

# Annex Five

## Strategic Review of Sports, Leisure, Culture & Community: Building Audits

**Alan Jones Associates**

September 2023

## Table of Contents

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<i>Overview</i> .....	3
<i>Borders Textile Towerhouse</i> .....	4
<i>Chambers Institute Museum &amp; Library</i> .....	6
<i>Eyemouth Community Centre</i> .....	8
<i>Eyemouth Leisure Centre</i> .....	10
<i>Eyemouth Library</i> .....	11
<i>Galashiels Library</i> .....	14
<i>Galashiels Swimming Pool</i> .....	16
<i>Galashiels Volunteer Hall</i> .....	18
<i>Galashiels Focus Centre</i> .....	19
<i>Halliwell’s House Museum</i> .....	22
<i>Hawick Library</i> .....	24
<i>Hawick Museum</i> .....	25
<i>Hawick Town Hall</i> .....	28
<i>Heart of Hawick &amp; Heritage Hub</i> .....	30
<i>Innerleithen Library Contact Centre</i> .....	34
<i>Innerleithen Memorial Hall</i> .....	36
<i>Innerleithen St Ronan’s Well</i> .....	37
<i>Jedburgh Castle Jail</i> .....	39
<i>Jedburgh Mary Queen of Scots House</i> .....	40
<i>Jedburgh Town Hall</i> .....	42
<i>Jim Clark Motorsports Museum</i> .....	44

<i>Kelso Abbey Row Community Centre</i> .....	46
<i>Kelso Swimming Pool</i> .....	49
<i>Kelso Tait Hall</i> .....	52
<i>Lauder Public Hall</i> .....	54
<i>Melrose Library</i> .....	56
<i>Old Gala House</i> .....	57
<i>Ormiston Institute &amp; Corn Exchange</i> .....	59
<i>Peebles Burgh Hall</i> .....	61
<i>Peebles Gytes Leisure Centre</i> .....	63
<i>Queen’s Leisure Centre</i> .....	65
<i>Selkirk Library</i> .....	67
<i>Selkirk Swimming Pool &amp; Leisure Centre</i> .....	69
<i>Selkirk Victoria Halls</i> .....	71
<i>Sir Walter Scott’s Courtroom</i> .....	73
<i>Southfield Community Centre</i> .....	75
<i>Stow Town Hall</i> .....	77
<i>Teviotdale Swimming Pool Leisure Centre</i> .....	79
<i>Tweedbank Bowling Club</i> .....	82
<i>Tweedbank Community Centre</i> .....	83
<i>Tweedbank Sports Club</i> .....	87
<i>Peebles Drill Hall</i> .....	89

## Overview

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Scottish Borders Council and Live Borders have agreed to a partnership review into the strategic future direction of the Trust, the facilities they manage on behalf of the Council, the services they provide, and its formal working arrangements with the Council.

Noting that Live Borders currently manages in excess of 60 assets, it was agreed that a significant proportion of these should be visited. This resulted in visits being undertaken to 46 buildings owned by the Council or Common Good that are managed and operated by Live Borders. As agreed, the visual audit only considered the areas accessed by customers in a range of sports, museums, libraries, halls, and community centres. Each facility was given a visual walk through, photographed, with each customer accessible area graded as

- A – Fit for purpose,
- B – Needing some investment, or
- C – Not fit for purpose.

The findings of this audit reaffirm the concern that a lack of investment in pre-planned maintenance is already having an impact on the estate and with a further lack of investment, will in turn result in longer term escalation of more significant problems, and associated costs. Examples of this can be found across the whole portfolio that was visited.


The definition of “fit for purpose” is a complex one and while the audit was assessing individual areas within building, the whole building needs to be considered in the context of being fit for purpose and several factors contribute to this consideration.



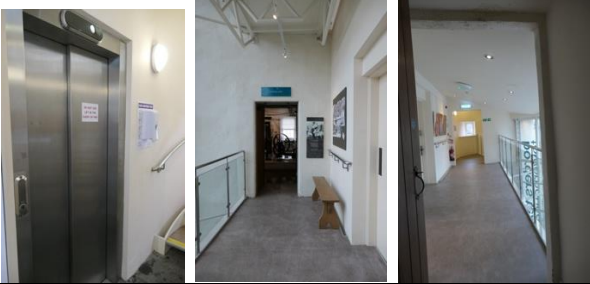

1. Design and Layout: The building's design and layout, should align with the intended use. The problem with many of the buildings visited is that their original intended use is no longer their purpose, e.g. as residential property.
2. Safety and Compliance: The building must comply with safety regulations and building codes relevant to its purpose. This includes fire safety, accessibility for people with disabilities, and compliance with any other statutory requirements.
3. Structural Integrity: The building should be structurally sound to withstand the loads and stresses associated with its intended use and again, this comes back to the intended use not being the current use in a number of properties.
4. Functionality: All systems and components within the building, such as HVAC (heating, ventilation, and air handling), plumbing, and electrical systems, should work correctly and efficiently to support the intended functions.
5. Accessibility: The building should provide ease of access and use for all individuals who need to use it. This includes ramps, lifts, stair lifts and ramps.
6. Aesthetics: While the primary focus is on functionality, the appearance and aesthetics of the building can also be considered.
7. Adaptability: A building that is fit for purpose should also have some degree of adaptability or flexibility to accommodate future changes or modifications in its use. Many of the buildings have been adapted from their intended use and while this has been done with some success, there is often a compromise being made between functionality and adaptability.

In summary, in describing a building as "fit for purpose," it means that the building meets all the necessary requirements above (1-7) to effectively serve the specific functions or activities it was designed for while ensuring safety, functionality, and compliance with relevant regulations. The overall scope of this visual audit did not consider critical elements of this “fit for purpose” definition above, including **Structural Integrity, Functionality, Safety and Compliance**. No survey work was undertaken to any of the facility plant, mechanical and electrical, air handling units, or structural condition and these were outwith the scope of this engagement.


We recommend that these matters and others deemed necessary by a qualified team of building survey specialists is carried out.


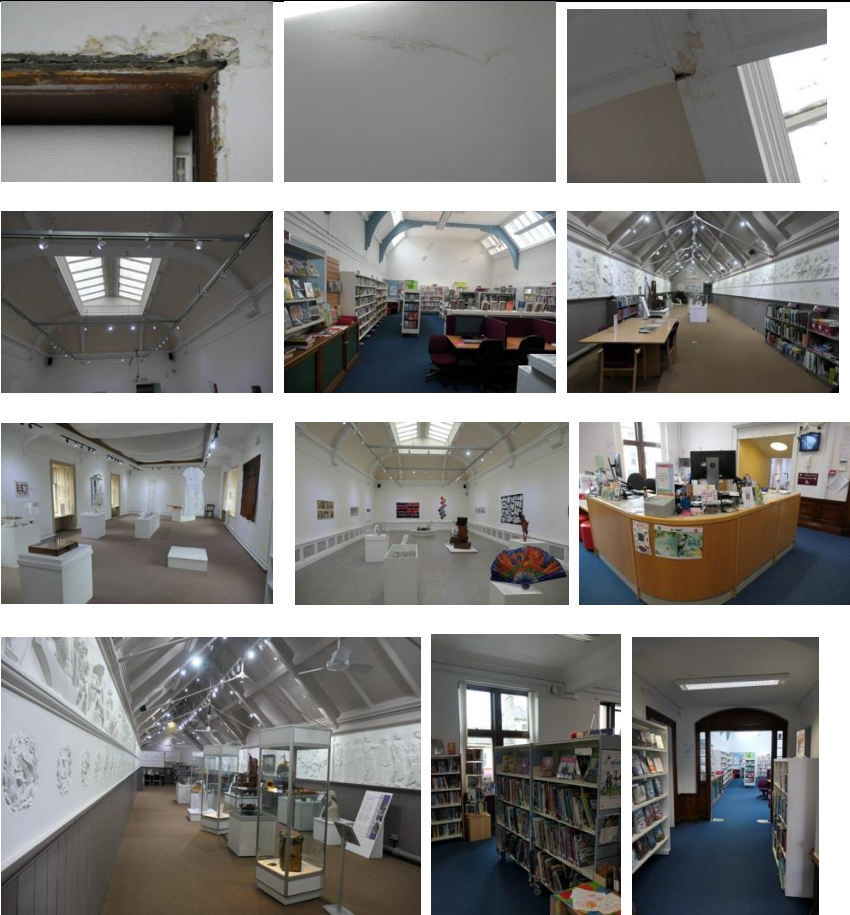
## Borders Textile Towerhouse


<b>Visual Audit 4 August 2023</b>		<b>Location:</b>	1 Tower Knowe, Hawick		
<b>Border's Textile Towerhouse</b>		<b>Facility Age:</b>	1700		
		<b>Ownership</b>	Scottish Borders Council		
		<b>Size:</b>	532m <sup>2</sup>		
		<b>Accessibility</b>		<b>Key Notes</b>	
<b>Car Parking &amp; Public Transport</b>		Very limited access particularly for wheelchair users		The building was generally in a good condition for its age. Normal age-related deterioration, maintenance issues	
No parking available					
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose					
<b>Facility Aspect</b>	<b>Current Condition</b>	<b>Operational Rating</b>	<b>Photographic Evidence</b>		
Exterior fabric	Evidence of lime plasterwork failure on the facade	<b>B</b>			

<p>Reception</p>	<p>In good condition for age and use as a reception for the museum.</p>	<p>A</p>	
<p>Gallery/ display areas</p>	<p>Good condition but evidence of some water ingress</p>	<p>B</p>	
<p>Corridors and Access</p>	<p>Disables access via lift</p>	<p>A</p>	
<p>Toilets</p>	<p>Good condition</p>	<p>A</p>	

## Chambers Institute Museum & Library

<b>Visual Audit 27 July 2023</b>		<b>Location:</b>	High Street, Peebles	
<b>Chambers Institute Museum &amp; Library</b>		<b>Facility Age:</b>	1859	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	705m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		Disabled access to the library only through a lift accessed via an adjacent property.		The building was generally in a good condition for its age but evidence of water penetration.
On-street parking				
<b>DETAILED AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> B - Required moderate to significant investment C - question whether fit for purpose				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Generally in good for its age condition with ongoing maintenance required	<b>B</b>		






<p>Access</p>	<p>Access is difficult via steep staircase. The lift is accessed through the adjacent tourist information office which is not always open at the same time as the library and institute. The lift only gives access to the library floor and not the Institute Museum/gallery. There is a platform lift in the library to access a gallery space</p>	<p>C</p>	
<p>Gallery/ display areas</p>	<p>Evidence of water ingress and maintenance required and inadequate lighting in the gallery areas. General décor was in good condition</p>	<p>C</p>	

Toilets	Only toilet available is for staff and is occasionally used for members of the public	C		
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### Eyemouth Community Centre

<b>Visual Audit 17 July 2023</b>		<b>Location:</b>	Albert Road Eyemouth	
<b>Eyemouth Community Centre</b>		<b>Facility Age:</b>	Mid 19 <sup>th</sup> Century	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	610m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		Disabled access ramp in place		This is a mid-19 <sup>th</sup> century building and was built as a primary school. It is generally in good condition and part of the roof looks as if it has recently been re-slatted.
Car parking to the front and rear of the building				
<b>AUDIT TABLE</b> Ratings - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose				
<b>Facility Aspect</b>	<b>Current Condition</b>	<b>Operational Rating</b>	<b>Photographic Evidence</b>	

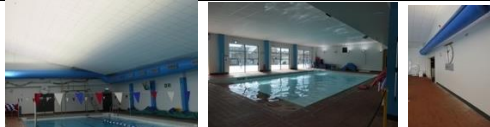






External fabric	The building is generally in good condition for its age with a portion of the roof looking as if it has been relatively recently re-roofed.	A	
Reception area	The area is generally in good condition	A	
The main rooms/former classrooms	These are generally in good condition with evidence of recent refurbishment to some.	A	
Kitchen area	The kitchen area is generally in good condition	A	
Small rooms	These are generally in good condition	A	

Toilets	These are generally in good condition	A	
Parking	Parking was to the front but limited and extensive parking to the rear	A	

## Eyemouth Leisure Centre

<b>Visual Audit 17 July 2023</b>	<b>Location:</b>	North Street, Eyemouth	
<b>Eyemouth Leisure Centre</b>	<b>Facility Age:</b>	Unknown	
	<b>Ownership</b>	Scottish Border Council	
	<b>Size:</b>	1,018m <sup>2</sup>	
		<b>Accessibility</b>	<b>Key Notes</b>
	<b>Car Parking &amp; Public Transport</b>	Good accessibility with ramp in place.	The facility is generally in good condition, particularly the reception area. The Centre was recently refurbished following the need to replace ceiling tiles over the pool.
Parking for visitors around the centre			
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose			

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Pool and poolside	The pool and poolside were generally in a good condition with no visible signs of problems	A	
Changing rooms	The changing rooms were generally in a good condition	A	
Reception area	The reception area had signs of refurbishment and was generally in a good condition. Problems with the air circulation unit requires maintenance as the area was uncomfortably warm for the staff	B	
Exterior fabric	General condition was good and there were no signs of significant problems	A	
Parking	The parking area and surface was adequate with two entrances/exits	A	

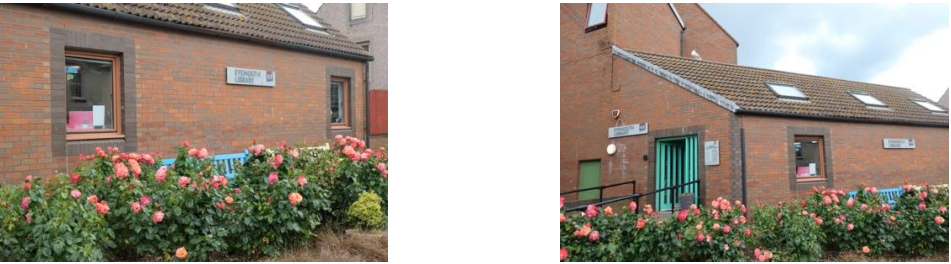

## Eyemouth Library



<b>Eyemouth Library</b>	<b>Visual Audit</b> <b>17 July 2023</b>	<b>Location:</b>	Manse Road Eyemouth
	<b>Facility Age:</b>	1970's	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	70m <sup>2</sup>	


	<b>Accessibility</b>	<b>Key Notes</b>
	Ramp at front door but door does not open automatically	The building appears to be generally sound. The building appears to be fit for purpose, but on speaking to the librarian, it has significant challenges with heating, draughts, suitability of the reception desk, insufficient storage, inadequate staff toilets. Inadequate and ineffective electric storage and fan heaters
<b>Car Parking &amp; Public Transport</b>		
On-street parking		

### AUDIT TABLE

Ratings - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
External	No defects noted	<b>B</b>	
Internal	Overall, a very small space with racking that is difficult to move for any potential events or groups. The reception desk does not allow for anyone to sit at the desk for any length of time and the storage space is almost non-existent. The hot water in the toilet is from a small boiler which must be set to "scalding" for Legionella which makes it almost impossible to use in the small sink.	<b>C</b>	

<p>Heating</p>	<p>Very inadequate. Storage heating and 2 electric wall-mounted fans</p>	<p>C</p>	
<p>Windows</p>	<p>Metal frame windows are not sealed to the internal wall in places which allows draughts to come in. In addition, the windows can't be opened in the summer when the library needs ventilated.</p>	<p>C</p>	




Rear of building	Dedicated staff parking is taken over by care home adjacent and a skip in one of the spaces	C	
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## Galashiels Library

<b>Visual Audit 2 August 2023</b>	<b>Location:</b>	Lawyers Brae, Galashiels	
<b>Galashiels Library</b>	<b>Facility Age:</b>	1873	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	504m <sup>2</sup>	
	<b>Accessibility</b>	<b>Key Notes</b>	
<b>Car Parking &amp; Public Transport</b>	There is a ramp for disabled access to the side of the building with automatic door entry.		The building was generally in a good condition for its age but had obvious signs of an ongoing maintenance requirement.
There is on-street parking.			Heating via old cast radiators

## DETAILED AUDIT TABLE

Ratings - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Requiring ongoing maintenance and evidence of water and vegetation on the façade and at the side emergency exit	B	
Entrance hall	Generally in good condition with a lift to the upper floor where the library hall is.	A	
Ground Floor Room	Generally in good condition and well decorated	A	

Main Library	In good condition and fit for purpose but there is no disabled access to the upper mezzanine floor where there are computers and reference books	A	
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## Galashiels Swimming Pool



<b>Visual Audit 2 August 2023</b>	<b>Location:</b>	Livingstone Place, Galashiels	
<b>Galashiels Swimming Pool</b>	<b>Facility Age:</b>	1984	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	802m <sup>2</sup>	
	<b>Accessibility</b>	<b>Key Notes</b>	
<b>Car Parking &amp; Public Transport</b>	There is a ramp for disabled access and automatic door opening.		The building was generally in a good condition for its age. The pool was not accessible for photographs
There is parking within the curtilage of the property.			



## DETAILED AUDIT TABLE

Ratings - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Evidence of requiring ongoing maintenance	<b>B</b>	
Reception	Generally in good condition	<b>A</b>	
Changing Areas	Generally in good condition but there is evidence of wet rot around the changing areas	<b>B</b>	
Toilets	Toilets are generally in good condition	<b>A</b>	
Pool	Was not accessible for photographs		


Shower Areas	Generally in good condition	A	
Parking	Within the grounds of the property	A	

## Galashiels Volunteer Hall

<b>Visual Audit 2 August 2023</b>	<b>Location:</b>	St John's Street, Galashiels	
<b>Galashiels Volunteer Hall</b>	<b>Facility Age:</b>	1874	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	724m <sup>2</sup>	
		<b>Accessibility</b>	<b>General Facility Quality</b>
<b>Car Parking &amp; Public Transport</b>	There is a ramp for disabled access.		The exterior of the building was generally in a good condition for its age. There was no access to the interior of the property
On-street parking			

### DETAILED AUDIT TABLE

Ratings - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose









Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally, in good condition with regular maintenance required around guttering, windows stonework, and the whole external fabric	B	

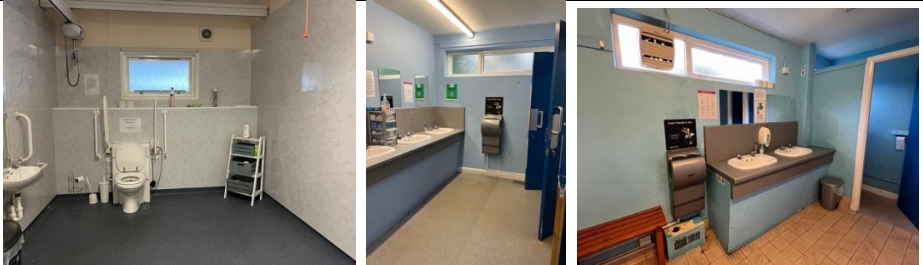



### Galashiels Focus Centre

<b>Visual Audit 2 August 2023</b>	<b>Location:</b>	Livingstone Place, Galashiels
<b>Galashiels Focus Centre</b>	<b>Facility Age:</b>	1971
	<b>Ownership</b>	Scottish Borders Council
	<b>Size:</b>	411m <sup>2</sup>


	<b>Accessibility</b>	<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>	There is a ramp for disabled access and automatic door opening	The building is generally in a good condition for its age
There is parking within the curtilage of the property.		



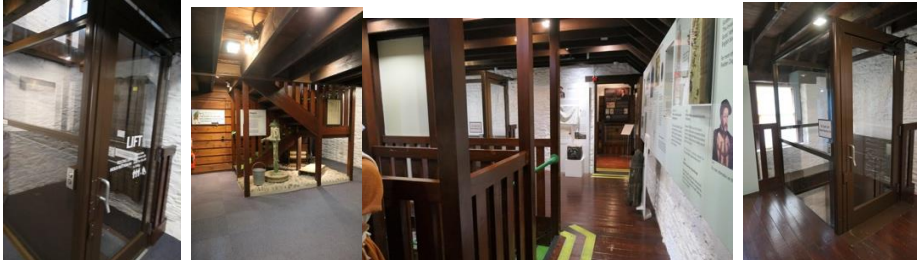

**AUDIT TABLE**  
**Ratings** - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence		
Exterior fabric	Requiring ongoing maintenance	<b>B</b>			
Entrance hall	Generally in good condition	<b>A</b>			
Rooms	Generally in good condition but one room off the main hall has a window that is single glazed and requires attention	<b>A</b>			


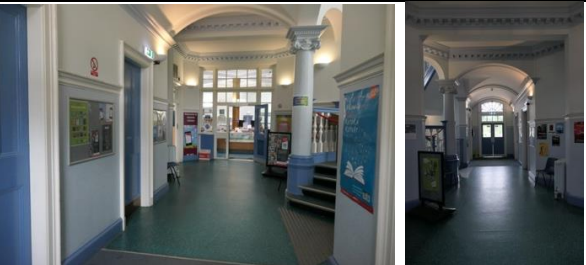
Toilets	Toilets are generally in good condition but require redecoration	B	
Main Hall	In good condition and fit for purpose	A	
Kitchen	Requires some modernisation	B	
Parking	Within the grounds of the property	A	

## Halliwell's House Museum

<b>Visual Audit 3 August 2023</b>		<b>Location:</b>	Market Place Selkirk	
<b>Halliwell's House Museum</b>		<b>Facility Age:</b>	1712	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	220m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		Disabled access is limited, and the cobbled lane would made accessibility difficult for disabled or non-ambulant visitors.		The building was generally in a good condition for its age, Normal age-related deterioration, maintenance issues but there appear to be issues with the valley gutters where there are various points where the buildings meet. Inadequate heating in various rooms is by fan heaters or panel heaters which creates humidity issues for the building and collection
There is parking adjacent to the museum in a public car park.				
<b>AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> <b>B - Required moderate to significant investment</b> <b>C - question whether fit for purpose</b>				
<b>Facility Aspect</b>	<b>Current Condition</b>	<b>Operational Rating</b>	<b>Photographic Evidence</b>	
Exterior fabric	Generally in good for its age condition with ongoing maintenance required	<b>B</b>		

<p>Reception</p>	<p>In good condition for age and use as a reception for the museum but with limited retail/information space</p>	<p><b>B</b></p>	
<p>Gallery/ display areas</p>	<p>Generally in good condition but with inadequate heating and lighting. Evidence of water ingress at a point in the Robson Gallery where there is likely to be a building join with another building.</p>	<p><b>B</b></p>	
<p>Access areas</p>	<p>Difficult for access and the lift has an operational issue as those using it have to hold the start button rather than it being automatic. Emergency access from the upper floor is via a flight of stairs.</p>	<p><b>B</b></p>	
<p>Parking</p>	<p>Extensive parking in the adjacent public car park</p>	<p><b>A</b></p>	

## Hawick Library

<b>Visual Audit 4 August 2023</b>		<b>Location:</b>	North Bridge Street, Hawick	
<b>Hawick Library</b>		<b>Facility Age:</b>	1904	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	732m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is disabled access to the side of the entrance		The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues Heating is said to be temperamental
On-street parking				
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Stonework and entrance maintenance required	<b>B</b>		
Entrance hallway	Good condition	<b>A</b>		





Library Halls	Good condition	A	
Toilets	Good condition	A	




## Hawick Museum

<b>Visual Audit 4 August 2023</b>	<b>Location:</b>	Wilton Lodge Park, Hawick	
	<b>Facility Age:</b>	1859	
<b>Hawick Museum</b>	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	628m <sup>2</sup>	
	<b>Accessibility</b>	<b>Key Notes</b>	


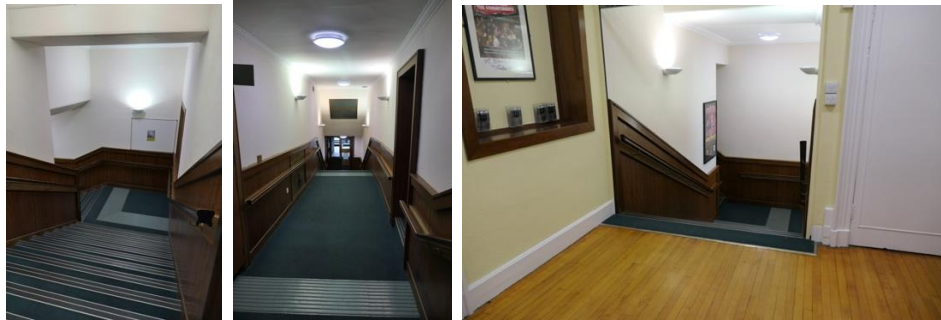
<b>Car Parking &amp; Public Transport</b>	Lift to the upper floors but there are still changing levels which is a challenge to accessibility	The building was generally in a good condition for its age. Normal age-related deterioration, maintenance issues Heating is inadequate and, in most areas, via old cast iron radiators. There is not automatic temperature control which results in areas being too hot/cold.
Only disabled parking close to the building		




**AUDIT TABLE**  
**Ratings** - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

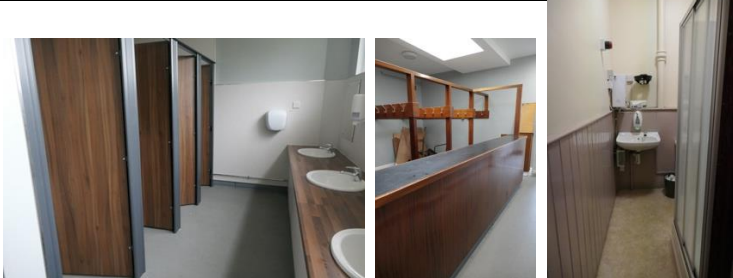
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Stonework and roof maintenance required	<b>B</b>	
Reception	Good condition	<b>A</b>	

<p>Museum Rooms</p>	<p>Good condition but evidence of water ingress and staining in various locations. Poor lighting and requires to be upgraded. Some lighting cannot be replaced and will mean that eventually, certain exhibits will no longer be accessible. Cracking to plasterwork appearing to be caused by water ingress</p>	<p><b>B</b></p>	
<p>Gallery</p>	<p>Good condition but evidence of water ingress on the ceiling tiles which appear to be caused by problems in the flat roof</p>	<p><b>B</b></p>	
<p>Toilet</p>	<p>Good condition</p>	<p><b>A</b></p>	

# Hawick Town Hall





<b>Visual Audit 3 August 2023</b>		<b>Location:</b>	Cross Wynd, Hawick	
<b>Hawick Town Hall</b>		<b>Facility Age:</b>	1886	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	1,140m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is disabled access to the side and rear of the property		The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues
On-street parking				
<b>AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> B - Required moderate to significant investment C - question whether fit for purpose				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Good condition with some vegetation evident on stonework	<b>B</b>		
Entrance	Good condition and series of stairs	<b>A</b>		


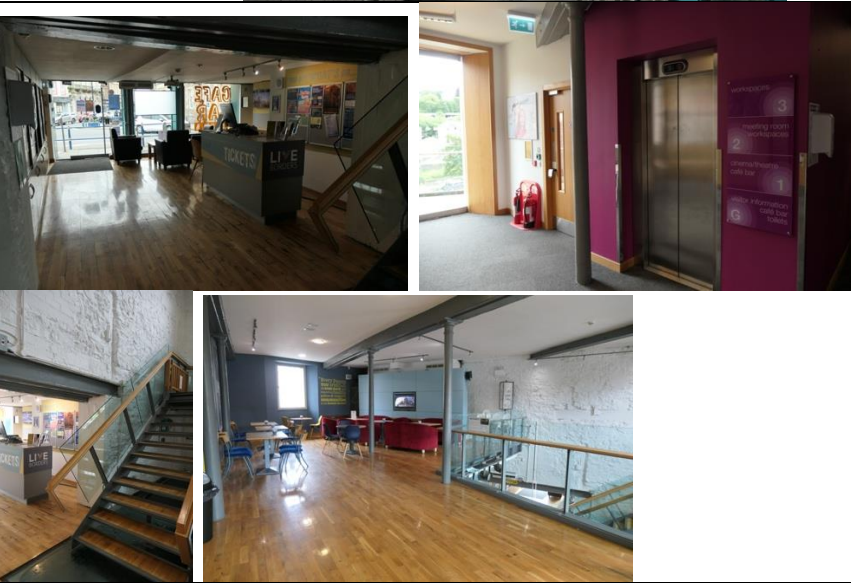
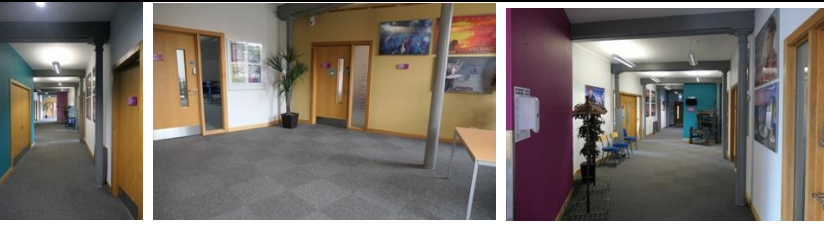
<p>Auditorium</p>	<p>Good condition with areas of the floor needing sanded and resealed</p>	<p>B</p>	
<p>Secondary Hall</p>	<p>Good condition</p>	<p>A</p>	
<p>Corridors</p>	<p>Good condition</p>	<p>A</p>	

Toilets/Cloakroom	Generally good condition	B	
Upper floor	Generally needing refurbishment	B	



## Heart of Hawick & Heritage Hub

<b>Visual Audit 4 August 2023</b>	<b>Location:</b>	1 Tower Knowe, Hawick	
<b>Heart of Hawick &amp; Heritage Hub</b>	<b>Facility Age:</b>	Unknown	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	1,628m <sup>2</sup>	
		<b>Accessibility</b>	<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>	The ground floor is accessible (Heritage Hub) and there is a lift for the upper floors (Heart of Hawick)		The buildings are generally in a good condition. These are two separate buildings
No parking available			
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose			

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric (Heritage Hub)	Good condition	A	
Reception (Heritage Hub)	Good condition	A	
Hub workspace (Heritage Hub)	Good condition	A	
Toilets (Heritage Hub)	Good condition	A	





<p>Exterior fabric (Heart of Hawick)</p>	<p>Good condition</p>	<p>A</p>	
<p>Reception/Cafe (Heart of Hawick)</p>	<p>Good condition with lift access to the upper floors</p>	<p>A</p>	
<p>Corridors (Heart of Hawick)</p>	<p>Good condition</p>	<p>A</p>	





<p>Toilets (Heart of Hawick)</p>	<p>Good condition</p>	<p>A</p>	
<p>Cinema (Heart of Hawick)</p>	<p>Good condition</p>	<p>A</p>	





## Innerleithen Library Contact Centre

<b>Visual Audit 27 July 2023</b>		<b>Location:</b>	Buccleuch Street, Innerleithen		
<b>Innerleithen Library Contact Centre</b>		<b>Facility Age:</b>	Unknown		
		<b>Ownership</b>	Scottish Borders Council		
		<b>Size:</b>	Unknown		
		<b>Accessibility</b>		<b>Key Notes</b>	
		There is only disabled access to the reception area.		The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues. Library occupies the ground floor	
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose					
<b>Facility Aspect</b>	<b>Current Condition</b>	<b>Operational Rating</b>	<b>Photographic Evidence</b>		
Exterior fabric	Generally in good for its age	<b>B</b>			

<p>Reception</p>	<p>In good condition, with access to the upper floor which does not form part of the library.</p>	<p><b>B</b></p>	
<p>Main library</p>	<p>Generally in good condition</p>	<p><b>B</b></p>	
<p>Interview Room</p>	<p>Generally in good condition</p>	<p><b>B</b></p>	
<p>Toilets</p>	<p>The toilet is located in the main hallway and requires upgrading</p>	<p><b>C</b></p>	

# Innerleithen Memorial Hall

<b>Visual Audit 27 July 2023</b>		<b>Location:</b>	Leithen Road, Innerleithen	
<b>Innerleithen Memorial Hall</b>		<b>Facility Age:</b>	1922	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	372m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is only disabled access to the reception area and main hall.		The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues
There is parking on street and to the front of the building.				
<b>AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> B - Required moderate to significant investment C - question whether fit for purpose				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Generally in good for its age condition with ongoing maintenance required	<b>B</b>		
Hallways	There were two main stairwells which require upgrading and maintenance attention	<b>C</b>		



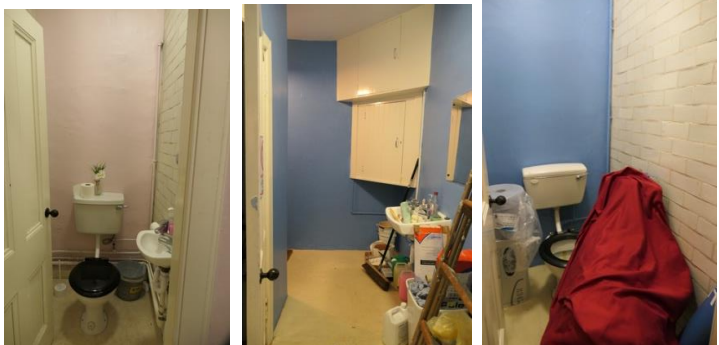
Main Hall	Generally in good condition	A	
Toilets	Toilets require upgrading	B	
Rooms	General maintenance required in all rooms	B	
Chamber Room	In good condition as a meeting room	A	

## Innerleithen St Ronan's Well

<b>Visual Audit 27 July 2023</b>	<b>Location:</b>	Well's Brae, Innerleithen
	<b>Facility Age:</b>	
	<b>Ownership</b>	Scottish Borders Council
	<b>Size:</b>	163m <sup>2</sup>
<b>Innerleithen St. Ronan's Well</b>		

	Accessibility	Key Notes
<b>Car Parking &amp; Public Transport</b>	There is disabled access, but not to the toilet area. The emergency exit is not suitable for disabled access as there are steps up to the corridor leading to the exit.	Evidence of significant investment required to upgrade the building fabric. The building is part of a larger building footprint which has a residential property in need of complete renovation and building works.
There is parking within the curtilage of the museum.		

**AUDIT TABLE**  
Ratings - A - Good condition / fit for purpose.  
B - Required moderate to significant investment  
C - question whether fit for purpose



Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in poor condition with evidence of a lack of maintenance. Car park requires maintenance as large potholes fill with water.	C	
Main hall/gallery	In fair condition for age but inadequate heating and lighting for a gallery space.	C	
Toilets	No disabled access to toilets as there is steps up to the corridor where they are situated. Two of the three toilets are being used for storage.	C	



## Jedburgh Castle Jail

<b>Visual Audit 18 July 2023</b>	<b>Location:</b>	Castlegate Jedburgh	
<b>Jedburgh Castle Jail</b>	<b>Facility Age:</b>	1823	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	420m <sup>2</sup>	
	<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>	There is only disabled access to the reception area.		The building was generally in a good condition for its age but operates as attraction that is supposed to be how it operated when opened in the 19 <sup>th</sup> century. Normal age-related deterioration, maintenance issues with the pointing and sandstone deterioration to the main building and external wall protecting the jail.
There is parking within the curtilage of the museum.			

### AUDIT TABLE

Ratings - A - Good condition / fit for purpose.  
B - Required moderate to significant investment  
C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Generally in good for its age condition with ongoing maintenance require, particularly to the stonework and pointing	<b>B</b>		
Reception	In good condition for age and use as a reception for the museum. Very inadequate heating with very low temperatures at the end of the season	<b>B</b>		

<p>Gallery/ display areas</p>	<p>Generally in good condition but with very inadequate heating and lighting. Evidence of internal stonework maintenance required</p>	<p><b>B</b></p>	
<p>Toilets</p>	<p>Shared toilet available with disabled access</p>	<p><b>C</b></p>	




### Jedburgh Mary Queen of Scots House


<p><b>Visual Audit 18 July 2023</b></p>	<p><b>Location:</b></p>	<p>Queen Street Jedburgh</p>
<p><b>Mary Queen of Scot's House</b></p>	<p><b>Facility Age:</b></p>	<p>15<sup>th</sup> Century and opened in 1930 as a museum</p>
	<p><b>Ownership</b></p>	<p>Scottish Borders Council</p>
	<p><b>Size:</b></p>	<p>216m<sup>2</sup></p>



	<b>Accessibility</b>	<b>Key Notes</b>
	There is only disabled access to the reception area.	The building was generally in a good condition for its age. Normal age-related deterioration, maintenance issues
<b>Car Parking &amp; Public Transport</b>		
There is parking within the curtilage of the museum.		


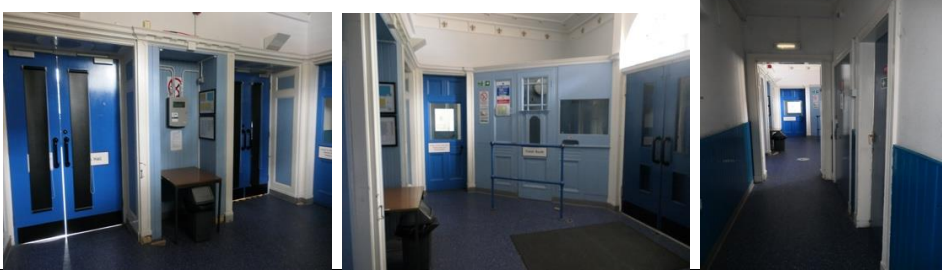


**AUDIT TABLE**  
**Ratings** - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in good for its age condition with ongoing maintenance require, particularly to the stonework and pointing	<b>B</b>	
Reception	In good condition for age and use as a reception for the museum. Very inadequate heating with very low temperatures at the end of the season	<b>B</b>	
Gallery/ display areas	Generally in good condition but with very inadequate heating and lighting. Evidence of internal stonework maintenance required	<b>B</b>	

			
Toilets	No toilet provision for the public	<b>C</b>	

## Jedburgh Town Hall




<b>Visual Audit 18 July 2023</b>	<b>Location:</b>	Abbey Place Jedburgh	
<b>Jedburgh Town Hall</b>	<b>Facility Age:</b>	1900	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	696m <sup>2</sup>	
		<b>Accessibility</b>	<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>	There is a ramp for disabled access.		The building is generally in a reasonable condition for its age. Normal age-related deterioration, maintenance issues
There is parking in adjacent public car park.			
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose			

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in reasonable for its age condition with maintenance required	B	
Entrance hall	Generally in good condition with a platform lift to access the main auditorium/hall	B	
Auditorium/Main Hall	Generally in good condition	B	
Toilets	Very Poor condition and access	C	


Upper floor room	In good condition for the age and type of building but showing signs of requiring maintenance.	B	
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## Jim Clark Motorsports Museum

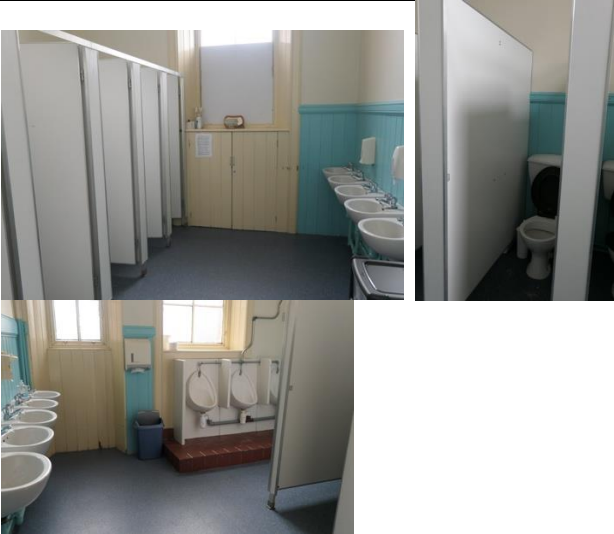


<b>Visual Audit 17 July 2023</b>		<b>Location:</b>	44 Newtown Street Duns
<b>Jim Clark Motorsport Museum</b>	<b>Facility Age:</b>	Mid 19 <sup>th</sup> century with refurbishment and extension opened in 2019	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	351m <sup>2</sup>	
<b>Opening Hours</b>	<b>Accessibility</b>		<b>Key Notes</b>
.	There is a disabled ramp and access through automatic doors.		Very good being refurbished and extended recently. Settlement cracks in extension floor
<b>Car Parking &amp; Public Transport</b>			
On-street car parking			
<b>AUDIT TABLE</b> Ratings - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose			
<b>Facility Aspect</b>	<b>Current Condition</b>	<b>Operational Rating</b>	<b>Photographic Evidence</b>

External fabric	Very good with some problems with downpipes blocking, causing water to run over stonework.	A	
Internal spaces	Very good but evidence of settlement cracking in floor of the extension	A	
Toilets	Very good and to a high standard	A	





## Kelso Abbey Row Community Centre

<b>Visual Audit 18 July 2023</b>		<b>Location:</b>	The Knowes Kelso	
<b>Abbey Row Community Centre</b>		<b>Facility Age:</b>	1873	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	601m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is a ramp for disabled access and automatic door opening.		The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues and poor energy efficiency. The heating was difficult to control with a central thermostat for the whole building situated in reception
There is parking within the curtilage of the property.				
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Generally, in good condition with regular maintenance required around guttering, windows stonework, and the whole external fabric	<b>B</b>		

<p>Entrance hall</p>	<p>Generally in good condition for a converted building with multi use purpose. A lift was available for disabled access to the upper floor. At time of visit, there was a painting programme in place for the hallway. Heating is by old and inefficient radiators</p>	<p><b>B</b></p>	
<p>Rooms</p>	<p>Generally in good condition but require regular maintenance and an updated heating system. Not flexible in terms of layout or size.</p>	<p><b>B</b></p>	

Toilets	Require upgrading to modern standards	C	
Upper hallway	In good condition for the age and type of building but showing signs of water ingress	B	
Parking	Within the grounds of the property	A	






Annex	A separate building in good condition for its age. Could benefit from improvements to the internal fabric	B	   
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## Kelso Swimming Pool

<b>Visual Audit 18 July 2023</b>	<b>Location:</b>	Inch Road Kelso	
<b>Kelso Swimming Pool</b>	<b>Facility Age:</b>		
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	668m <sup>2</sup>	
	<b>Accessibility</b>	<b>Key Notes</b>	
<b>Car Parking &amp; Public Transport</b>	There is a disabled access ramp.		The swimming pool is requiring upgrading as there are obvious problems with the internal fabric of the building, particularly in the changing areas. Significant internal maintenance and upgrading required
Large car park to the rear of the pool			


## AUDIT TABLE





**Ratings** - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose


Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
External fabric	Generally in fair condition with no obvious issues visible	<b>A</b>	
Reception area	Generally, in good condition but reception desk and associated area requiring maintenance/upgrading.	<b>B</b>	
Changing area	These areas are in poor condition with an obvious lack of maintenance. A significant number of lockers were unusable as keys were broken, flaking paint work was in evidence in most cubicles, tiles missing or not fixed to the wall, a cubicle not in use to a more significant problem with a leak from the roof/waste. Wet wall taped with "gaffer" tape which was no longer adhesive to the board	<b>C</b>	

<p>Poolside</p>	<p>Generally in fair condition but with a lack of storage</p>	<p>B</p>	
<p>Viewing area</p>	<p>Staff noted that this was inadequate as there was no full barrier between the pool and the visitor viewing which created operational problems during lessons. Poor maintenance evident in rusting of barrier stands.</p>	<p>B</p>	
<p>Gym</p>	<p>Generally, in good condition but the central air-cooling unit was not operating and needed maintenance as two external fans had to be used to cool the gym by drawing external fresh air into the gym.</p>	<p>B</p>	
<p>Disabled toilet/changing.</p>	<p>The staff pointed out that the electric shower switch was in a location which may be hazardous</p>	<p>C</p>	
<p>Parking</p>	<p>There was parking to the rear of the building</p>	<p>A</p>	

## Kelso Tait Hall

<b>Visual Audit 18 July 2023</b>		<b>Location:</b>	Edenside Road Kelso	
<b>Kelso Tait Hall</b>		<b>Facility Age:</b>	1935	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	879m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is a ramp for disabled access and a platform lift in the reception hallway for access to auditorium.		The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues and poor energy efficiency. The heating was difficult to control with a central thermostat for the whole building situated in reception
There is parking within the curtilage of the property.				
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose				
<b>Facility Aspect</b>	<b>Current Condition</b>	<b>Operational Rating</b>	<b>Photographic Evidence</b>	
Exterior fabric	Generally in good condition with regular maintenance required	<b>B</b>		

Entrance hall	Generally in good condition with a platform lift to access the main auditorium/hall	A	
Auditorium/Main Hall	Generally in good condition	A	
Toilets	Generally in good condition	B	
Upper floor rooms	In good condition for the age and type of building but showing signs of water ingress	B	


Parking	Within the grounds of the property	A	
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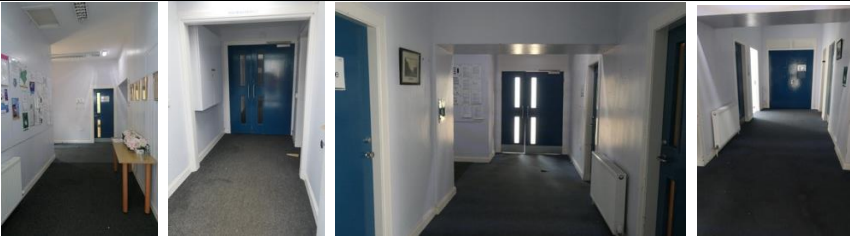



## Lauder Public Hall

<b>Visual Audit 4 August 2023</b>	<b>Location:</b>	The Avenue Lauder	
<b>Lauder Public Hall</b>	<b>Facility Age:</b>		
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	244m <sup>2</sup>	
		<b>Accessibility</b>	<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>	Disabled access by ramp and internally, partially accessible but with disabled access to the main hall		The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues
There is on-street parking adjacent to the building.			



### AUDIT TABLE

**Ratings** - A - Good condition / fit for purpose.  
B - Required moderate to significant investment  
C - question whether fit for purpose

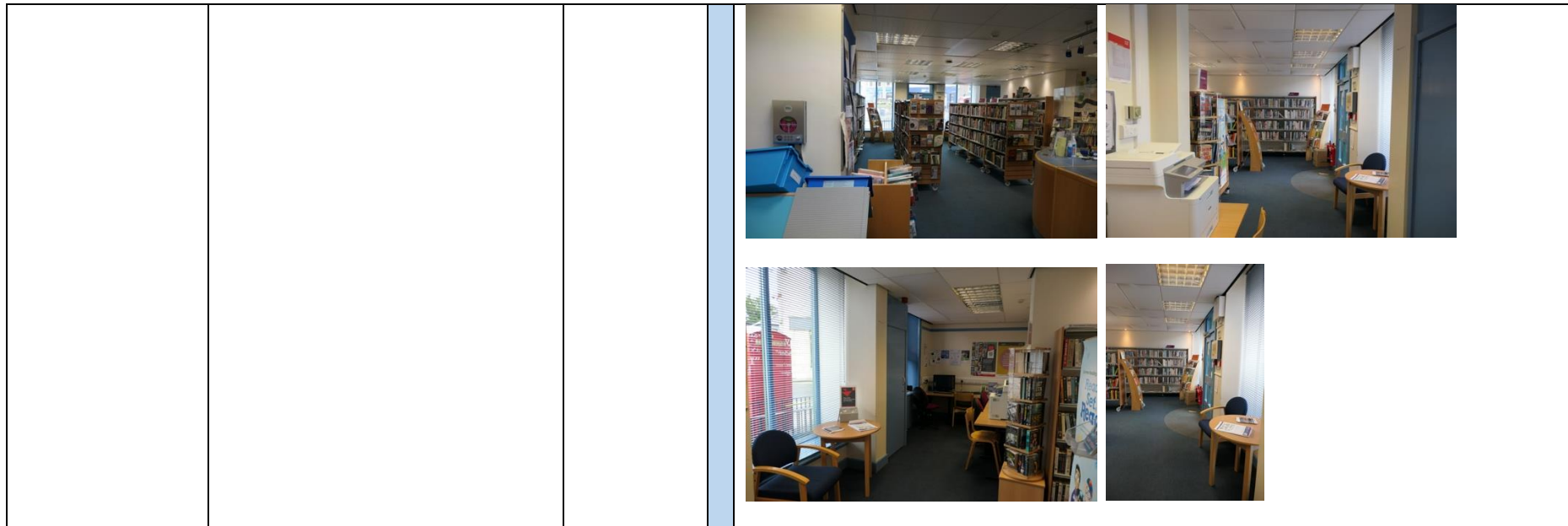
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in good for its age condition with ongoing maintenance required	B	

Hallway/entrance	Generally in good condition but with carpeting needing attention and signs of water ingress on the ceiling and general redecoration required	B	
Main Hall	Generally in good condition with electric heaters. The floor needs sanded and sealed	B	
Toilets	Toilets in good condition but with one of them having a step up to access. Disabled toilet available	C	
Kitchen	Kitchen requires upgrading to current standards	C	

## Melrose Library

<b>Visual Audit 2 August 2023</b>		<b>Location:</b>	18 Market Square, Melrose	
<b>Melrose Library</b>		<b>Facility Age:</b>	Mid 19 <sup>th</sup> Century	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	89m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is disabled access via ramp.		The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues
On-street parking				
<b>AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> <b>B - Required moderate to significant investment</b> <b>C - question whether fit for purpose</b>				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Generally in good for its age condition with ongoing maintenance require, particularly to the stonework. Front windows starting to mist and there has been a repair to rot around the window.	<b>B</b>		
Main Library Area	In good condition for age	<b>B</b>		




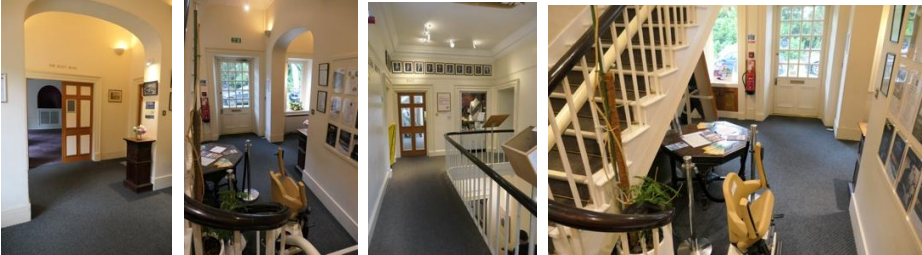






## Old Gala House

<b>Visual Audit 2 August 2023</b>	<b>Location:</b>	Scott Crescent, Galashiels	
<b>Old Gala House</b>	<b>Facility Age:</b>	1457	
	<b>Ownership</b>	Common Good	
	<b>Size:</b>	563m <sup>2</sup>	
		<b>Accessibility</b>	<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>	Some parts of the building had limited or no disabled access due to the design and layout. Only one disabled parking bay for disabled visitors at the rear of the property		The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues. The building is a shared space for events/halls lettings and for museum/arts. Gutter cleaning needs to be carried out on a regular basis given the number of trees in the gardens. The lights need upgrading to contemporary museum/gallery standards.
There is parking within the curtilage of the property.			

## AUDIT TABLE

Ratings - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in good condition with regular maintenance required around the whole external fabric.	<b>B</b>	
Entrance hall	Generally in good condition for a converted building with multi use purpose. A stair lift was available for disabled access to the upper floor.	<b>B</b>	
Rooms	Generally in good condition but require regular maintenance and an updated heating system. Not flexible in terms of layout or size and the lighting requires upgrading to contemporary museum standards. Previous water ingress on the front-facing wall and appears to be due to pointing defects.	<b>B</b>	


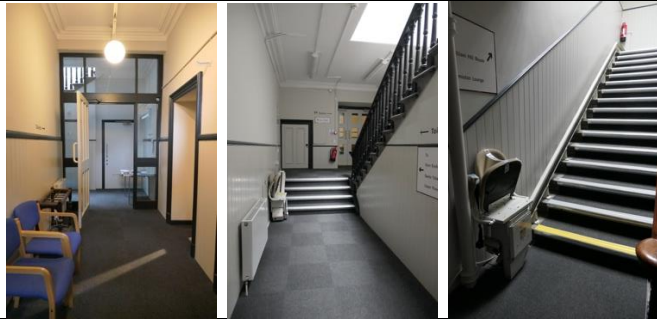

Toilets	Require upgrading to modern standards	C	
Kitchen	Requires upgrading	B	
Parking	Within the grounds of the property. Evidence of root disruption to the surface/paviors of the parking area and concerns were expressed about the long-term impact on the property. Car parking can be difficult as it is used as an unauthorized car park by the adjacent bowling green members	A	


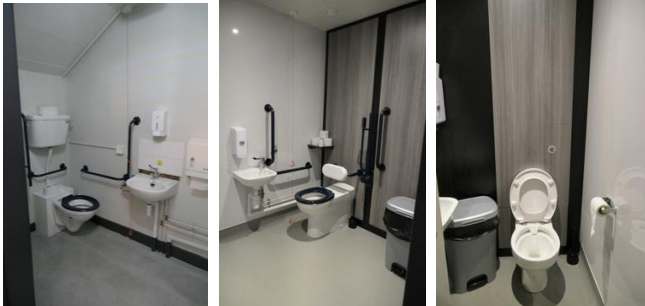
## Ormiston Institute & Corn Exchange

<b>Visual Audit 18 July 2023</b>  <b>Ormiston Institute &amp; Corn Exchange</b>	<b>Location:</b>	Market Square, Melrose, TD6 9PN
	<b>Facility Age:</b>	Mid 19 <sup>th</sup> Century
	<b>Ownership</b>	Scottish Borders Council
	<b>Size:</b>	549m <sup>2</sup>

	<b>Accessibility</b>	<b>Key Notes</b>
	There is disabled access to upper floors via stair lift	The building is generally in a good condition for its age. The property was listed as two separate buildings but in inspection was treated as one
<b>Car Parking &amp; Public Transport</b>		
On-street parking		

**AUDIT TABLE**  
**Ratings** - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose





Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in good for its age condition with ongoing maintenance required	<b>B</b>	
Hallway	Recently refurbished	<b>A</b>	
Hall	Recently refurbished Evidence of internal stonework maintenance required	<b>A</b>	

Upper Room/Marriage Room	Recently refurbished but with evidence of staining from dampness/water ingress	A	
Toilets	Recently refurbished	A	

## Peebles Burgh Hall

<b>Visual Audit 27 July 2023</b>	<b>Location:</b>	High Street, Peebles	
<b>Peebles Burgh Hall</b>	<b>Facility Age:</b>	1911	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	327m <sup>2</sup>	
		<b>Accessibility</b>	<b>Key Notes</b>
		All facilities are on ground floor level.	The building is generally in a good condition for its age. There was no access to the Registrar's Office which is adjacent to the Marriage Room. No access to the Ante Room of the Main Hall as this was in use.
<b>Car Parking &amp; Public Transport</b>			
On-street parking			
<b>AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> <b>B - Required moderate to significant investment</b>			





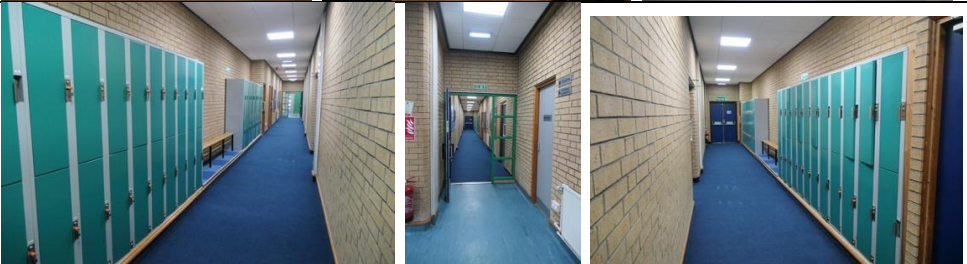
C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in good for its age condition with ongoing maintenance required	B	
Marriage Room	Good condition	A	
Hallway/Link corridor	Good condition	A	
Main Hall	Recently refurbished	A	



## Peebles Gytes Leisure Centre

<b>Visual Audit 27 July 2023</b>		<b>Location:</b>	Walkershaugh, Peebles	
<b>Gytes Leisure Centre</b>		<b>Facility Age:</b>	Unknown	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	1,388m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is disabled access.		The building is generally in a good condition.
There is parking adjacent to the building.				
<b>AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> <b>B - Required moderate to significant investment</b> <b>C - question whether fit for purpose</b>				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Generally in good condition with ongoing maintenance required.	<b>B</b>		


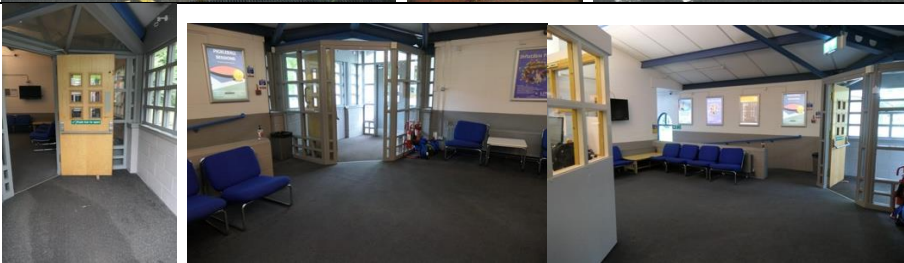

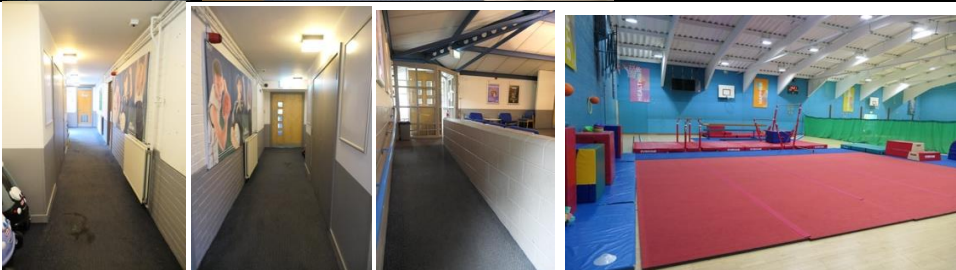
Reception	Good condition	A	
Main Hall	In good condition	A	
Toilets	Good condition	A	
Fitness Suite	Good condition	A	
Corridors	Good condition	A	





Car park	Extensive car park adjacent to the building					
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## Queen's Leisure Centre

<b>Visual Audit 2 August 2023</b>	<b>Location:</b>	Melrose Road, Galashiels			
<b>Queen's Leisure Centre</b>	<b>Facility Age:</b>	Unknown			
	<b>Ownership</b>	Scottish Borders Council			
	<b>Size:</b>	760m <sup>2</sup>			
	<b>Accessibility</b>	<b>Key Notes</b>			
<b>Car Parking &amp; Public Transport</b>	There is a ramp for disabled access.		The building had evidence of requiring ongoing maintenance. The flooding at the entrance requires investigation and resolution given the damage being cause to the reception area carpeting		
There is parking within the curtilage of the property.					
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose					
<b>Facility Aspect</b>	<b>Current Condition</b>	<b>Operational Rating</b>	<b>Photographic Evidence</b>		


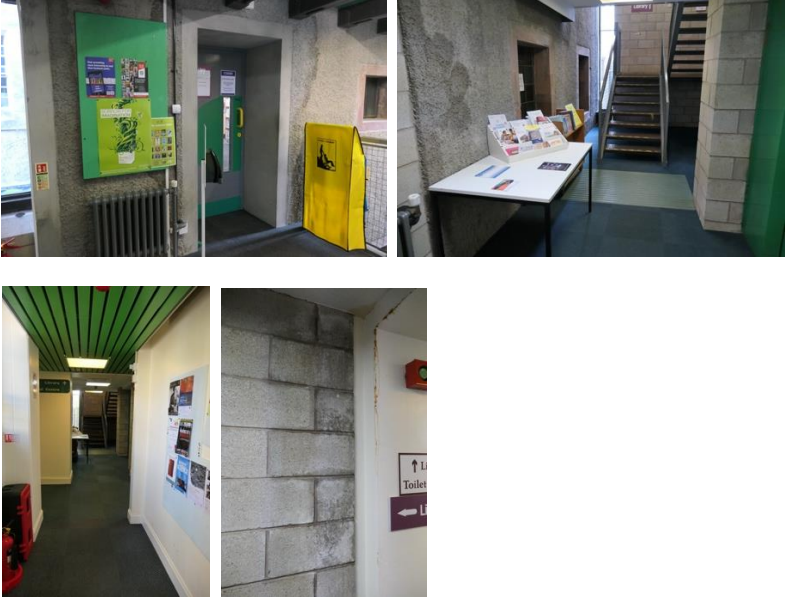
Exterior fabric	Evidence of the building requiring ongoing maintenance and flooding at the main entrance with sandbags required	B	
Reception	Generally in good condition but evidence of regular flooding across the entire reception area cause by water coming in the front door	B	
Toilets	Water pressure is low and do not flush as efficiently as they should.	A	
Corridors Main Hall and viewing area	Generally in good condition but the roof leaks in heavy rain	B	



Shower/Changing Areas	Generally in good condition	B	
Parking	Within the grounds of the property	A	

## Selkirk Library

<b>Visual Audit 3 August 2023</b>	<b>Location:</b>	Ettrick Terrace, Selkirk	
	<b>Facility Age:</b>	1803 and 1888	
<b>Selkirk Library</b>	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	140m <sup>2</sup>	
	<b>Accessibility</b>	<b>Key Notes</b>	
<b>Car Parking &amp; Public Transport</b>	There is disabled access to library via lift, but there have been problems with its reliability.	The building was generally in a good condition for its age but with evidence of water penetration. Age-related deterioration, maintenance issues. There is evidence of significant water ingress at the lift on both the blockwork and the metal frame of the lift. Advised that there are several low maintenance works that do not get carried out.	
On-street parking			
<b>AUDIT TABLE</b>			

**Ratings** - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Ongoing maintenance required, particularly to the stonework and pointing. Evidence of internal water damage and ingress. There is standing water on the flat roof, possibly with blocked gutters and downpipes.	C	
Reception Hallway	Generally in good condition but with evidence of water ingress. From the lift into the extension, there is a significant smell of dampness.	B	

Library Hall	Generally in good condition	B	
Toilets	Toilets were locked so there was no access	C	




### Selkirk Swimming Pool & Leisure Centre

<p align="center"><b>Visual Audit 3 August 2023</b></p>	<b>Location:</b>	Victoria Park, Buccleuch Road, Selkirk
	<b>Facility Age:</b>	Unknown
	<b>Ownership</b>	Scottish Borders Council

	<b>Size:</b>	683m <sup>2</sup>
	<b>Accessibility</b>	
	There is disabled access via ramp.	
<b>Car Parking &amp; Public Transport</b>		
There is parking within the grounds of the building.		
<b>Key Notes</b>		
The building is generally in a good condition for its age		

### AUDIT TABLE

Ratings - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in good for its age condition with ongoing maintenance require, particularly to the stonework and pointing. Extensive parking available	A	
Reception	In good condition and appearing to be recently refurbished. In the summer the reception area is too warm, and, in the winter, there is significant condensations between the internal and external doors.	A	
Changing areas	Good condition	A	




Toilets	Good condition	A	
Pool	Good condition but with evidence of the wet wall in the shower area separating from the wall	A	
Fitness Suite	Good condition	A	

## Selkirk Victoria Halls





<b>Selkirk Victoria Halls</b>	<b>Visual Audit</b> <b>18 July 2023</b>	<b>Location:</b>	Scott's Place, Selkirk
	<b>Facility Age:</b>	1895	
	<b>Ownership</b>	Common Good	
	<b>Size:</b>	929m <sup>2</sup>	

	<b>Accessibility</b>	<b>Key Notes</b>
	There is disabled access to the side of the building.	The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues
<b>Car Parking &amp; Public Transport</b>		
There is parking within the grounds of the building.		

**AUDIT TABLE**  
**Ratings** - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in good for its age condition with ongoing maintenance required	B	
Reception Hallway	Good condition	A	
General Purpose Rooms	Good condition	A	



Toilets	Ladies toilets showing evidence of water ingress and dampness. And require upgrading	C	
Kitchen	Requiring modernisation	B	
Auditorium	Good condition	A	
Changing Rooms	Require upgrading and some are under the stage	C	




## Sir Walter Scott's Courtroom

<b>Visual Audit 3 August 2023</b>	<b>Location:</b>	Market Square, Selkirk
<b>Sir Walter Scott's Courtroom</b>	<b>Facility Age:</b>	1804
	<b>Ownership</b>	Scottish Borders Council
	<b>Size:</b>	97m <sup>2</sup>

	<b>Accessibility</b>	<b>Key Notes</b>
	No disabled or semi-ambulant access to the building	The building is generally in a good condition for its age. Normal age-related deterioration, maintenance issues Underfloor heating in the main courtroom with the lighting a mixture of chandelier and led.
<b>Car Parking &amp; Public Transport</b>		
Parking is adjacent to Halliwell's House Museum in the public car park.		

### AUDIT TABLE





Ratings - A - Good condition / fit for purpose.  
B - Required moderate to significant investment  
C - question whether fit for purpose



Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in good for its age condition with ongoing maintenance required	<b>B</b>	
Reception	In good condition for age and use as a reception for the museum.	<b>B</b>	
Gallery/ display areas	Good condition	<b>B</b>	

Access	No disabled access and for non-ambulant, the access is very challenging. The emergency exit is via former toilets which result in the toilets not being used/available. The emergency exit is on to a set of stone steps.	C	
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## Southfield Community Centre

<b>Visual Audit 17 July 2023</b>	<b>Location:</b>	Station Road, Duns	
<b>Southfield Community Centre</b>	<b>Facility Age:</b>	1840 (?)	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	396m <sup>2</sup>	
	<b>Accessibility</b>	<b>Key Notes</b>	
<b>Car Parking &amp; Public Transport</b>	There is a disabled access ramp	This is a mid-19 <sup>th</sup> century building and was built as a home, then converted into a hotel and other public sector office/community uses. There is no disabled access to the upper floors. Original Boiler converted to oil and serviced from separate oil tank. Poor and inefficient lighting in the main rooms.	
Car parking to the front of the building			
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose			

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
External fabric	The building is generally in good condition for its age	B	
Reception area	The area is generally in good condition but has poor/no disabled access to various parts of the entrance hallway	C	
The main rooms	These are generally in good condition	C	
Kitchen area	The kitchen area is generally in good condition but there is no disabled access due to the step down	C	





Toilets	These are generally in poor condition and require significant upgrading	C	
Parking	Parking was to the front but limited and extensive parking to the rear	A	



## Stow Town Hall

<b>Visual Audit 4 August 2023</b>	<b>Location:</b>	Earlston Road, Stow	
<b>Stow Town Hall</b>	<b>Facility Age:</b>	1857	
	<b>Ownership</b>	Scottish Borders Council	
	<b>Size:</b>	266m <sup>2</sup>	
	<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>	There is a ramp for disabled access to the side of the main entrance and a lift for access to main hall.		The building is generally in a good condition for its age. Electric panel radiators
On-street parking			

## AUDIT TABLE


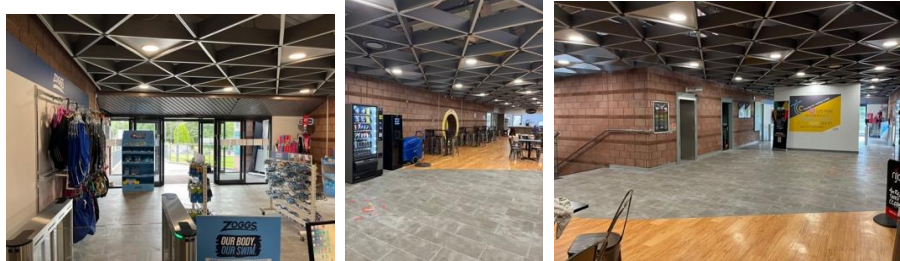


Ratings - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Generally in good condition with regular maintenance required	B	
Entrance hall	Generally in good condition but with decoration required	B	
Auditorium/Main Hall	Generally, in good condition but redecoration required, and the floor sanded and resealed.	A	
Toilets	Generally in good condition but with some modernisation required	B	

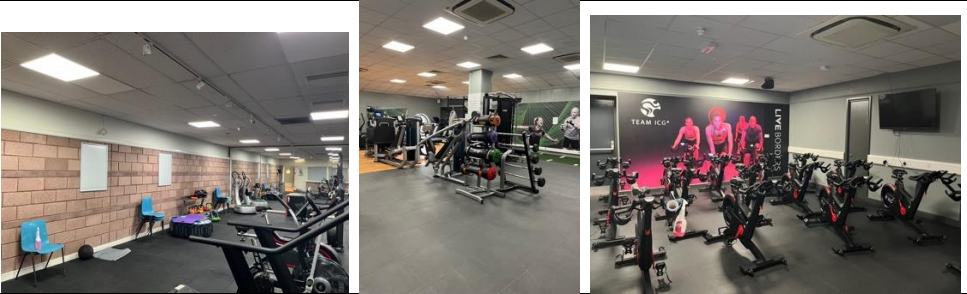

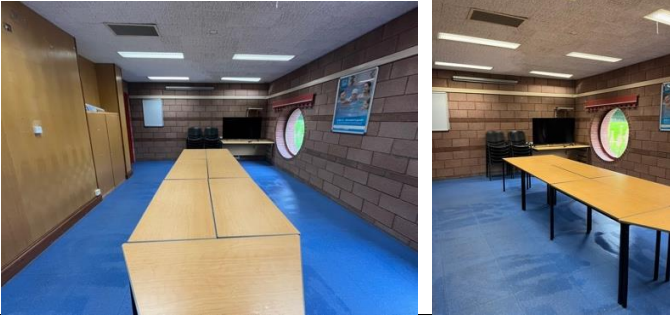

General purpose rooms	Generally in good condition	B	
Kitchen	In good condition but unclear if it meets current catering standards	B	

### Teviotdale Swimming Pool Leisure Centre



<b>Visual Audit 4 August 2023</b>	<b>Location:</b>	Mansfield Road, Hawick
<b>Teviotdale Swimming Pool and Leisure Centre</b>	<b>Facility Age:</b>	Unknown
	<b>Ownership</b>	Scottish Borders Council
	<b>Size:</b>	2,297m <sup>2</sup>
	<b>Accessibility</b>	
<b>Car Parking &amp; Public Transport</b>	There is full disabled access	
Public car park adjacent to the building	The building is generally in a good condition. The pool could not be photographed as it was being used	
<b>AUDIT TABLE</b> <b>Ratings</b> - A - Good condition / fit for purpose. B - Required moderate to significant investment C - question whether fit for purpose		


Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Good condition	A	
Reception and soft play area	Good condition but a leak identified in the roof above the soft play area which is causing problems on the floor of the play area	A	
Corridors	Good condition	A	
Changing Rooms	Good condition	A	



Fitness Suite	Good condition	A	
Toilets	Good condition	A	
General Purpose Room	Good condition	A	
Parking	Large public car park adjacent to building	A	

## Tweedbank Bowling Club

<b>Visual Audit 3 August 2023</b>		<b>Location:</b>	Tweedbank Industrial Estate, Galashiels	
<b>Tweedbank Bowling Club</b>		<b>Facility Age:</b>	Mid- 1980's	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	1,235m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is a ramp for disabled access.		
There is parking within the grounds of the property.				
<b>AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> <b>B - Required moderate to significant investment</b> <b>C - question whether fit for purpose</b>				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Generally in good condition	<b>B</b>		
Reception	Generally in good condition	<b>A</b>		


Toilets	Toilets are generally in good condition	A	
Main hall and viewing area	In good condition	A	
Parking	Within the grounds of the property	B	

## Tweedbank Community Centre

<b>Visual Audit 3 August 2023</b>	<b>Location:</b>	Essenside Drive, Tweedbank,
	<b>Facility Age:</b>	Unknown
	<b>Ownership</b>	Scottish Borders Council
	<b>Size:</b>	530m <sup>2</sup>
<b>Tweedbank Community Centre</b>		

	<b>Accessibility</b>	<b>Key Notes</b>
	There is a ramp for disabled access.	The building has evidence of requiring ongoing maintenance to gutters, paths and paintwork
<b>Car Parking &amp; Public Transport</b>		
There is parking within the curtilage of the property.		

**AUDIT TABLE**  
**Ratings** - A - Good condition / fit for purpose.  
 B - Required moderate to significant investment  
 C - question whether fit for purpose

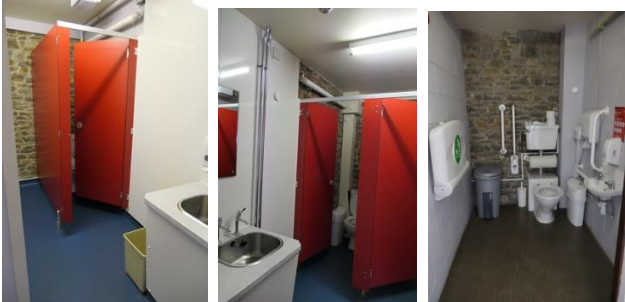


Facility Aspect	Current Condition	Operational Rating	Photographic Evidence
Exterior fabric	Evidence of the building requiring ongoing maintenance to the stonework, external stairs, and external paintwork	<b>B</b>	

Generally in good condition for the age of the building



Rooms

A



Toilets	Toilets are generally in good condition	A	
Auditorium	Good condition	A	
Parking	Within the grounds of the property		


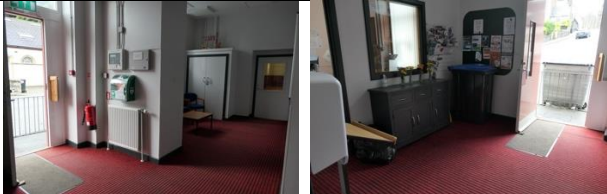
## Tweedbank Sports Club



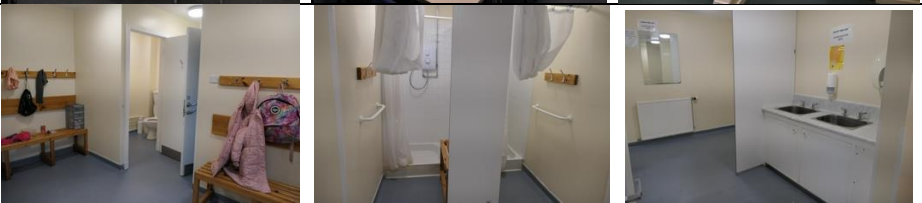
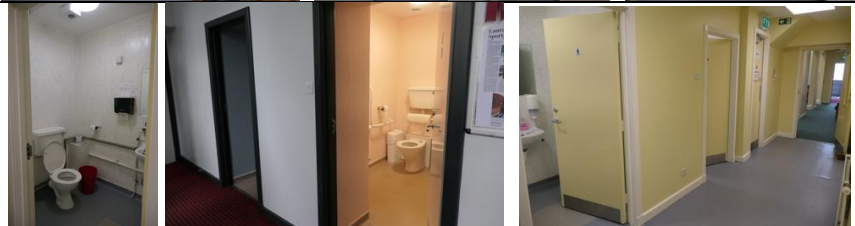
<b>Visual Audit 3 August 2023</b>		<b>Location:</b>	Tweedbank Industrial Estate	
<b>Tweedbank Sports Club</b>		<b>Facility Age:</b>	Unknown	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	265m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is disabled access to the building.		The building has evidence of requiring ongoing maintenance and in the case of the showers, significant refurbishment. Inadequate heating throughout
There is parking within the grounds of the property.				
<b>AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> <b>B - Required moderate to significant investment</b> <b>C - question whether fit for purpose</b>				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Evidence of the building requiring ongoing maintenance	<b>C</b>		
Reception/corridor	Requiring upgrading	<b>B</b>		


Toilets	Toilets require upgrading	B	
Gym 1	Generally in good condition but with inadequate heating system	B	
Gym 2	In good condition	A	
Shower/Changing Areas	Require complete and immediate refurbishment	C	
Parking	Within the grounds of the property	A	



## Peebles Drill Hall

<b>Visual Audit 27 July 2023</b>		<b>Location:</b>	Walkershaugh, Peebles	
<b>Peebles Drill Hall</b>		<b>Facility Age:</b>	Circa 1900	
		<b>Ownership</b>	Scottish Borders Council	
		<b>Size:</b>	754m <sup>2</sup>	
		<b>Accessibility</b>		<b>Key Notes</b>
<b>Car Parking &amp; Public Transport</b>		There is disabled access to the ground floor.		The building is generally in a good condition for its age
On-street parking				
<b>AUDIT TABLE</b> <b>Ratings - A - Good condition / fit for purpose.</b> <b>B - Required moderate to significant investment</b> <b>C - question whether fit for purpose</b>				
Facility Aspect	Current Condition	Operational Rating	Photographic Evidence	
Exterior fabric	Generally in good condition for its age	A		
Reception	Good condition	A		

Main hall	In good condition	A	
General Purpose Rooms	Good condition	A	
Changing Rooms	Good condition	A	
Toilets	Good condition	A	

Kitchen	Good condition	A			
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