

Appendix A

Works identified as required by Condition Surveys

Property	Description	Impact/ Rationale/Benefits	Potential Costs £	Environmental Impact Assessment	Provisional Procurement Route
Hereford Broadlands Children's Centre	Replacement of external door set, life expired floor finishes and life expired lighting. Improvement to roof flashings, plastered walls and ceilings and other associated works.	To improve the security of the building, to address a health and safety risk and prevent further deterioration of the asset.	£30k	New timber products to be from a sustainable source whilst redundant timber work to be recycled. Improvement to energy efficiency of lighting system. Works to the building fabric will improve insulation and reduce heat loss.	Design and Build Framework
Hereford Cemetery and Crematorium	Improvement works to access road, replacement of life expired floor finishes and life expired pergolas. Improvement works to make the building for the book of remembrance weather tight.	To enable business continuity, to address a health and safety risk and to prevent further deterioration of the asset.	£65k	Weatherproofing improvements works will prevent damp and improve the building environment for users.	Design and Build Framework
Hereford Franklin House	Improvement works to damaged brickwork and spalled concrete lintels and other associated works.	To prevent further deterioration of the asset. Landlord's responsibility - breach of lease terms/legal duty.	£60k	Use of local sub-contractors will reduce travel; Works to the building fabric will improve insulation and reduce heat loss.	Design and Build Framework

Hereford Museum and Art Gallery	Replacement of exposed boarding to floors, replacement in part of plastered walls and ceilings and other associated works.	To address a health and safety risk, to prevent further deterioration of the asset.	£40k	New timber products to be from a sustainable source whilst redundant timber work to be recycled; Works to the building fabric will improve insulation and reduce heat loss.	Design and Build Framework
Hereford Museum and Art Gallery	Improvements to humidity control and its related mechanical/ electrical installation.	A requirement for the museum to uphold its accreditation to ensure the environment is fit for purpose to preserve artefacts and to enable business continuity.	£45k	Improvements will decrease use of energy which will reduce carbon footprint	Design and Build Framework
Hereford Plough Lane	Improvements to air conditioning/ chiller/ heating pipework, suspended ceilings supports and electrical infrastructure. Replacement of goods lift.	To enable business continuity and to prevent further deterioration of the asset.	£450k	Improvements will ensue the heating installation operates more efficiently which will reduce both energy use and carbon footprint	Design and Build Framework
Kingsland Depot	Replacement and improvement works to salt barn structure and cladding.	To enable business continuity and to prevent further deterioration of the asset. Land lords obligation	£50k	Use of local sub-contractors to reduce travel	Council E-Portal
Ross on Wye Library	Replacement of external door set, defective ventilation fans, radiators, life expired distribution	To improve the security of the building and prevent further	£25k	Improvements will ensue the heating and ventilation installation operates more efficiently which will reduce both energy use and carbon	Design and Build Framework

	boards and other associated works.	deterioration of the asset.		footprint Improvements will increase thermals insulation and use of energy	
Total			£765k		