

# Asset Management Report



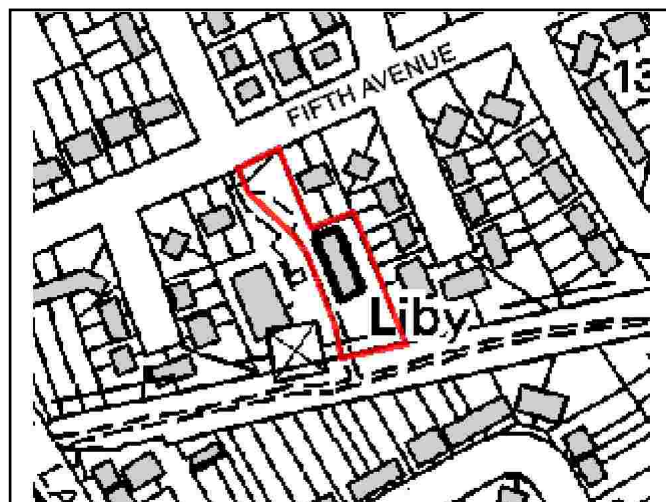
**Asset Name:** TANG HALL LIBRARY

**Asset Type:** LIBRARY

**UPRN:** E00597

## Core Data

**File Ref:** E00597  
**Managing Service:** LEARNING CULTURE & CHILDR SERV  
**Occupying Service:** LEARNING CULTURE & CHILDR SERV  
**Ward:** HEWORTH



## Location

TANG HALL LIBRARY  
FIFTH AVENUE  
TANG HALL  
YORK  
YO31 0PR  
01904 416429

## Areas

**Site:** 1566.01 m<sup>2</sup>  
**Property (GIA):** 347 m<sup>2</sup>

Blocks:	Description	Area (GIA)	Occupant
	B01 - TANG HALL LIBRARY	347 m <sup>2</sup>	
<b>Total:</b>		<b>347 m<sup>2</sup></b>	

## Property Details

<b>Tenure:</b>	FREEHOLD WITH POSSESSION	<b>Type:</b>	Non HRA
<b>Year Built:</b>	1958	<b>Listed:</b>	No
<b>Asset Category:</b>	OPOL&B	<b>Grade:</b>	
<b>Wiring Certificate:</b>		<b>Disabled Access:</b>	No
<b>Suitability Rank (%):</b>	82		
<b>Energy Performance Rating:</b>			
<b>Supply Capacity:</b>	Elec: Gas:		

## Valuation

Valuation Basis	Asset Value	Land Value	Total	Valuation Date
Depreciated Replacement Cost	9,000	487,500	496,500	01/04/2005

# Asset Management Report



## Property Surveys

### Condition Survey Summary

Priority	Amount (£)
2 - Essential	1,750
3 - Desirable	4,585
4 - Long Term	6,502
<b>Total</b>	<b>12,837</b>

### Hazard Surveys Completed

	Survey	Risk
Asbestos:	YES	No
Contaminated Land:	NO	No
Fire:	YES	Yes
Legionella:	YES	Yes

### Contacts

Name	Job Title	Telephone
Fiona Williams	Head Of Libraries & Heritage	01904 553316
Mark Ellis	Health & Safety Advisor For Fire Risks	01904 553415
William Bray	Health & Safety Advisor for Asbestos & Legionella	01904 553328

Further Information can be obtained from the Technology Forge database or by written request to:

[property.services@york.gov.uk](mailto:property.services@york.gov.uk)

# Asset Management Report



## Financial Information

Cost Centre: H378

### Expenditure (£)

	2006/2007	2007/2008	2008/2009
Cleaning	5,533	5,726	0
Electricity Costs	1,987	2,748	0
Gas Costs	3,954	1,870	0
Grnds Maint Costs	185	188	0
Insurance Costs	0	0	0
R & M Costs	7,041	1,417	0
Rates Costs	5,546	6,242	0
Rental Costs	0	0	0
Security Costs	923	160	0
Sewerage Costs	92	102	0
Service Charge Costs	0	0	0
Water Costs	49	53	0
<b>Total</b>	<b>25,310</b>	<b>18,506</b>	<b>0</b>

### Income (£)

	2006/2007	2007/2008	2008/2009
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Running Costs m<sup>2</sup> (£)

	2006/2007	2007/2008	2008/2009
<b>Property:</b>	115.03	95.39	53.33
<b>Service:</b>	94.52	88.25	4.02

# Asset Management Report



## Ownership Information

CYC Plan No:	Ordnance Survey Sheet No:	Terrier Ref:	Deed Packet Ref:	Purchasing Committee:	Purpose of Acquisition:	Statutory Power of Acquisition
49 50 74 76	SE6252SW SE6252SE SE6251NW	0865	2369	LEARNING CULTURE & CHILDR SERV	Site for Health Clinic under National Health Service Act 1946	Library purposes (part)

## Lease / Licence Out

Occupier:

Term: 0 Years 0 Months 0 Days

Description	Start Date	Review Frequency	Next Review Date	End Date	Annual Amount
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## Lease / Licence In

Landlord:

Term: 0 Years 0 Months 0 Days

Description	Start Date	Review Frequency	Next Review Date	End Date	Annual Amount
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## Property Photographs



AMR Rear Elevation



AMR Front Entrance

## Additional Information

None