

OVERALL PROPERTY SCORE : 18/50

OVERALL PROPERTY RANK : 1/10

**RECOMMENDATION :**  
Consider Closure & Possible Disposal if Surplus to Service Requirements



**TENURE - TITLE INFORMATION**

Tenure : Freehold  
Title No : DU285251

**Restrictions / Covenants :**

- DCC have the benefit of rights over land to the north, by a Transfer dated 22nd June 2000, including a right to connect to drains, sewers, cables etc. which run across the land (now the site of Stanley Park Residential Care Home)
- DCC are to jointly maintain and repair the 'canopy' separating the site from the Residential Care Home to the north (by virtue of Transfer dated 22nd June 2000).
- Access road lies outside existing site boundary (see Title No: DU259110).

**COMMERCIALITY - DESKTOP VALUATION**

Estimated Planning Use : Residential  
Estimated Value : £170,000

**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- No official planning enquiries have been sought. Assumptions have only been made as to what may be allowed in terms of future development.
- Demolition and site clearance costs have been deducted from the estimate.

**Deliverability :**

- Site is already served by good access from highway.
- Not an existing SHLAA site.
- Site is within a poor value area, where there may be no market for further residential development.

**FIT FOR PURPOSE**

**Location :**

- The site is not within a particularly inclusive and accessible Town Centre location, being segregated from the main Town Centre by the A693 Bypass.
- The premises are however only a short walk away from the Town Centre, with access possible via a subway.

**Suitability :**

- Existing accommodation is dated and in need of significant investment/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation is too large for client numbers, as well as future population predications.

**BUILDING QUALITY - CONDITION**

Construction Type : Brick, with Flat & Pitched Roof.  
Single Glazed Windows & Curtain Walls.

Asbestos Present : Yes

Total Maintenance Backlog : £377,731

Total Maintenance Cost per sqm : £307

Priority Needs : £214,638

Priority Need per sqm : £164

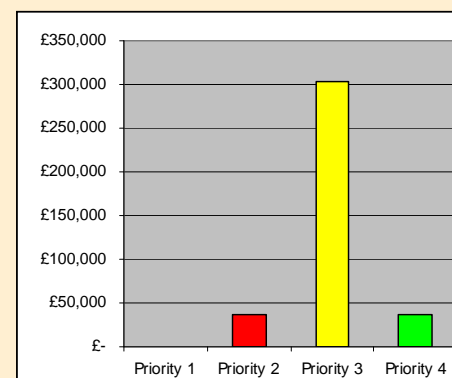
5/10

Above National Indicator

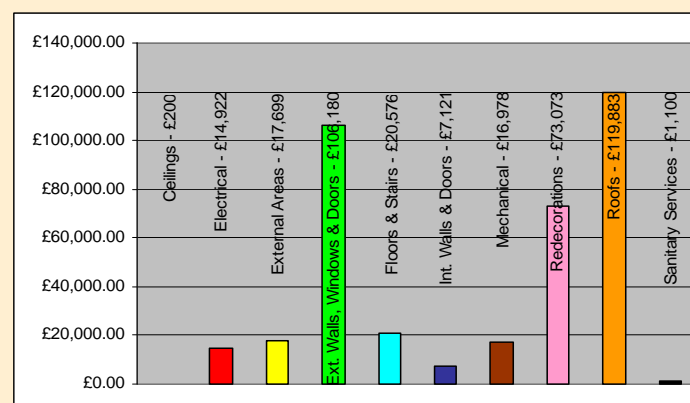
NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP.

National Benchmark Indicator (2009-10) for Maintenance Cost per sam £116

**BUILDING QUALITY - CONDITION NEEDS (BY PRIORITY)**



**BUILDING QUALITY - CONDITION NEEDS (BY ELEMENT)**



**UTILISATION - SIZE & OCCUPANCY**

Average Daily Attendance : 22  
Existing Floor Area per Daily Attendee : 55.91 sqm  
Number of Potential Attendee's : 50  
Existing Floor Area per Attendee (at Capacity) : 24.60 sqm  
Total Floor Area Required \* : 330 sqm  
Existing Floor Area Not Required \* : 900 sqm  
Percentage of Existing Floor Area Not Required \* : 73%

8/10

\* Based upon an average daily attendance of 22 clients and the provision of 15sqm per Attendee

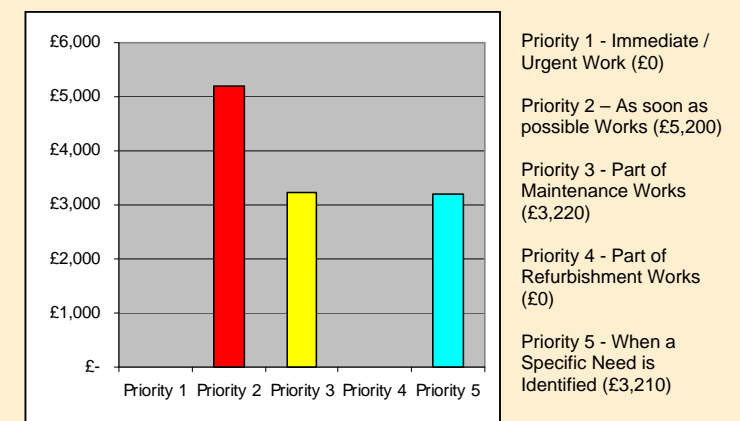
**BUILDING QUALITY - ACCESSIBILITY**

Total Accessibility Backlog : £11,630  
Total Accessibility Cost per sqm : £9.46  
Priority Needs : £5,200  
Priority Needs per sqm : £4.23

2/10

NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible

**BUILDING QUALITY - ACCESSIBILITY (BY PRIORITY)**



**KEY PROPERTY DETAILS**

Name : Stanley Day Centre  
Address : Wear Road, Stanley, DH9 6LT  
UPRN : 0341S01  
Property Type : PD/SI Centre  
Property Originates : From 1967 to 1976  
Net Internal Floor Area: 1,230 sqm  
Site Area: 4,042 sqm (1.00 acre)

PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	
UTILISATION	8/10
BUILDING QUALITY - CONDITION	5/10
BUILDING QUALITY - ACCESSIBILITY	2/10
RUNNING COSTS	1/10
ENVIRONMENTAL IMPACT	2/10

**RUNNING COSTS (2011-12)**

Water Rates : £3,400  
Utility Costs (Water/Electricity/Gas) : £19,401 (2009-10)  
Cleaning Costs : £4,000  
Staffing Costs : £178,222  
Meal / Kitchen Costs \* : £19,000  
Total Running Costs per Attendee \* : £10,183  
Total Running Costs per sqm : £182.14

1/10

NB: Meal/ Kitchen Costs exclude Staff Costs and any income generated  
\* Based upon an average daily attendance of 22 clients

**ENVIRONMENTAL IMPACT**

Energy Consumption : 350,157 kwh  
Energy Consumption per sqm : 285 kwh/ m<sup>2</sup>  
Water Consumption : 812 m<sup>3</sup>  
Water Consumption per sqm : 0.66 m<sup>3</sup>/m<sup>2</sup>  
Total CO2 Emissions : 83.66 tonnes  
Total CO2 Emissions per sqm : 0.0680 tonnes/m<sup>2</sup>

2/10

NB: Consumption figures are from the 2009-10 Financial Year  
National Benchmark Indicators for 2009-10 are as follows;  
- Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>  
- Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>  
- CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>



OVERALL PROPERTY SCORE :	23/50	<b>RECOMMENDATION :</b> Consider Closure & Possible Disposal if Surplus to Service Requirements
OVERALL PROPERTY RANK :	2/10	



KEY PROPERTY DETAILS	
<b>Name :</b>	Auckland Gate Centre
<b>Address :</b>	Tindale Crescent, Bishop Auckland, DL14 9SY
<b>UPRN :</b>	0363S01
<b>Property Type :</b>	LD Centre
<b>Property Originates :</b>	From 1967 to 1976
<b>Net Internal Floor Area:</b>	662 sqm
<b>Site Area:</b>	3,600 sqm (0.89 acres)

PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	
UTILISATION	1/10
BUILDING QUALITY - CONDITION	2/10
BUILDING QUALITY - ACCESSIBILITY	8/10
RUNNING COSTS	8/10
ENVIRONMENTAL IMPACT	4/10



**TENURE - TITLE INFORMATION**

**Tenure :** Freehold  
**Title No :** DU286000

**Restrictions / Covenants :**

- DCC are to observe covenants contained in a Conveyance dated 21st March 1946 (with the Ecclesiastical Church Commissioners for England). It should be noted however that these covenants were later subject to a Deed of Release dated 15th August 1957 - further checks required.
- A small section of DCC's ownership is subject to a right to repair, maintain and renew existing surface water drains situated on the site (by virtue of a Conveyance dated 18th December 1957).

**COMMERCIALITY - DESKTOP VALUATION**

**Estimated Planning Use :** Residential  
**Estimated Value :** £120,000

**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- No official planning enquiries have been sought. Assumptions have only been made as to what may be allowed in terms of future development.
- Demolition and site clearance costs have been deducted from the estimate.

**Deliverability :**

- Site is already served by good access from highway.
- Not an existing SHLAA site.
- Site is within a poor value area, where there may be no market for further residential development.

**FIT FOR PURPOSE**

**Location :**

- The site is not within an inclusive and accessible Town Centre location, instead located close to Tindale Crescent retail/ commercial park on the outskirts of Bishop Auckland.
- The location does not provide service users with the opportunity to access other social and community activities.

**Suitability :**

- Existing accommodation is dated and in need of significant investment/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation meets the needs of average daily attendee numbers, although there may be a requirement to expand provision longer-term (to account for potential client numbers and future population projections)

**BUILDING QUALITY - CONDITION** 2/10

**Construction Type :** Brick, with Flat & Pitched Roof.  
Single Glazed Windows & Curtain Walls.

**Asbestos Present :** Yes

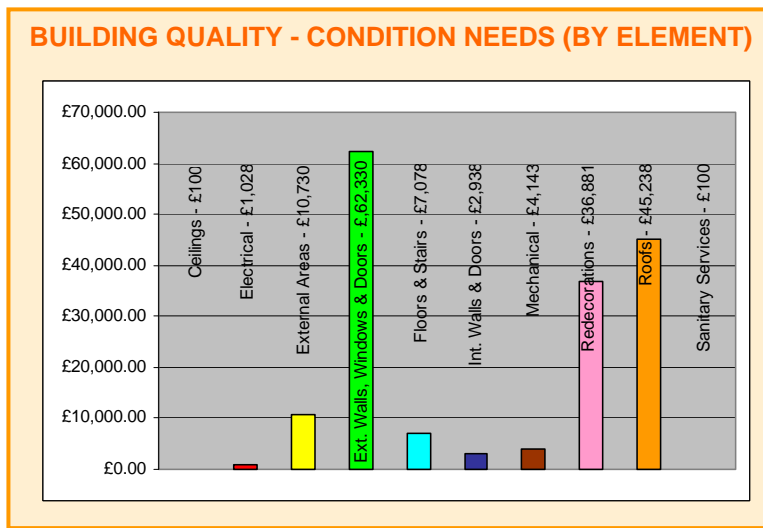
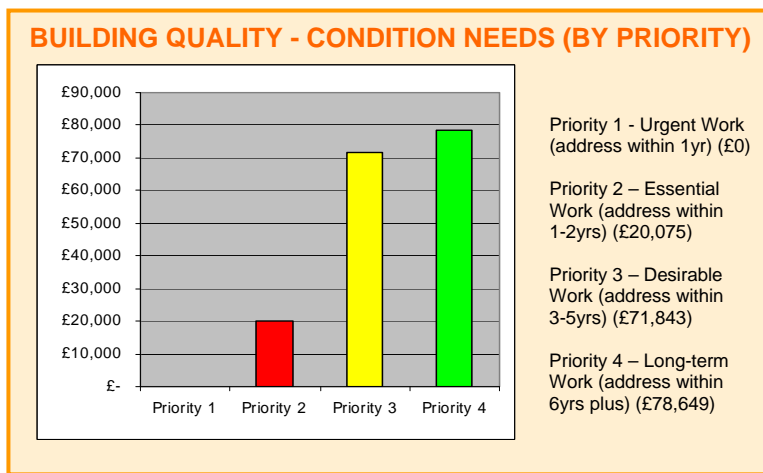
**Total Maintenance Backlog :** £170,567

**Total Maintenance Cost per sqm :** £258 ↑ Above National Indicator

**Priority Needs :** £95,045

**Priority Need per sqm :** £128

*NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP. National Benchmark Indicator (2009-10) for Maintenance Cost per sqm £116*



**UTILISATION – SIZE & OCCUPANCY** 1/10

**Average Daily Attendance :** 51

**Existing Floor Area per Daily Attendee :** 12.98 sqm

**Number of Potential Attendee's :** 55

**Existing Floor Area per Attendee (at Capacity) :** 12.03 sqm

**Total Floor Area Required \* :** 765 sqm

**Existing Floor Area Not Required \* :** -103 sqm

**Percentage of Existing Floor Area Not Required \* :** -16%

*\* Based upon an average daily attendance of 51 clients and the provision of 15sqm per Attendee*

**BUILDING QUALITY - ACCESSIBILITY** 8/10

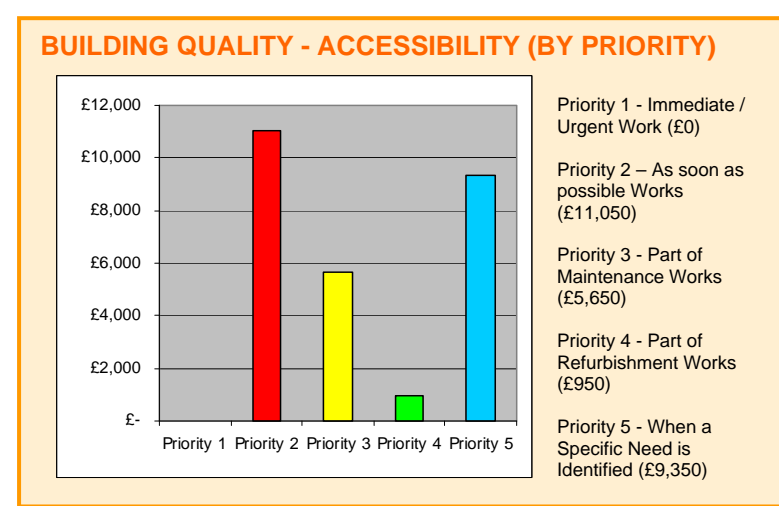
**Total Accessibility Backlog :** £27,000

**Total Accessibility Cost per sqm :** £40.80

**Priority Needs :** £11,050

**Priority Needs per sqm :** £16.70

*NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible*



**RUNNING COSTS (2011-12)** 8/10

**Water Rates :** £3,500

**Utility Costs (Water/Electricity/Gas) :** £11,649 (2009-10)

**Cleaning Costs :** £21,700

**Staffing Costs :** £400,740

**Meal / Kitchen Costs \* :** £23,000

**Total Running Costs per Attendee \* :** £9,031

**Total Running Costs per sqm :** £696.00

*NB: Meal/ Kitchen Costs exclude Staff Costs and any income generated  
\* Based upon an average daily attendance of 51 clients*

**ENVIRONMENTAL IMPACT** 4/10

**Energy Consumption :** 192,191 kwh

**Energy Consumption per sqm :** 290 kwh/m<sup>2</sup> ↑ Above National Indicator

**Water Consumption :** 1,115 m<sup>3</sup>

**Water Consumption per sqm :** 1.68 m<sup>3</sup>/m<sup>2</sup> ↑ Above National Indicator

**Total CO2 Emissions :** 44.47 tonnes

**Total CO2 Emissions per sqm :** 0.0672 tonnes/m<sup>2</sup> → Level with National Indicator

*NB: Consumption figures are from the 2009-10 Financial Year  
National Benchmark Indicators for 2009-10 are as follows;  
- Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>  
- Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>  
- CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>*



OVERALL PROPERTY SCORE : 25/50

**RECOMMENDATION :**  
Consider Closure & Possible Disposal if Surplus to Service Requirements

OVERALL PROPERTY RANK : 3/10



**TENURE - TITLE INFORMATION**

Tenure : Freehold  
Title No : DU58276

**Restrictions / Covenants :**

- DCC are to observe covenants contained in a Conveyance with Peterlee Development Corporation (dated 17th November 1976). This includes a requirement;
  - not to construct any building, without the prior written consent of the Corporation,
  - not to use the property for any other purpose than 'an Adult Training Centre or for such other purpose expressly agreed (in writing) by the Corporation' and to pay a fair proportion of the cost of cleaning, maintaining or renewing any drains/pipes etc. in common with owners of neighbouring properties.
  - Note: Peterlee Development Corporation has now disbanded. The benefit of Corporation covenants are now shared between the County Council and the Homes & Communities Association (HCA) so investigations will need to be made as to where the benefit of the above mentioned covenants now lies.

**COMMERCIALITY - DESKTOP VALUATION**

Estimated Planning Use : Industrial  
Estimated Value : £80,000

**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- No official planning enquiries have been sought. Assumptions have only been made as to what may be allowed in terms of future development.
- Demolition and site clearance costs have been deducted from the estimate.

**Deliverability :**

- Site is already served by good access from highway.
- Site is within a poor value area, where there may be little to no market for further industrial development.
- Only half of the site may be developable.

**FIT FOR PURPOSE**

**Location :**

- The site is not within an inclusive and accessible Town Centre location, instead located close to an industrial/business park on the outskirts of Peterlee.
- The location does not provide service users with the opportunity to access other social and community activities.

**Suitability :**

- Existing accommodation is dated and in need of significant investment/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation is too large for client numbers, as well as future population predications.

**BUILDING QUALITY - CONDITION**

10/10

Construction Type : Brick, with Flat Felt Roof. Single Glazed Windows and Curtain Walling.

Asbestos Present : Yes

Total Maintenance Backlog : £596,851

Total Maintenance Cost per sqm : £551

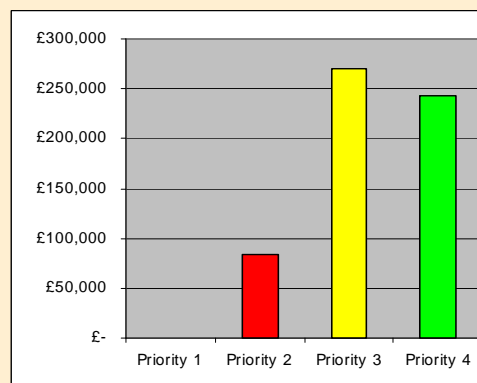
Priority Needs : £388,346

Priority Need per sqm : £337

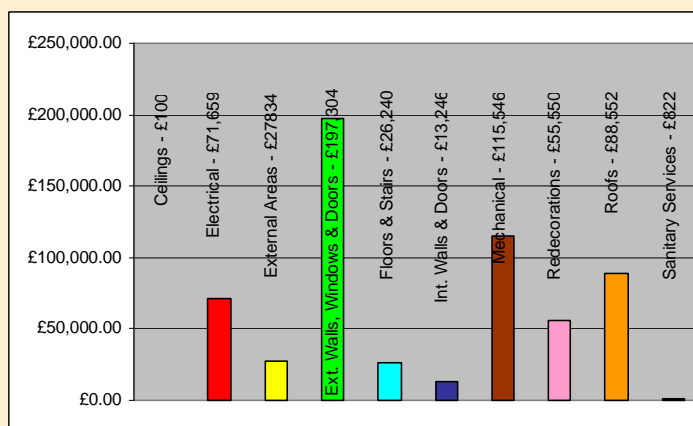
Above National Indicator

NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP. National Benchmark Indicator (2009-10) for Maintenance Cost per sqm £116

**BUILDING QUALITY - CONDITION NEEDS (BY PRIORITY)**



**BUILDING QUALITY - CONDITION NEEDS (BY ELEMENT)**



**UTILISATION - SIZE & OCCUPANCY**

3/10

Average Daily Attendance : 63

Existing Floor Area per Daily Attendee : 17.21 sqm

Number of Potential Attendee's : 70

Existing Floor Area per Attendee (at Capacity) : 15.49 sqm

Total Floor Area Required \* : 945 sqm

Existing Floor Area Not Required \* : 139 sqm

Percentage of Existing Floor Area Not Required \* : 13%

\* Based upon an average daily attendance of 63 clients and the provision of 15sqm per Attendee

**BUILDING QUALITY - ACCESSIBILITY**

5/10

Total Accessibility Backlog : £24,755

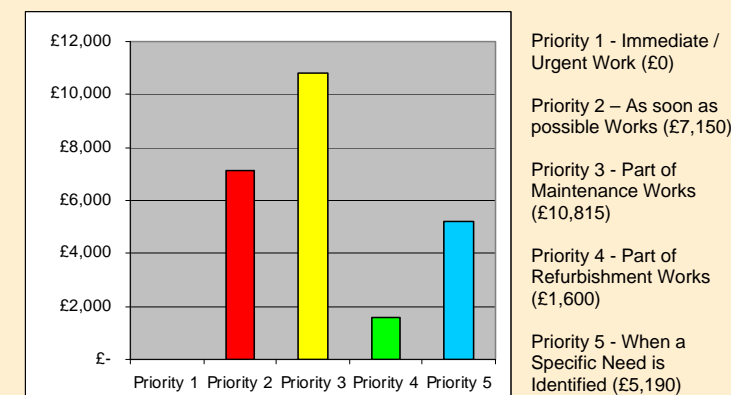
Total Accessibility Cost per sqm : £22.84

Priority Needs : £7,150

Priority Needs per sqm : £6.60

NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible

**BUILDING QUALITY - ACCESSIBILITY (BY PRIORITY)**



**RUNNING COSTS (2011-12)**

6/10

Water Rates : £13,723

Utility Costs (Water/Electricity/Gas) : £15,552 (2009-10)

Cleaning Costs : £26,500

Staffing Costs : £506,223

Meal / Kitchen Costs \* : £24,000

Total Running Costs per Attendee \* : £9,302

Total Running Costs per sqm : £540.55

NB: Meal/ Kitchen Costs exclude Staff Costs and any income generated  
\* Based upon an average daily attendance of 63 clients

**ENVIRONMENTAL IMPACT**

1/10

Energy Consumption : 262,633 kwh

Energy Consumption per sqm : 242 kwh/m<sup>2</sup> (Above National Indicator)

Water Consumption : 1,553 m<sup>3</sup>

Water Consumption per sqm : 1.43 m<sup>3</sup>/m<sup>2</sup> (Above National Indicator)

Total CO2 Emissions : 65.46 tonnes

Total CO2 Emissions per sqm : 0.0604 tonnes/m<sup>2</sup> (Level with National Indicator)

NB: Consumption figures are from the 2009-10 Financial Year  
National Benchmark Indicators for 2009-10 are as follows;  
- Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>  
- Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>  
- CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>

**KEY PROPERTY DETAILS**

Name : Peterlee Shinwell Centre  
Address : Stephenson Road, North East Industrial Est, Peterlee, SR8 5AT  
UPRN : 0367S01  
Property Type : LD Centre  
Property Originates : From 1967 to 1976  
Net Internal Floor Area: 1084 sqm  
Site Area: 12,695 sqm (3.14acres)

PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	
UTILISATION	3/10
BUILDING QUALITY - CONDITION	10/10
BUILDING QUALITY - ACCESSIBILITY	5/10
RUNNING COSTS	6/10
ENVIRONMENTAL IMPACT	1/10



OVERALL PROPERTY SCORE : 26/50

OVERALL PROPERTY RANK : 4/10

**RECOMMENDATION :**  
Consider Closure & Possible Disposal if Surplus to Service Requirements



**TENURE - TITLE INFORMATION**

Tenure : Freehold

Title No : DU113078

**Restrictions / Covenants :**

- DCC are to observe covenants contained in a Conveyance with Aycliffe Development Corporation (dated 1st October 1984). This includes a requirement;
  - not to construct any building, without the prior written consent of the Corporation,
  - not to use the property for any purpose other than 'a training centre for sub-normal adults or for industrial purposes, but always prohibiting the use of the property for retail sales', and
  - to maintain, at all times, all sewers and sewer connections that connect to the sewer system.
- Note: Aycliffe Development Corporation has now disbanded. The benefit of Corporation covenants are now shared between the County Council and the Homes & Communities Association (HCA) so investigations will need to be made as to where the benefit of above mentioned covenants now lie
- Hydrotherapy Pool subject to funding agreement (dated 15th March 1990). Clawback if closed within 20 years.

**COMMERCIALITY - DESKTOP VALUATION**

Estimated Planning Use : Industrial

Estimated Value : £50,000

**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- No official planning enquiries have been sought. Assumptions have only been made as to what may be allowed in terms of future development.
- Demolition and site clearance costs have been deducted from the estimate.

**Deliverability :**

- Site is already served by good access from highway.
- Site is within a poor value area, where there may be little to no further market for additional industrial developments. A number of 'for sale' signs are already evident.

**FIT FOR PURPOSE**

**Location :**

- The site is not within an inclusive and accessible Town Centre location, instead located within Aycliffe Industrial Estate to the south of Newton Aycliffe.
- The location does not provide service users with the opportunity to access other social and community activities.

**Suitability :**

- Existing accommodation is dated and in need of significant investment/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation is too large for client numbers, as well as future population predications.

**BUILDING QUALITY - CONDITION**

4/10

Construction Type : Brick, with Flat Felt Roof. Single Glazed Windows and Curtain Walling.

Asbestos Present : Yes

Total Maintenance Backlog : £382,250

Total Maintenance Cost per sqm : £334

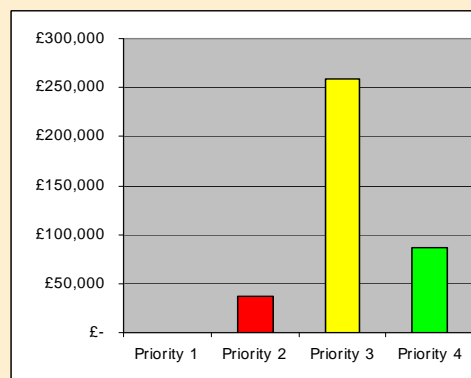
Priority Needs : £221,060

Priority Need per sqm : £160

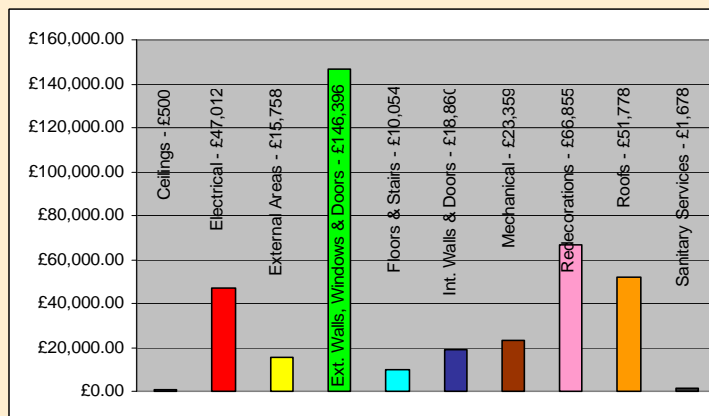
Above National Indicator

NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP. National Benchmark Indicator (2009-10) for Maintenance Cost per sqm £116

**BUILDING QUALITY - CONDITION NEEDS (BY PRIORITY)**



**BUILDING QUALITY - CONDITION NEEDS (BY ELEMENT)**



**UTILISATION - SIZE & OCCUPANCY**

5/10

Average Daily Attendance : 47

Existing Floor Area per Daily Attendee : 24.33 sqm

Number of Potential Attendee's : 60

Existing Floor Area per Attendee (at Capacity) : 19.06 sqm

Total Floor Area Required \* : 705 sqm

Existing Floor Area Not Required \* : 439 sqm

Percentage of Existing Floor Area Not Required \* : 38%

\* Based upon an average daily attendance of 47 clients and the provision of 15sqm per Attendee

**BUILDING QUALITY - ACCESSIBILITY**

7/10

Total Accessibility Backlog : £41,410

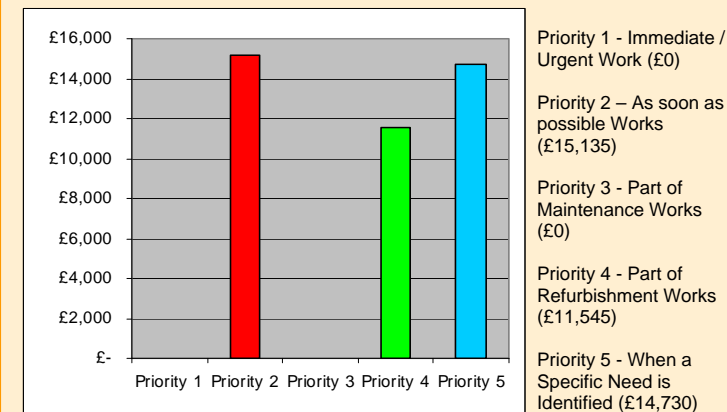
Total Accessibility Cost per sqm : £36.21

Priority Needs : £15,135

Priority Needs per sqm : £13.23

NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible

**BUILDING QUALITY - ACCESSIBILITY (BY PRIORITY)**



**RUNNING COSTS (2011-12)**

5/10

Water Rates : £2,680

Utility Costs (Water/Electricity/Gas) : £18,637 (2009-10)

Cleaning Costs : £26,175

Staffing Costs : £442,387

Meal / Kitchen Costs \* : £25,535

Total Running Costs per Attendee \* : £10,966

Total Running Costs per sqm : £450.64

NB: Meal/ Kitchen Costs exclude Staff Costs and any income generated  
\* Based upon an average daily attendance of 47 clients

**ENVIRONMENTAL IMPACT**

5/10

Energy Consumption : 344,694 kwh

Energy Consumption per sqm : 301 kwh/m<sup>2</sup> ↑ Above National Indicator

Water Consumption : 890 m<sup>3</sup>

Water Consumption per sqm : 0.78 m<sup>3</sup>/m<sup>2</sup> ↑ Above National Indicator

Total CO2 Emissions : 91.68 tonnes

Total CO2 Emissions per sqm : 0.0802 tonnes/m<sup>2</sup> ↑ Above National Indicator

NB: Consumption figures are from the 2009-10 Financial Year  
National Benchmark Indicators for 2009-10 are as follows;  
- Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>  
- Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>  
- CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>

**KEY PROPERTY DETAILS**

Name : Newton Aycliffe Oaks Centre  
Address : Whinfield Drive, Aycliffe Industrial Park, Newton Aycliffe, DL5 6AU  
UPRN : 0364S01  
Property Type : LD Centre  
Property Originates : From 1967 to 1976  
Net Internal Floor Area: 1,144 sqm  
Site Area: 6,519 sqm (1.61 acres)

PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	
UTILISATION	5/10
BUILDING QUALITY - CONDITION	4/10
BUILDING QUALITY - ACCESSIBILITY	7/10
RUNNING COSTS	5/10
ENVIRONMENTAL IMPACT	5/10





OVERALL PROPERTY SCORE : 26/50

OVERALL PROPERTY RANK : 4/10

**RECOMMENDATION :**  
Consider Closure & Possible Disposal if Surplus to Service Requirements



**TENURE - TITLE INFORMATION**

**Tenure :** Freehold  
**Title No :** DU68529 & DU76516

**Restrictions / Covenants :**

- DCC are to observe covenants contained in Conveyance's with Peterlee Development Corporation (dated 3rd July 1978 and 1st November 1979). This includes a requirement;
  - not to construct any building, without the prior written consent of the Corporation,
  - not to use the land for any purpose other than 'a day centre for the elderly and handicapped and a home for mentally handicapped adults, or any other statutory function of DCC (expressly agreed by deed)', and
  - to erect and maintain all fencing
- Note: Peterlee Development Corporation has now disbanded. The benefit of Corporation covenants are now shared between the County Council and the Homes & Communities Association (HCA) so investigations will need to be made as to where the benefit of the above mentioned

**COMMERCIALITY - DESKTOP VALUATION**

**Estimated Planning Use :** Industrial  
**Estimated Value :** £80,000

**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- No official planning enquiries have been sought. Assumptions have only been made as to what may be allowed in terms of future development.
- Demolition and site clearance costs have been deducted from the estimate.

**Deliverability :**

- Site is already served by good access from highway.
- Site is within a poor value area, where there may be little to no market for further industrial development.

**FIT FOR PURPOSE**

**Location :**

- The site is not within an inclusive and accessible Town Centre location, instead located close to an industrial/business park on the outskirts of Peterlee.
- The location does not provide service users with the opportunity to access other social and community activities.

**Suitability :**

- Existing accommodation is dated and in need of significant investment/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation is too large for client numbers, as well as future population predications.

**BUILDING QUALITY - CONDITION**

**Construction Type :** Brick, with Pitched Tile Roof. Single Glazed Timber Windows.

**Asbestos Present :** Yes

**Total Maintenance Backlog :** £319,122

**Total Maintenance Cost per sqm :** £305

**Priority Needs :** £190,230

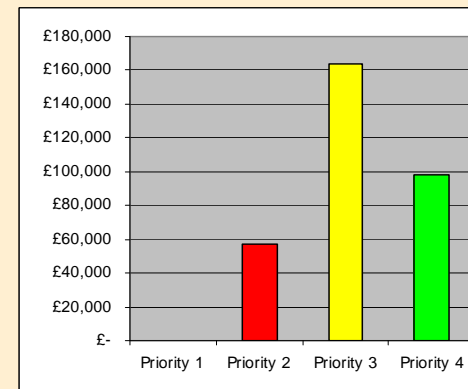
**Priority Need per sqm :** £165

6/10

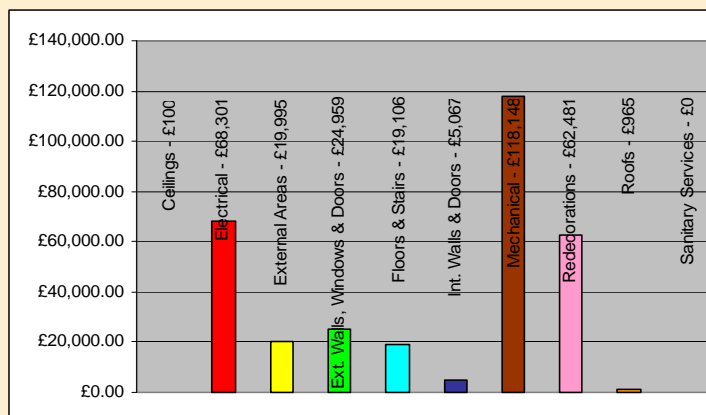
Above National Indicator

NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP. National Benchmark Indicator (2009-10) for Maintenance Cost per sqm £116

**BUILDING QUALITY - CONDITION NEEDS (BY PRIORITY)**



**BUILDING QUALITY - CONDITION NEEDS (BY ELEMENT)**



**UTILISATION - SIZE & OCCUPANCY**

**Average Daily Attendance :** 18  
**Existing Floor Area per Daily Attendee :** 58.14 sqm  
**Number of Potential Attendee's :** 60  
**Existing Floor Area per Attendee (at Capacity) :** 17.44 sqm  
**Total Floor Area Required \* :** 270 sqm  
**Existing Floor Area Not Required \* :** 777 sqm  
**Percentage of Existing Floor Area Not Required \* :** 74%

9/10

\* Based upon an average daily attendance of 18 clients and the provision of 15sqm per Attendee

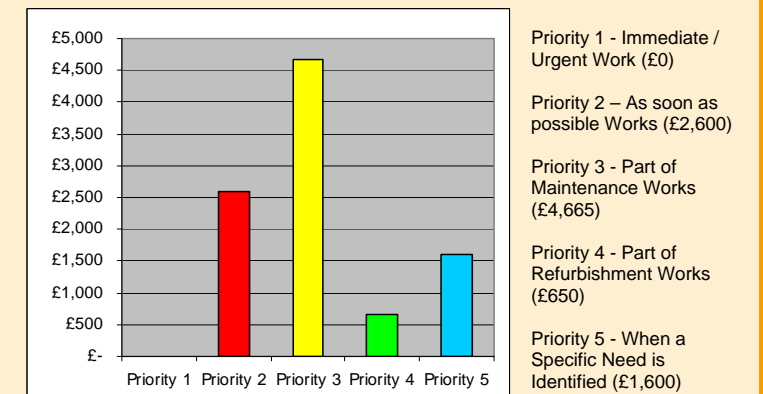
**BUILDING QUALITY - ACCESSIBILITY**

**Total Accessibility Backlog :** £9,515  
**Total Accessibility Cost per sqm :** £9.09  
**Priority Needs :** £2,600  
**Priority Needs per sqm :** £2.48

1/10

NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible

**BUILDING QUALITY - ACCESSIBILITY (BY PRIORITY)**



**KEY PROPERTY DETAILS**

**Name :** Peterlee Day Centre  
**Address :** Essington Way, Peterlee, SR8 5AZ,  
**UPRN :** 0346S01  
**Property Type :** PD/SI Centre  
**Property Originates :** Post-1976  
**Net Internal Floor Area:** 1,047 sqm  
**Site Area:** 8,615 sqm (2.13 acres)

PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	9/10
UTILISATION	9/10
BUILDING QUALITY - CONDITION	6/10
BUILDING QUALITY - ACCESSIBILITY	1/10
RUNNING COSTS	2/10
ENVIRONMENTAL IMPACT	8/10



**RUNNING COSTS (2011-12)**

**Water Rates :** £2,700  
**Utility Costs (Water/Electricity/Gas) :** £22,513 (2009-10)  
**Cleaning Costs :** £4,000  
**Staffing Costs :** £178,218  
**Meal / Kitchen Costs \* :** £20,000  
**Total Running Costs per Attendee \* :** £12,635  
**Total Running Costs per sqm :** £217.32

2/10

NB: Meal/ Kitchen Costs exclude Staff Costs and any income generated  
\* Based upon an average daily attendance of 18 clients

**ENVIRONMENTAL IMPACT**

**Energy Consumption :** 370,241 kwh  
**Energy Consumption per sqm :** 354 kwh/m<sup>2</sup>  
**Water Consumption :** 2,990 m<sup>3</sup>  
**Water Consumption per sqm :** 2.86 m<sup>3</sup>/m<sup>2</sup>  
**Total CO2 Emissions :** 88.19 tonnes  
**Total CO2 Emissions per sqm :** 0.0843 tonnes/m<sup>2</sup>

9/10

NB: Consumption figures are from the 2009-10 Financial Year  
National Benchmark Indicators for 2009-10 are as follows;  
- Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>  
- Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>  
- CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>

OVERALL PROPERTY SCORE : 27/50

OVERALL PROPERTY RANK : 6/10

**RECOMMENDATION :**  
Consider Closure & Possible Disposal if Surplus to Service Requirements



**TENURE - TITLE INFORMATION**

Tenure : Freehold

Title No : DU284630

**Restrictions / Covenants :**

- DCC are to erect and maintain a military fence along the western boundary of the site (by virtue of Transfer dated 14th March 1942).
- Only part of the existing access road is included in the site boundary, the other part is held against Title No: DU284632.

**BUILDING QUALITY - CONDITION**

3/10

Construction Type : Brick, with Flat & Pitched Roof.  
Single Glazed Windows & Curtain Walls.

Asbestos Present : Yes

Total Maintenance Backlog : £387,851

Total Maintenance Cost per sqm : £309

Priority Needs : £220,263

Priority Need per sqm : £159

Above National Indicator

NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP. National Benchmark Indicator (2009-10) for Maintenance Cost per sqm £116

**BUILDING QUALITY - ACCESSIBILITY**

4/10

Total Accessibility Backlog : £26,370

Total Accessibility Cost per sqm : £21.04

Priority Needs : £4,115

Priority Needs per sqm : £3.28

NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible

**KEY PROPERTY DETAILS**

Name : Durham Abbey Day Centre

Address : Abbey Road,  
Durham, DH1 5DQ

UPRN : 0342S01

Property Type : PD/SI Centre

Property Originates : From 1967 to 1976

Net Internal Floor Area: 1,253 sqm

Site Area: 6,126 sqm (1.51 acres)

**COMMERCIALITY - DESKTOP VALUATION**

Estimated Planning Use : Residential

Estimated Value : £310,000

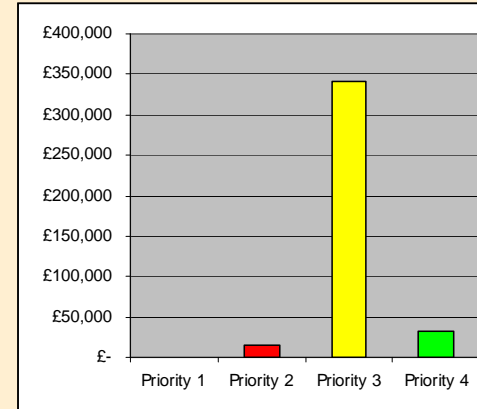
**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- Demolition and site clearance costs have been deducted from the estimate.
- Informal planning enquiries have been sought. Indications are that the site has good potential for a residential scheme, or alternatively office and/or retail development.
- Further Council land also neighbours the site and should be considered for inclusion in any future disposal.

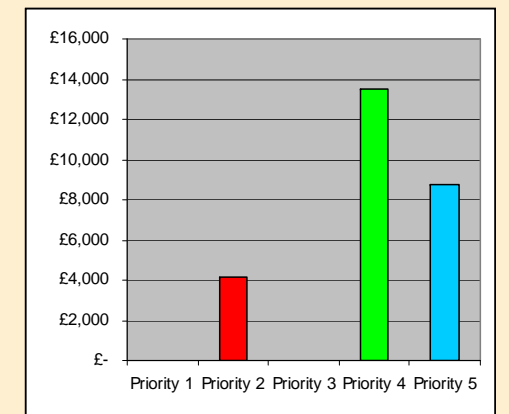
**Deliverability :**

- Site is already served by good access from the highway.
- Continuation of adjoining residential/ urban development.
- Not an existing SHLAA site.

**BUILDING QUALITY - CONDITION NEEDS (BY PRIORITY)**



**BUILDING QUALITY - ACCESSIBILITY (BY PRIORITY)**



**FIT FOR PURPOSE**

**Location :**

- The site is not within an inclusive and accessible Town Centre location, instead located within a commercial retail/ business park on the outskirts of Pity Me.
- The Arnison Shopping Centre and Abbey Leisure Centre are only a short walk away, although this does not provide the full-spectrum of potential community activities.

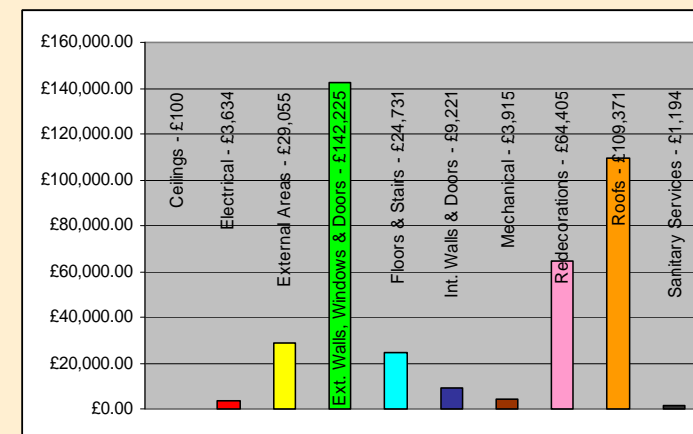
**Suitability :**

- Existing accommodation is dated and in need of significant investment/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation is too large for client numbers, as well as future population predications.

**BUILDING QUALITY - CONDITION NEEDS (BY ELEMENT)**



**UTILISATION - SIZE & OCCUPANCY**

10/10

Average Daily Attendance : 15

Existing Floor Area per Daily Attendee : 83.56 sqm

Number of Potential Attendee's : 40

Existing Floor Area per Attendee (at Capacity) : 31.34 sqm

Total Floor Area Required \* : 225 sqm

Existing Floor Area Not Required \* : 1,028 sqm

Percentage of Existing Floor Area Not Required \* : 82%

\* Based upon an average daily attendance of 15 clients and the provision of 15sqm per Attendee

**RUNNING COSTS (2011-12)**

4/10

Water Rates : £3,400

Utility Costs (Water/Electricity/Gas) : £23,082 (2009-10)

Cleaning Costs : £4,000

Staffing Costs : £231,301

Meal / Kitchen Costs \* : £19,000

Total Running Costs per Attendee \* : £18,719

Total Running Costs per sqm : £224.02

NB: Meal/ Kitchen Costs exclude Staff Costs and any income generated  
\* Based upon an average daily attendance of 15 clients

**ENVIRONMENTAL IMPACT**

6/10

Energy Consumption : 438,170 kwh

Energy Consumption per sqm : 350 kwh/m<sup>2</sup> Above National Indicator

Water Consumption : 948 m<sup>3</sup>

Water Consumption per sqm : 0.76 m<sup>3</sup>/m<sup>2</sup> Above National Indicator

Total CO2 Emissions : 101.80 tonnes

Total CO2 Emissions per sqm : 0.0812 tonnes/m<sup>2</sup> Above National Indicator

NB: Consumption figures are from the 2009-10 Financial Year  
National Benchmark Indicators for 2009-10 are as follows;  
- Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>  
- Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>  
- CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>

PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	
UTILISATION	10/10
BUILDING QUALITY - CONDITION	3/10
BUILDING QUALITY - ACCESSIBILITY	4/10
RUNNING COSTS	4/10
ENVIRONMENTAL IMPACT	6/10





OVERALL PROPERTY SCORE : 28/50

OVERALL PROPERTY RANK : 7/10

**RECOMMENDATION :**  
Consider Closure & Possible Disposal if Surplus to Service Requirements



**TENURE - TITLE INFORMATION**

Tenure : Freehold  
Title No : DU284210

**Restrictions / Covenants :**

- No obvious covenants or restrictions.
- Annexe is leased to Waldrige Scout Group for a term of 5 years (commencing 1st October 2009 and expiring 30th September 2014) at a Peppercorn Rent. There is a Break Clause in the lease, but 6 months notice must be given to the Tenant (by the 1st April of each year of the term) if DCC wish to terminate.

**BUILDING QUALITY - CONDITION**

Construction Type : Brick, with Flat Felt Roof. Double Glazed Windows and Curtain Walling.

Asbestos Present : Yes

Total Maintenance Backlog : £128,064

Total Maintenance Cost per sqm : £207

Priority Needs : £65,785

Priority Need per sqm : £102

1/10

Above National Indicator

NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP. National Benchmark Indicator (2009-10) for Maintenance Cost per sqm £116

**BUILDING QUALITY - ACCESSIBILITY**

Total Accessibility Backlog : £27,050

Total Accessibility Cost per sqm : £43.69

Priority Needs : £2,335

Priority Needs per sqm : £3.77

9/10

NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible

**KEY PROPERTY DETAILS**

Name : Chester-le-Street Empower 2  
Address : Waldrige Road, Chester-le-Street, DH2 3AA  
UPRN : 2333S01  
Property Type : LD Centre  
Property Originates : From 1967 to 1976  
Net Internal Floor Area: 619 sqm  
Site Area: 3,251 sqm (0.80 acres)

**COMMERCIALITY - DESKTOP VALUATION**

Estimated Planning Use : Residential

Estimated Value : £200,000

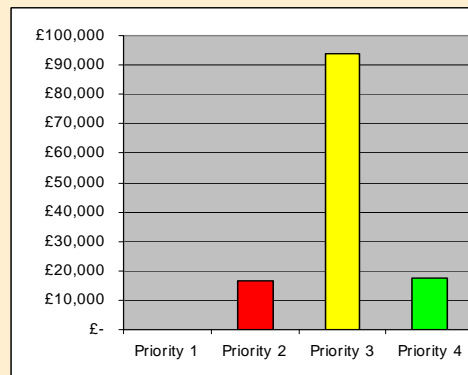
**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- No official planning enquiries have been sought. Assumptions have only been made as to what may be allowed in terms of future development.
- Demolition and site clearance costs have been deducted from the estimate.
- Further Council land also neighbours the site and should be considered for inclusion in any future disposal.

**Deliverability :**

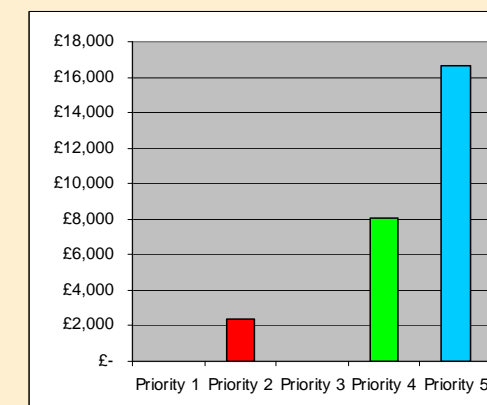
- Site is already served by good access from highway.
- Site would constitute previously developed land and is within easy access of transport links.
- Not an existing SHLAA site.

**BUILDING QUALITY - CONDITION NEEDS (BY PRIORITY)**



Priority 1 - Urgent Work (address within 1yr) (£0)  
Priority 2 - Essential Work (address within 1-2yrs) (£16,729)  
Priority 3 - Desirable Work (address within 3-5yrs) (£93,637)  
Priority 4 - Long-term Work (address within 6yrs plus) (£17,699)

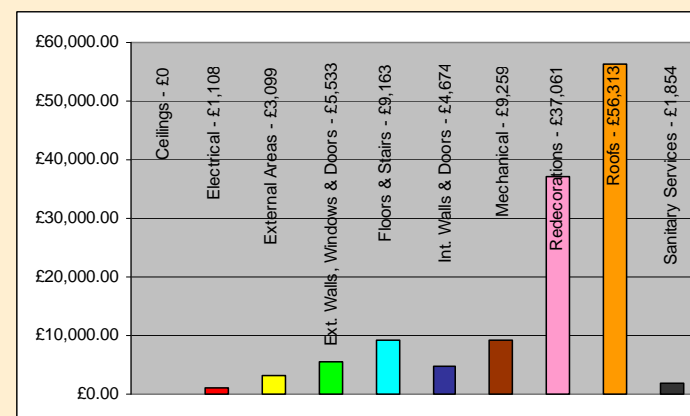
**BUILDING QUALITY - ACCESSIBILITY (BY PRIORITY)**



Priority 1 - Immediate / Urgent Work (£0)  
Priority 2 - As soon as possible Works (£2,335)  
Priority 3 - Part of Maintenance Works (£0)  
Priority 4 - Part of Refurbishment Works (£8,105)  
Priority 5 - When a Specific Need is Identified (£16,610)

PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	
UTILISATION	2/10
BUILDING QUALITY - CONDITION	1/10
BUILDING QUALITY - ACCESSIBILITY	9/10
RUNNING COSTS	9/10
ENVIRONMENTAL IMPACT	7/10

**BUILDING QUALITY - CONDITION NEEDS (BY ELEMENT)**



**RUNNING COSTS (2011-12)**

Water Rates : £1,560  
Utility Costs (Water/Electricity/Gas) : £12,433 (2009-10)  
Cleaning Costs : £14,181  
Staffing Costs : £432,007  
Meal / Kitchen Costs \* : £17,200  
Total Running Costs per Attendee \* : £10,850  
Total Running Costs per sqm : £771.09

NB: Meal/ Kitchen Costs exclude Staff Costs and any income generated  
\* Based upon an average daily attendance of 44 clients

**FIT FOR PURPOSE**

**Location :**

- The site is not within an inclusive and accessible Town Centre location, instead located on the outskirts of the Chester-le-Street Town Centre, next to Newker Primary.
- The location does not provide service users with the opportunity to access other social and community activities within the Town Centre.

**Suitability :**

- Existing accommodation requires investment and is in need of improvement/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation meets the needs of average daily attendee numbers, although there may be a requirement to expand provision longer-term (to account for potential client numbers and future population projections)

**UTILISATION - SIZE & OCCUPANCY**

Average Daily Attendance : 44  
Existing Floor Area per Daily Attendee : 14.07 sqm  
Number of Potential Attendee's : 50  
Existing Floor Area per Attendee (at Capacity) : 12.38 sqm  
Total Floor Area Required \* : 660 sqm  
Existing Floor Area Not Required \* : -41 sqm  
Percentage of Existing Floor Area Not Required \* : -7%

2/10

\* Based upon an average daily attendance of 44 clients and the provision of 15sqm per Attendee

**ENVIRONMENTAL IMPACT**

Energy Consumption : 259,918 kwh  
Energy Consumption per sqm : 420 kwh/m<sup>2</sup>  
Water Consumption : 1,072 m<sup>3</sup>  
Water Consumption per sqm : 1.73 m<sup>3</sup>/m<sup>2</sup>  
Total CO2 Emissions : 63.89 tonnes  
Total CO2 Emissions per sqm : 0.1032 tonnes/m<sup>2</sup>

7/10

NB: Consumption figures are from the 2009-10 Financial Year  
National Benchmark Indicators for 2009-10 are as follows:  
- Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>  
- Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>  
- CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>



OVERALL PROPERTY SCORE :	29/50	<b>RECOMMENDATION :</b> Consider Closure & Possible Disposal if Surplus to Service Requirements
OVERALL PROPERTY RANK :	8/10	



KEY PROPERTY DETAILS	
Name :	Durham Centre
Address :	Aykley Heads, Durham, DH1 5TS
UPRN :	0362S01
Property Type :	LD Centre
Property Originates :	From 1945 to 1966
Net Internal Floor Area:	1,047 sqm
Site Area:	1,313 sqm (0.32 acres)

PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	
UTILISATION	4/10
BUILDING QUALITY - CONDITION	9/10
BUILDING QUALITY - ACCESSIBILITY	6/10
RUNNING COSTS	7/10
ENVIRONMENTAL IMPACT	3/10

**TENURE - TITLE INFORMATION**

Tenure : Freehold  
 Title No : DU285400

**Restrictions / Covenants :**

- No obvious covenants or restrictions.
- Title does however include adjoining Special School; Durham Trinity Kirkham Premises (Senior School).

**COMMERCIALITY - DESKTOP VALUATION**

Estimated Planning Use : Commercial  
 Estimated Value : £180,000

**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- No official planning enquiries have been sought. Assumptions have only been made as to what may be allowed in terms of future development.
- The inclusion of demolition and site clearance costs provides a negative desktop estimate, so this valuation is based upon the retention of the existing building.

**Deliverability :**

- Difficult to develop in isolation, as facility is inter-linked with Durham Trinity School.
- Adjoining service may have acquired rights over site.
- Disposal will need to be linked to any emerging MasterPlan proposals for Aykley Heads Estate

**FIT FOR PURPOSE**

**Location :**

- The site is not within an inclusive and accessible Town Centre location, instead located within the busy commercial/business environment of Aykley Heads Estate.
- The location does not provide service users with the opportunity to access a variety of social and community activities available in Durham City Centre.

**Suitability :**

- Existing accommodation is dated and in need of significant investment/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation is too large for client numbers, as well as future population predications.

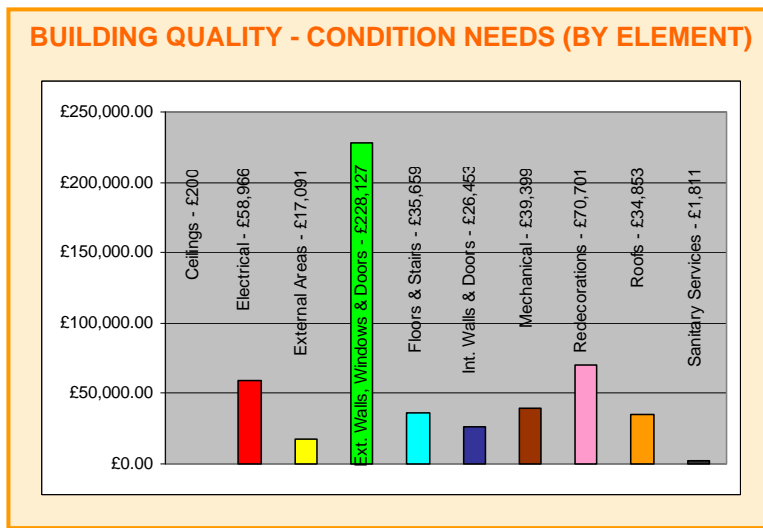
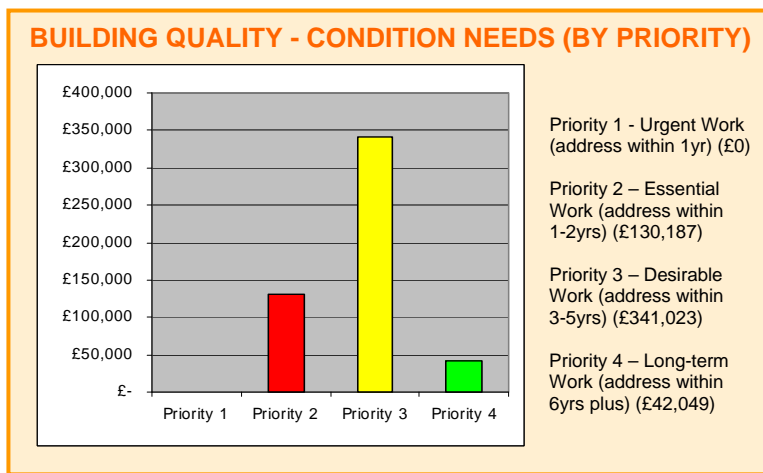
**BUILDING QUALITY - CONDITION** 9/10

Construction Type : Brick, with Flat Felt Roof. Single Glazed Windows and Curtain Walling.

Asbestos Present : Yes

Total Maintenance Backlog : £513,258  
 Total Maintenance Cost per sqm : £490  
 Priority Needs : £334,978  
 Priority Need per sqm : £304

*NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP. National Benchmark Indicator (2009-10) for Maintenance Cost per sqm £116*



**UTILISATION – SIZE & OCCUPANCY** 4/10

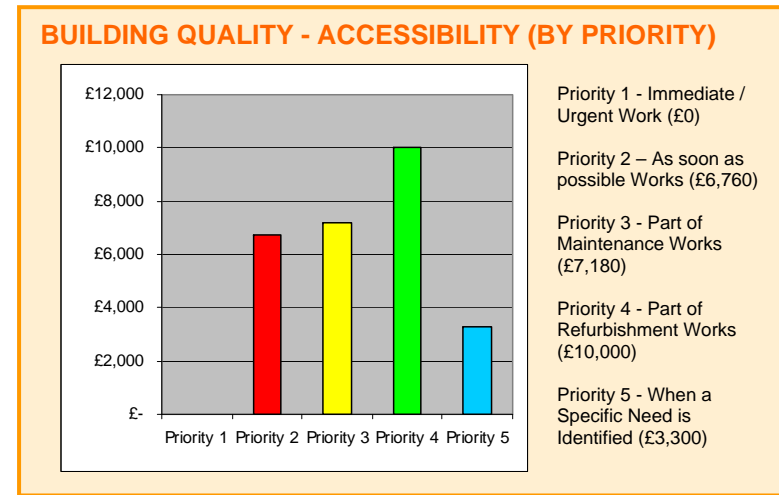
Average Daily Attendance : 60  
 Existing Floor Area per Daily Attendee : 17.44 sqm  
 Number of Potential Attendee's : 70  
 Existing Floor Area per Attendee (at Capacity) : 14.95 sqm  
 Total Floor Area Required \* : 900 sqm  
 Existing Floor Area Not Required \* : 147 sqm  
 Percentage of Existing Floor Area Not Required \* : 14%

*\* Based upon an average daily attendance of 60 clients and the provision of 15sqm per Attendee*

**BUILDING QUALITY - ACCESSIBILITY** 6/10

Total Accessibility Backlog : £27,240  
 Total Accessibility Cost per sqm : £26.03  
 Priority Needs : £6,760  
 Priority Needs per sqm : £6.46

*NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible*



**RUNNING COSTS (2011-12)** 7/10

Water Rates : £5,400  
 Utility Costs (Water/Electricity/Gas) : £16,243 (2009-10)  
 Cleaning Costs : £12,465  
 Staffing Costs : £524,851  
 Meal / Kitchen Costs \* : £28,750  
 Total Running Costs per Attendee \* : £9,795  
 Total Running Costs per sqm : £561.57

*NB: Meal/ Kitchen Costs exclude Staff Costs and any income generated  
 \* Based upon an average daily attendance of 60 clients*

**ENVIRONMENTAL IMPACT** 3/10

Energy Consumption : 283,256 kwh  
 Energy Consumption per sqm : 271 kwh/m<sup>2</sup>  
 Water Consumption : NO DATA  
 Water Consumption per sqm : NO DATA  
 Total CO2 Emissions : 80.45 tonnes  
 Total CO2 Emissions per sqm : 0.0769 tonnes/m<sup>2</sup>

*NB: Consumption figures are from the 2009-10 Financial Year  
 National Benchmark Indicators for 2009-10 are as follows;  
 - Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>  
 - Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>  
 - CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>*





OVERALL PROPERTY SCORE :	30/50	<b>RECOMMENDATION :</b> Consider Closure & Possible Disposal if Surplus to Service Requirements
OVERALL PROPERTY RANK :	9/10	



**KEY PROPERTY DETAILS**

**Name :** Spennymoor Day Centre  
**Address :** Barnfield Road, Spennymoor, DL16 6EA  
**UPRN :** 0344S01  
**Property Type :** PD/SI Centre  
**Property Originates :** From 1967 to 1976  
**Net Internal Floor Area:** 1182 sqm  
**Site Area:** 4970 sqm (1.23 acres)

PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	
UTILISATION	7/10
BUILDING QUALITY - CONDITION	8/10
BUILDING QUALITY - ACCESSIBILITY	3/10
RUNNING COSTS	3/10
ENVIRONMENTAL IMPACT	9/10



**TENURE - TITLE INFORMATION**

**Tenure :** Freehold  
**Title No :** DU285219

**Restrictions / Covenants :**

- DCC are to observe covenants contained in a Conveyance dated 3rd February 1970. This includes the benefit, and protection, of mines and minerals which may provide subjacent or lateral support to the site, as well as a need to ensure any construction works are carried out in accordance with plans previously agreed in writing by the Coal Authority.
- DCC are also to observe covenants contained in a Conveyance dated 28th January 1974. This includes a requirement to erect fencing (at the Council's own expense).
- A Conveyance dated 21st April 1969 with The Northern Gas Board also contains restrictive covenants and reserves rights (details of which will need to be confirmed).

**COMMERCIALITY - DESKTOP VALUATION**

**Estimated Planning Use :** Residential  
**Estimated Value :** £250,000

**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- No official planning enquiries have been sought. Assumptions have only been made as to what may be allowed in terms of future development.
- Demolition and site clearance costs have been deducted from the estimate.

**Deliverability :**

- Site is already served by good access from highway.
- Site would constitute previously developed land and is within easy access of transport links.
- Not an existing SHLAA site.

**FIT FOR PURPOSE**

**Location :**

- The site is not within a particularly inclusive and accessible Town Centre location, lying on the outskirts of the Town and opposite North Park Primary School.
- The premises are however only a short walk away from the Town Centre, which provides access to Spennymoor Leisure Centre a number of local shops.

**Suitability :**

- Existing accommodation is dated and in need of significant investment/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation is too large for client numbers, as well as future population predications.

**BUILDING QUALITY - CONDITION** 8/10

**Construction Type :** Brick, with Flat Felt Roof. Single Glazed Windows and Curtain Walling.

**Asbestos Present :** Yes

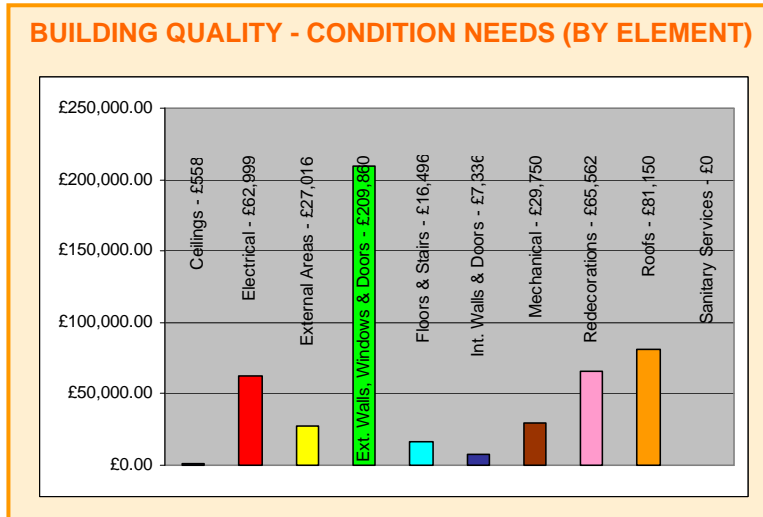
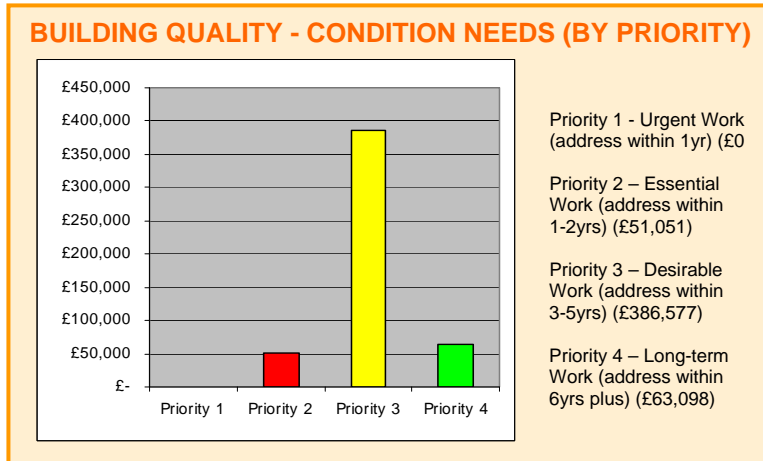
**Total Maintenance Backlog :** £500,726

**Total Maintenance Cost per sqm :** £424 ↑ Above National Indicator

**Priority Needs :** £307,004

**Priority Need per sqm :** £241

*NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP. National Benchmark Indicator (2009-10) for Maintenance Cost per sqm £116*



**UTILISATION – SIZE & OCCUPANCY** 7/10

**Average Daily Attendance :** 24

**Existing Floor Area per Daily Attendee :** 49.26 sqm

**Number of Potential Attendee's :** 50

**Existing Floor Area per Attendee (at Capacity) :** 23.65 sqm

**Total Floor Area Required \* :** 360 sqm

**Existing Floor Area Not Required \* :** 822 sqm

**Percentage of Existing Floor Area Not Required \* :** 70%

*\* Based upon an average daily attendance of 24 clients and the provision of 15sqm per Attendee*

**BUILDING QUALITY - ACCESSIBILITY** 3/10

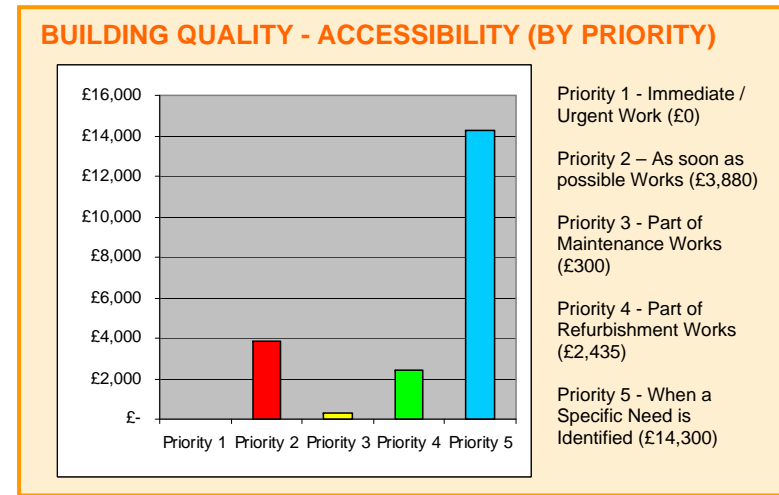
**Total Accessibility Backlog :** £20,915

**Total Accessibility Cost per sqm :** £17.69

**Priority Needs :** £3,880

**Priority Needs per sqm :** £8.36

*NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible*



**RUNNING COSTS (2011-12)** 3/10

**Water Rates :** £3,400

**Utility Costs (Water/Electricity/Gas) :** £21,031 (2009-10)

**Cleaning Costs :** £4,000

**Staffing Costs :** £214,364

**Meal / Kitchen Costs \* :** £19,000

**Total Running Costs per Attendee \* :** £10,908

**Total Running Costs per sqm :** £221.42

*NB: Meal/ Kitchen Costs exclude Staff Costs and any income generated  
 \* Based upon an average daily attendance of 24 clients*

**ENVIRONMENTAL IMPACT** 9/10

**Energy Consumption :** 429,045 kwh

**Energy Consumption per sqm :** 363 kwh/m<sup>2</sup> ↑ Above National Indicator

**Water Consumption :** 876 m<sup>3</sup>

**Water Consumption per sqm :** 0.74 m<sup>3</sup>/m<sup>2</sup> ↑ Above National Indicator

**Total CO2 Emissions :** 98.79 tonnes

**Total CO2 Emissions per sqm :** 0.0836 tonnes/m<sup>2</sup> ↑ Above National Indicator

*NB: Consumption figures are from the 2009-10 Financial Year  
 National Benchmark Indicators for 2009-10 are as follows;  
 - Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>  
 - Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>  
 - CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>*

OVERALL PROPERTY SCORE : 43/50

**RECOMMENDATION :**  
Consider Closure & Possible Disposal if Surplus to Service Requirements

OVERALL PROPERTY RANK : 10/10



**TENURE - TITLE INFORMATION**

Tenure : Freehold  
Title No : DU287396

**Restrictions / Covenants :**

- Title includes all other adjoining Council Services, which includes a Sure Start Children's Centre, Office Accommodation and Charles Dickens Lodge Extra Care Home. The Extra Care Home is subject to a 99 year lease from 1st April 2005.
- DCC (or its successors in Title) also have a right of access across an entrance road to Richardson Community Hospital, which lies to the south of the Day Centre. In exchange, the PCT also have a right of access across an area of DCC owned land to the south of the Day Centre. This is by virtue of a Deed of Grant dated 16th September 2005.

**BUILDING QUALITY - CONDITION**

7/10

Construction Type : Brick, with Flat Felt Roof. Single Glazed Windows and Curtain Walling.

Asbestos Present : Yes

Total Maintenance Backlog : £54,748

Total Maintenance Cost per sqm : £339

Priority Needs : £37,843

Priority Need per sqm : £214

Above National Indicator

NB: Priority Needs exclude all costs associated with Redecoration, but include all other works identified in surveys as Priority 1 & 2, plus two thirds of costs recorded as Priority 3. This is to align with the Council's MTFP. National Benchmark Indicator (2009-10) for Maintenance Cost per sqm £116

**BUILDING QUALITY - ACCESSIBILITY**

10/10

Total Accessibility Backlog : £12,515

Total Accessibility Cost per sqm : £77.53

Priority Needs : £3,885

Priority Needs per sqm : £24.07

NB: Priority Needs are those which have been identified in surveys as Priority 1 & 2 i.e. those which should ideally be addressed immediately, urgently or as soon as possible.

**KEY PROPERTY DETAILS**

Name : Barnard Castle Bede Day Centre  
Address : Galgate, Barnard Castle, DL12 8GD  
UPRN : 1154S01  
Property Type : PD/SI Centre  
Property Originates : From 1967 to 1976  
Net Internal Floor Area: 161 sqm  
Site Area: 493 sqm (0.12 acres)

**COMMERCIALITY - DESKTOP VALUATION**

Estimated Planning Use : Residential

Estimated Value : £70,000

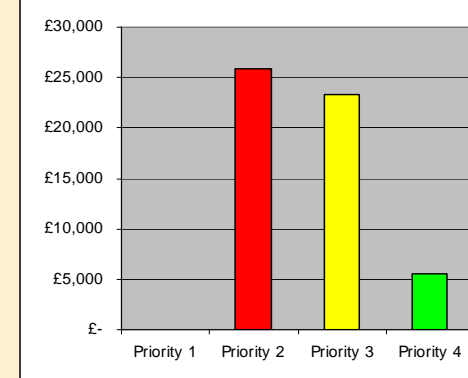
**Valuation Commentary :**

- This estimate is a superficial desktop figure only.
- No official planning enquiries have been sought. Assumptions have only been made as to what may be allowed in terms of future development.
- Demolition and site clearance costs have been deducted from the estimate.

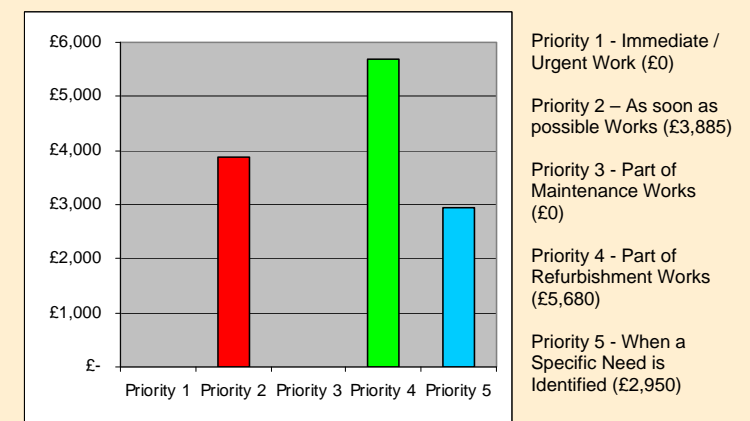
**Deliverability :**

- Difficult to develop in isolation, as surrounded by other Council Services (Extra Care Home, Sure Start, Offices)
- Adjoining services may have acquired rights over site.
- Site is within a conservation area.
- Not an existing SHLAA site.

**BUILDING QUALITY - CONDITION NEEDS (BY PRIORITY)**



**BUILDING QUALITY - ACCESSIBILITY (BY PRIORITY)**



PROPERTY INDICATORS & SCORE-CARD	
FIT FOR PURPOSE	
UTILISATION	6/10
BUILDING QUALITY - CONDITION	7/10
BUILDING QUALITY - ACCESSIBILITY	10/10
RUNNING COSTS	10/10
ENVIRONMENTAL IMPACT	10/10

**FIT FOR PURPOSE**

**Location :**

- The site is not within an inclusive and accessible Town Centre location, instead located within a mix of Council Services (inc. Office Accommodation, an Extra Care Home for Older People, and a Children's Sure Start Facility).
- The location does not provide service users with the opportunity to access other social and community activities within the Town Centre.

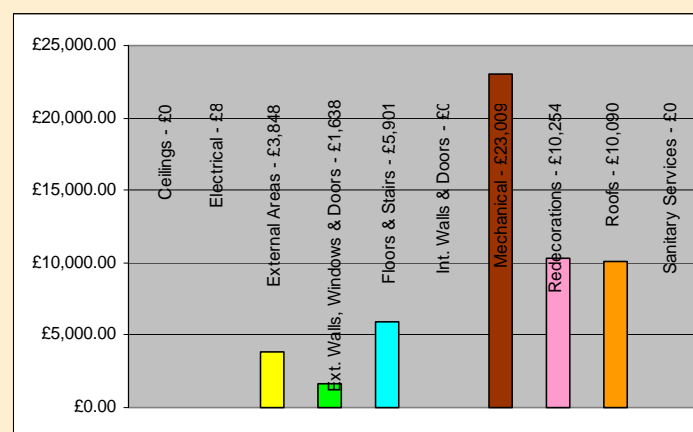
**Suitability :**

- Existing accommodation is dated and in need of significant investment/modernisation.
- The existing environment does not promote a welcoming and inclusive image for the service, limiting the potential to attract future clients (of all age-groups).
- Existing fixtures and fittings are poor and portray an 'institutional' feel.

**Sufficiency (Capacity) :**

- Existing accommodation is too large for client numbers, as well as future population predications.

**BUILDING QUALITY - CONDITION NEEDS (BY ELEMENT)**



**UTILISATION - SIZE & OCCUPANCY**

6/10

Average Daily Attendance : 5  
Existing Floor Area per Daily Attendee : 32.28 sqm  
Number of Potential Attendee's : 16  
Existing Floor Area per Attendee (at Capacity) : 10.09 sqm  
Total Floor Area Required \* : 75 sqm  
Existing Floor Area Not Required \* : 86 sqm  
Percentage of Existing Floor Area Not Required \* : 54%

\* Based upon an average daily attendance of 5 clients and the provision of 15sqm per Attendee

**RUNNING COSTS (2011-12)**

10/10

Water Rates : £1,100  
Utility Costs (Water/Electricity/Gas) : NO DATA (2009-10)  
Cleaning Costs : £4,000  
Staffing Costs : £187,397  
Meal / Kitchen Costs \* : £8,000  
Total Running Costs per Attendee \* : £40,099  
Total Running Costs per sqm : £1,242.08

NB: Meal/Kitchen Costs exclude associated Staff Costs & any income generated

\* Based upon an average daily attendance of 5 clients

**ENVIRONMENTAL IMPACT**

10/10

Energy Consumption : NO DATA  
Energy Consumption per sqm : NO DATA  
Water Consumption : NO DATA  
Water Consumption per sqm : NO DATA  
Total CO2 Emissions : NO DATA  
Total CO2 Emissions per sqm : NO DATA

NB: Consumption figures are from the 2009-10 Financial Year

National Benchmark Indicators for 2009-10 are as follows;

- Energy Consumption per sqm 205.21 kwh/ m<sup>2</sup>
- Water Consumption per sqm 0.69 m<sup>3</sup>/m<sup>2</sup>
- CO2 Emissions per sqm 0.06 tonnes/m<sup>2</sup>

