rewiring life cycle replacement (12) Replace windows from single to double glazed, possibly earlier for purposes of energy efficiency (also see comments) (13) Possibly replace roof (which is covered in profile metal sheeting, which has a longer life expectancy than the roof i.e., 40-years)	New boiler £10 - 12k (2011) New kitchen units £2.5k (2011) New intruder alarm £2.2k (2014)	No accessible toilet on site. This could possibly be accommodated by knocking through from the main library into the office at the rear to the staff office. To excavate drainage, fit out the toilet, assuming feasible, would cost c. £13 - 17k incl 10% management fee Windows to the building are single glazed, consist of slatted louvre blades for ventilation. These may be difficult to replace as they are only 350mm wide and 2metres vertical narrow design, the windows are brown.
St George	328	£24k	£35k	£94k	£153k	(1) Resurface carpark, install bollards by grass verge to try and stop cars parking on grass areas and creating a mud bath in wet weather (2) Renew rainwater downpipes (3) Repair small stone retaining walls (4) External painting to handrails, rain water goods, side elevation wall, under canopy area (5) New toilet, sink, decorations in staff toilet	(6) Renew felt flat roof on main building (7) Upgrade intruder alarm (8) Internal decorations to main library, office area	(9) Boiler life cycle replacement (10) Heating pipework, controls life cycle replacement (11) Electrical rewiring life cycle replacement	Refurbishment including new heating system, rewiring to whole building, suspended ceiling in main library area £80-100k (2007)	Building sited within St Georges Park, public use same parking area (library and park). There are only three parking bays plus one disabled bay next to the access ramp, the carpark needs resurfacing and various hatched areas see (1)
Westbury	252	£47k	£33k	£83k	£163k	(1) Boiler life cycle replacement (2) Electrical rewiring of building (3) Upgrade security alarm	(4) Minor repairs to roof (5) External decorations (6) Internal decorations	(7) Replace boiler pipework, controls and radiators (8) Replace roof, felt, baton and insulation	Works to stabilise building, raised floor in office and kitchen of rear extension. Replaced collapsed drain along the back face of the building. c. £15k (2014) Counter alterations. Removal of counter for self service plus kit £8k (2011)	Subsidence issue dealt with and works covered by a 10 year guarantee. Extensive modernising to provide an accessible toilet and access to (if feasible). Costs estimated at c. £27.5 - 33k, inc 10% management fee.
Wick Road	209	£21k	£9k	£94k	£124k	(1) Boiler life cycle replacement (2) Repairs to boundary walls	(3) Replace flat roofs	(4) Heating controls, pipework and radiator replacements (5) New main roof tiles, felt, baton and insulation (6) Internal and external decorations	Electrical rewiring £25k (2012) Counter alterations. Removal of counter for self service, new kitchen units £9k (2012)	Extensive modernising to provide an accessible toilet and access to (if feasible). Costs estimated at c. £27.5 - 33k, inc 10% management fee.