






SPICER SURVEYS

BUILDING CONSULTANCY

Client	
Address	
	
Date/Time	14th October 2021
SURVEYOR	Daniel Shandley MRICS
	
Checked By	Gordon Bannerman MCIQB
	



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CONTENTS

- 1: Report Summary
- 2: Introduction
- 3: Inspection
- 4: Property Description
- 5: Purpose of the Report
- 6: How to use the report
- 7: Condition Survey Data Sheet

Property Statistics

Gross Internal Area: c.1486m²

Add Site Plan

1. EXECUTIVE SUMMARY

Main Findings, Areas of Concern & Recommendations

Further to our inspection undertaken on 14th October 2021. We can report the main areas of concern in relation to the condition and upkeep of **Sample Catholic Primary School** are as follows:

D-1 & 2 Condition items.

Item Ref (Please refer to risk grading on page 10)	Item Description	Estimated Cost
8	<p>Original wrought iron lights with single glazing. These windows have poor thermal performance and are draughty. Some glazing is cracked. Special care should be taken with repairs to these glazed units to preserve the special characteristics of the original building. If replacement is planned, you should consult with the local planning authority. It is strongly recommended new internal horizontal sliding double glazed secondary units are installed to improve the thermal comfort.</p>	£23150
9	<p>Solid external walls affected by dampness and mould. Walls have black spot mould (<i>Stachybotrys chartarum</i>). caused though poor ventilation and control of moist internal air and poorly insulated walls. This mould is known to have a negative impact on persons with breathing health issues. The ventilation should be improved, and walls cleaned and better insulated.</p>	£12500
10	<p>Electrical mains and intake cupboard. The client has reported issues on site with a lack of capacity of the mains electricity. The cupboard is easily accessible to children and the housing does not provide adequate fire protection. The most up to date 5-year fixed wiring report details C1, C2 and F1 items with recommendations for improvements with potentially dangerous conditions. There is a danger to children because of poor protection of the electrical intake and spread of fire should the already overloaded unit overheat and combust. Plan to upgrade the electrical supply, distribution, and housing.</p>	£27578
13	<p>Original heating distribution and heat emitters. Pipework and radiators more than 60 years old and showing signs of internal corrosion. Leaks and heating shutdowns are likely. Plan to overhaul and replace the heating distribution pipework.</p>	£42294

17	<p>1970's temporary classroom block.</p> <p>Temporary buildings are by design lacking in insulation and manufactured with a limited life expectancy of 10 - 20 years. This building has now surpassed its design life and falls short of modern standards for educational buildings. Users will be exposed to extremes of temperature and the buildings are expensive to heat and cool.</p> <p>Ultimately the building does not provide adequate accommodation and is likely to have a detrimental impact on attainment at the school.</p> <p>Plan to replace the building with a permanent structure soon.</p>	£49799
18	<p>1970's temporary classroom block.</p> <p>Temporary buildings are by design lacking in insulation and manufactured with a limited life expectancy of 10 - 20 years. This building has now surpassed its design life and falls short of modern standards for educational buildings. Users will be exposed to extremes of temperature and the buildings are expensive to heat and cool.</p> <p>Parts of the structure are rotten and moisture ingress will accelerate the deterioration of the building.</p> <p>Plan to replace soon.</p> <p>No cost attributed to this as it has been recorded above for the replacement of both units.</p>	
22	<p>Wire mesh and timber fencing.</p> <p>Low fencing and rotten timber.</p> <p>The low fence is a safeguarding issue, and the rotting timber fence may become insecure. You should plan to replace and repair the section of fencing presenting a safeguarding risk.</p>	£1800
25	<p>Existing toilet cubicles are unsuitable for the age group.</p> <p>The cubicles are too high making monitoring and safeguarding difficult.</p> <p>Plan to replace if the mobile classroom block is retained.</p>	£30000
27	<p>Partition walls between rooms and corridors.</p> <p>Gaps in ceiling voids and service protrusions through walls.</p> <p>Compartmentation and protection from the spread of fire and smoke is compromised. A furthermore in-depth targeted survey should be undertaken to establish the gaps and risks which should be used to identify and repair and upgrade the walls to provide protection.</p> <p>Cost for further intrusive survey and report.</p>	£1598

29	<p>The school fire alarm system. The system is lacking in automatic fire detection. You should plan to replace or upgrade the system for automatic fire detection.</p>	£62500
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C-3 Condition items.

Item Ref	Item Description	Estimated Cost
2	<p>Original roof covered with a liquid fibre reinforced temporary covering. The original roof covering below may be asbestos cement sheet and the school should proceed with caution when undertaking repairs. The verge detail is poorly finished and in need of repairs and alterations to ensure water does not penetrate the building. Undertake repairs to prevent water penetration at verge. Proceed with caution as there is a risk of asbestos.</p>	£450
3	<p>Flat roofs with a bitumen mineral felt covering. The roofs lights are not positioned high enough. Min 150mm vertically off the roof deck. This presents a risk of water ingress. The rooflights should be removed with the kerb raised and dressed with felt and roof lights replaced or refitted as necessary. Allowance required to make good internally.</p>	£3375
5	<p>Single ply covering to flat roof. It is not uncommon to find persistent leaks and issues with interstitial condensation issues presenting as leaks due to poor insulation. These buildings suffer with overheating and poor thermal performance. Plan the replace the roof covering and upgrade insulation if the building is to remain in the long term.</p>	£15850
6	<p>Solid stone walls with lime mortar bed joints and pointing. Isolated areas require repointing. Cement mortar should be carefully removed and replaced with lime mortar. Defective sub floor ventilation. The bed joints in isolated areas should be raked out and repointed with lime mortar. Cementitious mortars should not be used and removed as this will lead to damage to stone. The external walls are vulnerable to dampness from poorly maintained rainwater goods. There is evidence the gutters are ineffective.</p>	£16575
7	<p>Cement rendered external wall. Incorrect materials used for the building type and likely to cause trapped moisture and damp issues. Continued dampness is likely within the property. If issues persist the render should be replaced with a breathable lime render and breathable painted finish if desired.</p>	£2750

11	Suspended timber floors. Floors are covered with impervious coverings. The floors are at risk from dampness and wood rot / insect infestations. Plan to improve sub floor insulation and ventilation. Only breathable coverings should be used to prevent the floor from moisture damage.	£32150
12	Original internal doors. Some doors may have asbestos boards affixed to them. Original doors and internal screens and glazing is likely to fall short of modern standards for fire doors and protected escape routes. Rapid fire spread and compromised fire escape routes. Plan to replace doors and alter screens to bring the fire compartmentation and protection of escape routes in line with modern standards.	£23400
15	Original ceiling boards are likely to be asbestos. Plan to remove if building works dictate the need.	£5520
16	Asbestos soffit and fascia boards. Flaking paint can contaminate areas where children may frequent. Damaged fascia boards and canopy fixed through asbestos sheets. Potential for contamination and release of asbestos fibres. Plan to remove damaged boards and replace with alternative.	£15650
19	External ramp. The ramp is too steep for use as a DDA compliant access. Difficulties for staff and children with impaired mobility to use. Plan to alter or replace with a compliant ramp.	£15988
21	Stone boundary wall. The wall is out of plumb and leaning slightly. The wall may continue to move over time. This should be monitored annually for any changes and repaired if deemed necessary. Ownership of the wall should be established to attribute any checks and costs to the owner. Cost for surveys and reports.	£494
23	Timber access ramps. The ramps are showing signs of deterioration and levels are non-compliant with statutory guidelines. Risk of accidents and ongoing repair costs.	£19958
30	Electrical distribution. Existing distribution at full capacity and non-compliant with current standards. Power outages likely. Plan to replace and re wire circuits.	£6000
31	Surface mounted fluorescent lighting. Lighting is aged and inadequate to provide optimum levels of lighting. Parts now obsolete and fittings are not energy efficient.	£24985

	<p>There is also a lack of emergency lighting across the site, and this should be considered in a programme of replacement works. Poor lighting and raised costs for repairs. Plan to upgrade. Grants are available for this replacement work.</p>	
32	<p>Suspended ceilings. Suspended ceilings are aged and showing defects. Imperial sized tiles are difficult to replace as no longer manufactured. Plan to replace as part of either fire stopping works, replacement lighting or both.</p>	£16785

Summary by Building Element

Building Element	Priority (D1) Immediate works required	Priority (D2) Works within 2 years	Priority (C3) Work within 3 years	Priority (B3-A4) Works 3 years +
Sub Structure	£ -	£ -	£ -	£ -
Frame	£ -	£497,999.00	£ -	£ -
Floor Finishes	£ -	£ -	£ 32,150.00	£ -
Roofs	£ -	£ -	£ 19,675.00	£ 525.00
Stairs and Ramps	£ -	£ -	£ 19,958.00	£ -
External Walls	£ -	£ -	£ 19,819.00	£ -
Windows and Doors	£ 23,150.00	£ -	£ -	£ -
Walls and Partitions	£ -	£ -	£ -	£ -
Wall Finishes	£ -	£ 12,500.00	£ -	£ -
Floor Finishes	£ -	£ -	£ -	£ -
Ceilings	£ -	£ -	£ 22,305.00	£ -
Internal Doors	£ -	£ -	£ 23,400.00	£ -
Toilets and changing	£ -	£ 30,000.00	£ -	£ -
Rainwater Disposal	£ -	£ -	£ -	£ -
Drainage	£ -	£ -	£ -	£ -
Joinery and Screens	£ -	£ -	£ -	£ -
Kitchen Area Fit out	£ -	£ -	£ -	£ -
Labs	£ -	£ -	£ -	£ -
DT Fit Out	£ -	£ -	£ -	£ -
Swimming Pool	£ -	£ -	£ -	£ -
General Fixtures and Fittings	£ -	£ -	£ -	£ -
Utilities	£ -	£ -	£ -	£ -
Gas	£ -	£ -	£ -	£ -
Electrical	£ -	£ 27,578.00	£ 30,985.00	£ -
Fire Safety	£ -	£ 1,598.00	£ -	£ -
Means of Escape	£ -	£ -	£ -	£ -
Fire Detection	£ -	£ 62,500.00	£ -	£ -
Asbestos	£ -	£ -	£ 15,650.00	£ -
Access	£ -	£ -	£ 15,988.00	£ -
Safeguarding	£ -	£ -	£ -	£ -
Water Systems	£ -	£ -	£ -	£ -
Ventilation	£ -	£ -	£ -	£ -
Grounds	£ -	£ 1,800.00	£ -	£ -
Deleterious Materials	£ -	£ -	£ -	£ -
Heating Distribution	£ -	£ 42,294.00	£ -	£ -
	£ 23,150.00	£676,269.00	£199,930.00	£ 525.00
			Total	£ 899,874.00

2. INTRODUCTION

Please find below our building condition plan with an emphasis on providing the school with a condition report which will look at the key elements of the building structure and fabric including, floors, walls, roof, windows, building services etc and will provide clear DfE compliant condition grading recorded for each item inspected.

This condition report has been:

- non-intrusive and carried out by a Chartered Surveyor.
- Covers a 5-year planning period for the purpose of strategic asset management.

This will help you to:

- Identify what work is required to keep the estate in good condition.
- Estimate costs for identified works when action is required.
- Prioritisation of the works in line with DfE grading system.
- Prioritise works in line with available budgets.

This survey includes a check and details of the following:

- Structure
- Roofs and coverings
- Building fabric
- Windows
- Mechanical and Electrical (visual check)
- Utilities
- Sewage and Drainage
- Site layout, external areas.

We have not included:

- An audit of statutory certificates and testing (please see attached list)
- Full audit fire door and external exits check.
- Suitability check (room sizes, number of toilets etc).
- Testing of Mechanical and electrical elements.

INSPECTION

This survey provides a concise overview of the main property needs identified for your school for the next five years, and any action required to ensure continued safe optimal operation of your school premises within budget constraints being set locally and nationally. This report should be read in conjunction with the statutory testing regime for your school.

This document is a printed extract from the survey information obtained for your school on one or more visits, which is contained within a live database which can be updated in whole or in part at any time. The purpose of this survey is to capture significant strategic condition and suitability issues, together with urgent health and safety / safeguarding issues only, which form the basis of a fundholder-wide capital funding strategy.

The surveyor carefully and thoroughly inspected the inside and outside of the main building and all permanent outbuildings, recording the construction and any defects evident in relation to condition grading. This inspection is intended to cover as much of the property as

	<p>physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' section of the report.</p> <p>The surveyor has not forced or opened up the fabric without owner consent or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. Areas have been inspected where there was safe access.</p> <p>When necessary, the surveyor carried out parts of the inspection when standing at ground level. The extent of the inspection will have depended on a range of individual circumstances at the time of inspection, the surveyor judges each case on an individual basis.</p> <p>The surveyor used equipment such as binoculars and a torch and used a ladder for accessing flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so using step ladders.</p> <p>The surveyor also carried out a desk-top study and made oral enquiries for information about matters affecting the property.</p>
<p>LIMITATIONS</p>	<p>Areas of the school were inaccessible, as some rooms were locked at the time of this inspection. The surveyor was limited in terms of access to certain areas of the property and the ability to take some photographs, where the surveyor's own judgement was that there was a risk to privacy and or safeguarding of the occupants. If there are any elements of concern that have not been covered within this report, we are happy to return to the property at a mutually convenient date and time to inspect and provide appropriate advice.</p>
<p>GENERAL DESCRIPTION OF THE PROPERTY</p>	<p>Sample Catholic Primary School is in the town of Broadway and was constructed in its original form circa 1861 with later addition built around c.1980's and office accommodation added around c.1993. The temporary classrooms were placed in c.1981 and c2006.</p> <p>The original building is predominantly of a traditional form with square cut limestone masonry and timber frame construction.</p> <p>The roofs are both pitched with tiles and flat roofs covered with a bitumen felt and single ply pvc coverings.</p> <p>During our inspection the existing floor throughout the ground floor has been identified as a cast concrete ground bearing slabs and suspended timber.</p> <p>The original buildings have characteristic features reminiscent of a 'traditional' build form of construction. As with all building of this age and construction, care should be taken when undertaking works due to the presence of asbestos containing materials.</p> <p>The windows to the building are predominantly uPVC and aluminium framed with double glazed units and doors of both aluminium and uPVC framed units. The windows to the original building are with dressed stone frame works with wrought iron lights and single</p>

	<p>glazing.</p> <p>The school is powered by a mains supply of gas which feeds the boilers for central heating.</p> <p>The school is also powered by with a mains supply of electricity.</p> <p>A mains supply of water feeds all outlets.</p> <p>Within the grounds, the premises are provided with areas of hard standing playgrounds and sports courts with additional areas of planted and lawned landscaping.</p> <p>The property is protected with stone walls, timber board fencing and chain link to the surrounding boundaries.</p> <p>The property has both foul and storm water sewers. We would recommend a CCTV survey inspection, which would be useful in determining the condition of the drainage system.</p> <p>No parts of the premises are listed or are located within a conservation area. Before undertaking any work, you should confirm this with the local planning authority.</p> <p>Weather Conditions at the time of the survey were dry and bright.</p>
<p>PURPOSE OF THE REPORT</p>	<p>This Condition Survey Report relates to the physical condition of the buildings within your estate. This has been undertaken and completed following the recent survey undertaken.</p> <p>This non-intrusive survey has been undertaken by a Chartered Building Surveyor and covers a planning period of 5 years for the purpose of your wider strategic asset management plan (AMP).</p> <p>The survey report is a live document and should be monitored and updated regularly as works are completed, further details come to light and / or existing items change or are no longer required.</p> <p>This report should be used in tandem with other property related information and as part of your strategic estate management plan. The report has been completed in line with the Department for Education guidance for estate management.</p> <p>The content of this report aims to provide you with building fabric and services condition information to help you make an informed and planned decisions about the current and future maintenance needs of the property and keeping the building a 'warm, safe and dry' environment.</p> <p>Furthermore, this condition report will help you to:</p> <ul style="list-style-type: none"> • Identify what work is required to maintain the estate • Consider how much work might cost • Prioritise work with available funding streams • Understand if the nature of the building has changed.

This information will help you prepare and plan a maintenance programme and future capital investment.

This survey provides details of the building condition for the following building elements considered to pose the highest risk in terms of failure and importance to keep the building operational:

- Structural defects
- Roof condition
- Building fabric
- Windows and doors
- Visual inspection of Mechanical and Electrical elements.
- Floors and Stairs
- Ceilings
- External Areas

Where possible we have included estimated costs for elements identified and where we have already ascertained costs for planned works. Some elements will not have costs attached to them where they are deemed to require further investigations or are minor in nature.

Estimates are based upon the information at the time of the inspection and are calculated using historic project information and BCIS prices as of January 2021. The estimates do not include fees or VAT and are subject to regional and material price fluctuations. To ascertain more accurate costs for projects we recommend projects are competitively tendered on like for like specifications with a minimum of 3 contractors invited to submit costs subject to JCT or similar contract conditions. Further commentary will be provided within the survey report element contents.

We have provided further commentary where further investigations are recommended to enable you make a more informed decision.

HOW TO USE THIS REPORT

The elements surveyed have been categorised as follows:

- 1.0 – Roof Areas
- 2.0 – Floors and Stairs
- 3.0 - Ceilings
- 4.0 – External Walls, Windows, and Doors
- 5.0 – Internal Walls and Doors
- 6.0 – Sanitary Fittings *
- 7.0 – Mechanical Services (visual)
- 8.0 – Electrical Services (visual)
- 9.0 – Decorations *
- 10.0 – Fixed Furniture and Fittings*
- 11.0 – Site Areas and Grounds
- 12.0 – Playing Fields*

*Excluded from the scope of this survey report.

For each element we have provided details including a reference, location, element, a

description, costs, year (in terms of planning to undertake works), DfE condition grading, the year the work should be planned for completion, a 'traffic light' risk identifier, photographs and further comments if required.

We have only listed the elements considered to be in the C3 (see DfE Grading System below) condition grading or worse and prioritised the maintenance issues identified using the DfE industry Standard Grading and prioritisation rating.

This survey report should be updated every four years from the date of inspection and or where works are completed, and the condition altered.

DfE CONDITION RATING SYSTEM

Condition Grade		Priority Grade	
A	Good – Performing as intended.	4	More than 5 years before remedial action required (default priority for Condition Grade A).
B	Satisfactory – Performing as intended, but exhibiting minor deterioration.	3	Remedial action required within 3-5 years .
C	Poor – Exhibiting major defects and/or not operating as intended.	2	Remedial action required within 1-2 years .
D	Bad – Life expired and/or serious risk of imminent failure.	1	Immediate remedial action or replacement required (default priority for Condition Grade D).

RISK GRADING

We have also provided a traffic light system to help you identify the condition items that present the highest risk of harm to the building or occupants.

High Risk

Red level three indicates considerable resources should be allocated to reduce or remove the risk.

Moderate

Amber indicated essential efforts should be made to reduce the risk.

Low risk

Indicates no immediate action is required at this time although plans should be mobilised to continually monitor and reassess the item.


Information

Notes of interest for information purposes.

Schedule of Condition

Property Details

Property Details

Site Name	Sample Catholic Primary School Broadway
Date/Time	14/10/2021
Weather	Overcast and Dry
Site Photo	
Survey Personnel	Daniel Shandley MRICS

Statutory Reports and Site Documentation Requested.	Documents	Checked / Status
	1: Drawings	Yes
	2: 5 Year Electrical Fixed Wiring Report	Yes
	3: Gas Service Reports	Not available
	4: Fire Risk Assessment	Yes
	5: Accessibility Audit	Not available
	6: Asbestos Management Report	Yes
	7: Condition Data Capture Report	No
	8: Guarantees	No
	9: Water Hygiene	No

Condition Item 0

Photo/s

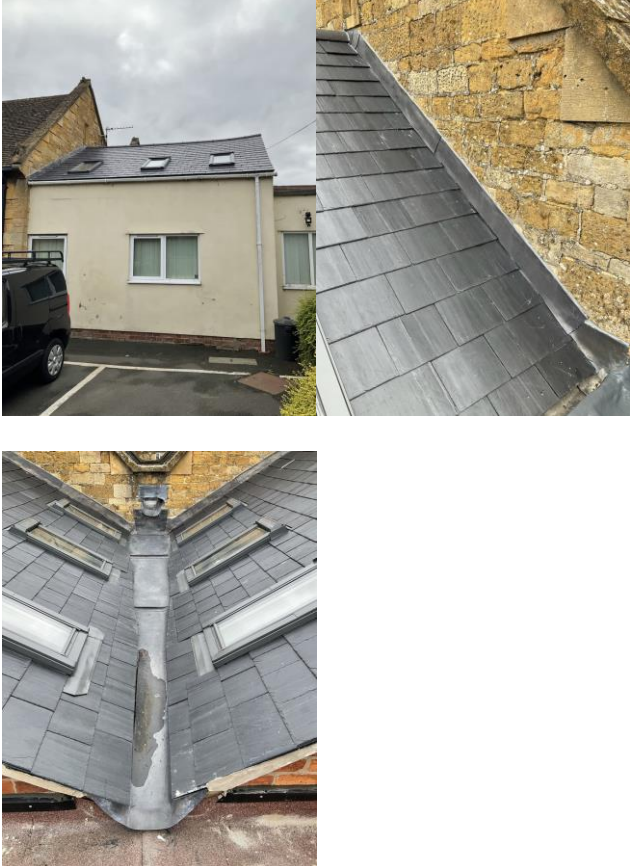







Floor / Elevation	Pitched Roof
Location	Original 1861 school building.
Location Ref	Halls
Element/Sub Element	4
Element ID	Roofs
Condition Grade (A-D)	B
Priority (1-4)	4
Description	Timber framed truss rafter 'cut' roof with concrete plane tiles and breathable under sarking. Stone parapets to gables.
Defect	The roof is showing some minor defects with a few broken tiles and poor detailing around leadwork around the hopper outlet to the rear of the roof valley.
Consequence of Inaction / Remedy	The roof will continue to deteriorate with a risk of water ingress. The tiles and lead work should be repaired soon to preserve the roof and structural fabric.
Target Year	05/11/2025
Residual Life	10+
Approx. Quantity	1
Unit	Estimated
Rate	525
Cyclical	
Period	
Period Type	
Estimated Cost	525
Risk Rating	Green

Condition Item (1)

<p>Photo/s</p>	
<p>Floor / Elevation</p>	<p>Roof</p>
<p>Location</p>	<p>IT Room and stage</p>
<p>Location Ref</p>	
<p>Element/Sub Element</p>	<p>4</p>
<p>Element ID</p>	<p>Roofs</p>
<p>Condition Grade (A-D)</p>	<p>A</p>
<p>Priority (1-4)</p>	<p>4</p>
<p>Description</p>	<p>Pitched roof with man-made slate tile covering and roof lights.</p>
<p>Defect</p>	<p>The roof was recovered in 2020/21. and covered with a 12 months defects period.</p>
<p>Consequence of Inaction / Remedy</p>	<p>N/A</p>
<p>Target Year</p>	
<p>Residual Life</p>	<p>10+</p>
<p>Approx. Quantity</p>	<p>1</p>


Unit	
Rate	
Cyclical	
Period	
Period Type	
Estimated Cost	0
Risk Rating	Blue

Condition Item (2)

Photo/s	
Floor / Elevation	Roof
Location	Above Hall Kitchen / stage store area
Location Ref	
Element/Sub Element	4
Element ID	Roofs

Condition Grade (A-D)	C
Priority (1-4)	3
Description	Original roof covered with a liquid fiber reinforced temporary covering.
Defect	The original roof covering below may be asbestos cement sheet and the school should proceed with caution when undertaking repairs. The verge detail is poorly finished and in need of repairs and alterations to ensure water does not penetrate the building.
Consequence of Inaction / Remedy	Undertake repairs to prevent water penetration at verge. Proceed with caution as there is a risk of asbestos.
Target Year	01/11/2024
Residual Life	5
Approx. Quantity	1
Unit	Estimated
Rate	450
Cyclical	
Period	
Period Type	
Estimated Cost	450
Risk Rating	Amber

Condition Item (3)


Photo/s	
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Floor / Elevation	Roofs
Location	Rear classroom and office areas
Location Ref	
Element/Sub Element	4
Element ID	Roofs
Condition Grade (A-D)	C
Priority (1-4)	3
Description	Flat roofs with a bitumen mineral felt covering.
Defect	The roofs lights are not positioned high enough. Min 150mm vertically off the roof deck.
Consequence of Inaction / Remedy	This presents a risk of water ingress. The roof lights should be removed with the kerb raised and dressed with felt and roof lights replaced or refitted as necessary. Allowance required to make good internally.
Target Year	
Residual Life	
Approx. Quantity	1
Unit	Estimated
Rate	3375
Cyclical	
Period	
Period Type	
Estimated Cost	3375
Risk Rating	Amber

Condition Item (4)

Photo/s	
Floor / Elevation	Roof
Location	Temp classroom block 1
Location Ref	
Element/Sub Element	4
Element ID	Roofs
Condition Grade (A-D)	B
Priority (1-4)	4
Description	Coated profiled sheet cladding.
Defect	None
Consequence of Inaction / Remedy	Maintain in the normal way.
Target Year	02/11/2026
Residual Life	6-9
Approx. Quantity	
Unit	
Rate	
Cyclical	
Period	
Period Type	
Estimated Cost	0
Risk Rating	Blue

Condition Item (5)

Photo/s	
Floor / Elevation	Roof
Location	Temporary Classroom 2
Location Ref	
Element/Sub Element	4
Element ID	Roofs
Condition Grade (A-D)	C
Priority (1-4)	3
Description	Single ply covering to flat roof.
Defect	It is not uncommon to find persistent leaks and issues with interstitial condensation issues presenting as leaks due to poor insulation.
Consequence of Inaction / Remedy	These buildings suffer with overheating and poor thermal performance. Plan the replace the roof covering and upgrade insulation if the building is to remain in the long term.
Target Year	01/11/2024
Residual Life	5
Approx. Quantity	1
Unit	Estimated
Rate	15850
Cyclical	
Period	
Period Type	
Estimated Cost	15850
Risk Rating	Amber

Condition Item (6)

Photo/s





Floor / Elevation	Original 1861 school building.
Location	
Location Ref	
Element/Sub Element	6
Element ID	External Walls
Condition Grade (A-D)	C
Priority (1-4)	3
Description	Solid stone walls with lime mortar bed joints and pointing.
Defect	Isolated areas require repointing. Cement mortar should be carefully removed and replaced with lime mortar. Defective sub floor ventilation.
Consequence of Inaction / Remedy	The bed joints in isolated areas should be raked out and repointed with lime mortar. Cementitious mortars should not be used and removed as this will lead to damage to stone. The external walls are vulnerable to dampness from poorly maintained rainwater goods. There is evidence the gutters are ineffective.
Target Year	01/11/2024
Residual Life	3
Approx. Quantity	1
Unit	Estimated
Rate	16575
Cyclical	
Period	
Period Type	

Estimated Cost	16575
Risk Rating	Green

Condition Item (7)

Photo/s	
Floor / Elevation	IT room.
Location	
Location Ref	
Element/Sub Element	6
Element ID	External Walls
Condition Grade (A-D)	C
Priority (1-4)	3
Description	Cement rendered external wall.
Defect	Incorrect materials used for the building type and likely to cause trapped moisture and damp issues.
Consequence of Inaction / Remedy	Continued dampness is likely within the property. If issues persist the render should be replaced with a breathable lime render and breathable painted finish if desired.
Target Year	01/11/2024
Residual Life	3
Approx. Quantity	1
Unit	Estimated
Rate	2750
Cyclical	
Period	
Period Type	
Estimated Cost	2750
Risk Rating	Green

Condition Item (8)

Photo/s





Floor / Elevation

Original 1861 building

Location

Halls

Location Ref

Element/Sub Element

7

Element ID

Windows and External Doors

Condition Grade (A-D)

D

Priority (1-4)

1

Description

Original wrought iron lights with single glazing.

Defect

These windows have poor thermal performance and are draughty. Some glazing is cracked.

Consequence of Inaction / Remedy

Special care should be taken with repairs to these glazed units to preserve the special characteristics of the original building. If replacement is planned, you should consult with the local planning authority. It is strongly recommended new internal horizontal sliding double glazed secondary units are installed to improve the thermal comfort.

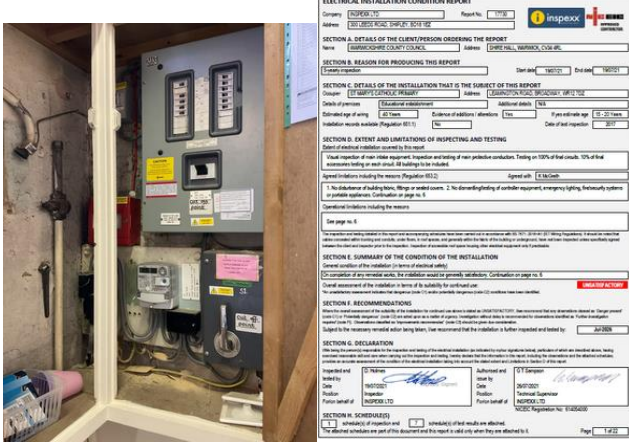

Target Year	
Residual Life	2
Approx. Quantity	1
Unit	Estimated
Rate	23150
Cyclical	
Period	
Period Type	
Estimated Cost	23150
Risk Rating	Amber

Condition Item (9)

Photo/s	
Floor / Elevation	Hall
Location	Internal face of external walls.

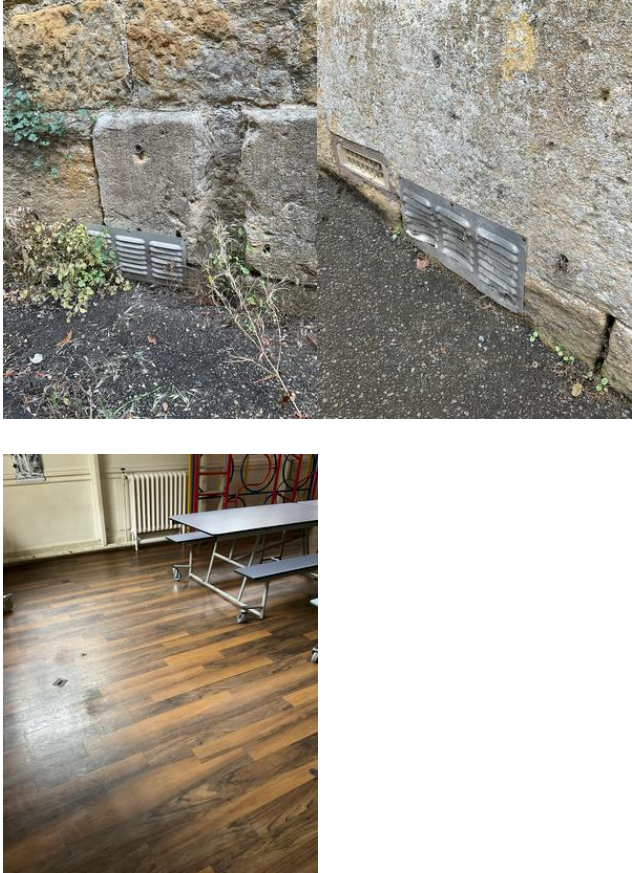
Location Ref	
Element/Sub Element	9
Element ID	Wall Finishes
Condition Grade (A-D)	D
Priority (1-4)	2
Description	Solid external walls affected by dampness and mould.
Defect	Walls have black spot mould (Stachybotrys chartarum). caused though poor ventilation and control of moist internal air and poorly insulated walls.
Consequence of Inaction / Remedy	This mould is known to have a negative impact on persons with breathing health issues. The ventilation should be improved, and walls cleaned and better insulated.
Target Year	02/11/2024
Residual Life	5
Approx. Quantity	1
Unit	Estimated
Rate	12500
Cyclical	
Period	
Period Type	
Estimated Cost	12500
Risk Rating	Amber

Condition Item (10)

<p>Photo/s</p>	
	<p> 52.507443, -1.710490</p>
<p>Floor / Elevation</p>	<p>GF</p>
<p>Location</p>	<p>Main building</p>
<p>Location Ref</p>	
<p>Element/Sub Element</p>	<p>24</p>
<p>Element ID</p>	<p>Electrical Systems and Equipment</p>
<p>Condition Grade (A-D)</p>	<p>D</p>
<p>Priority (1-4)</p>	<p>2</p>
<p>Description</p>	<p>Electrical mains and intake cupboard.</p>
<p>Defect</p>	<p>The client has reported issues on site with a lack of capacity of the mains electricity. The cupboard is easily accessible to children and the housing does not provide adequate fire protection. The most up to date 5-year fixed wiring report details C1, C2 and F1 items with recommendations for improvements with potentially dangerous conditions.</p>
<p>Consequence of Inaction / Remedy</p>	<p>There is a danger to children because of poor protection of the electrical intake and spread of fire should the already overloaded unit overheat and combust. Plan to upgrade the electrical supply, distribution, and housing.</p>
<p>Target Year</p>	<p>01/11/2022</p>
<p>Residual Life</p>	<p>1</p>
<p>Approx. Quantity</p>	<p>1</p>
<p>Unit</p>	<p>Estimated</p>

Rate	27578
Cyclical	
Period	
Period Type	
Estimated Cost	27578
Risk Rating	Red

Condition Item (11)

Photo/s	
Floor / Elevation	Original 1861 building.
Location	
Location Ref	
Element/Sub Element	3
Element ID	Floors
Condition Grade (A-D)	C

Priority (1-4)	3
Description	Suspended timber floors.
Defect	Floors are covered with impervious coverings.
Consequence of Inaction / Remedy	The floors are at risk from dampness and wood rot / insect infestations. Plan to improve sub floor insulation and ventilation. Only breathable coverings should be used to prevent the floor from moisture damage.
Target Year	01/11/2024
Residual Life	5
Approx. Quantity	1
Unit	Estimated
Rate	32150
Cyclical	
Period	
Period Type	
Estimated Cost	32150
Risk Rating	Green

Condition Item (12)


Photo/s





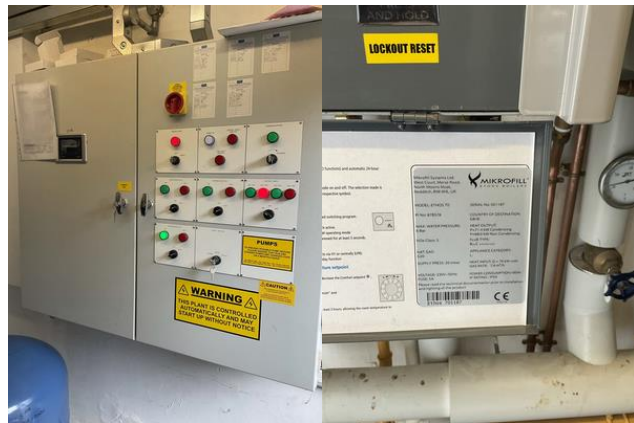
Floor / Elevation	GF
Location	
Location Ref	
Element/Sub Element	12
Element ID	Internal Doors
Condition Grade (A-D)	C
Priority (1-4)	3
Description	Original internal doors.
Defect	Some doors may have asbestos boards affixed to them. Original doors and internal screens and glazing is likely to fall short of modern standards for fire doors and protected escape routes.
Consequence of Inaction / Remedy	Rapid fire spread and compromised fire escape routes. Plan to replace doors and alter screens to bring the fire compartmentation and protection of escape routes in line with modern standards.
Target Year	01/11/2024
Residual Life	5
Approx. Quantity	1
Unit	Estimated
Rate	23400
Cyclical	
Period	
Period Type	
Estimated Cost	23400
Risk Rating	Amber

Condition Item (13)

Photo/s	
Floor / Elevation	Gf
Location	Original building and 1970's areas.
Location Ref	
Element/Sub Element	35
Element ID	Heating Distribution
Condition Grade (A-D)	D
Priority (1-4)	2
Description	Original heating distribution and heat emitters.
Defect	Pipework and radiators more than 60 years old and showing signs of internal corrosion.
Consequence of Inaction / Remedy	Leaks and heating shutdowns are likely. Plan to overhaul and replace the heating distribution pipework.
Target Year	01/11/2024
Residual Life	5
Approx. Quantity	1
Unit	Estimated
Rate	42294
Cyclical	
Period	
Period Type	
Estimated Cost	42294

Condition Item (14)


Photo/s





Floor / Elevation	GF
Location	Boiler room
Location Ref	
Element/Sub Element	23
Element ID	Gas Services
Condition Grade (A-D)	B
Priority (1-4)	4
Description	Exiting Mikrofill Ethos boilers replaced c.2011.
Defect	None
Consequence of Inaction / Remedy	Maintain in the normal way.
Target Year	
Residual Life	10+
Approx. Quantity	
Unit	
Rate	
Cyclical	
Period	
Period Type	
Estimated Cost	0
Risk Rating	Blue

Condition Item (15)

Photo/s	
Floor / Elevation	Boiler Room
Location	Ceiling
Location Ref	
Element/Sub Element	11
Element ID	Ceilings
Condition Grade (A-D)	C
Priority (1-4)	3
Description	Original ceiling boards are likely to asbestos.
Defect	None
Consequence of Inaction / Remedy	Plan to remove if building works dictate the need.
Target Year	01/11/2026
Residual Life	
Approx. Quantity	1
Unit	
Rate	5520
Cyclical	
Period	
Period Type	
Estimated Cost	5520
Risk Rating	Green

Condition Item (16)

Photo/s



Floor / Elevation

External Areas

Location

Site

Location Ref

Element/Sub Element

28

Element ID

Asbestos

Condition Grade (A-D)	C
Priority (1-4)	3
Description	Asbestos soffit and fascia boards.
Defect	Flacking paint can contaminate areas where children may frequent. Damaged fascia boards and canopy fixed through asbestos sheets.
Consequence of Inaction / Remedy	Potential for contamination and release of asbestos fibers. Plan to remove damaged boards and replace with alternative.
Target Year	07/11/2024
Residual Life	3
Approx. Quantity	1
Unit	Estimated
Rate	15650
Cyclical	
Period	
Period Type	
Estimated Cost	15650
Risk Rating	Amber

Condition Item (17)

Photo/s





Floor / Elevation	GF
Location	Temporary class 1
Location Ref	
Element/Sub Element	2
Element ID	Frame
Condition Grade (A-D)	D
Priority (1-4)	2
Description	1970's temporary classroom block.
Defect	Temporary buildings are by design lacking in insulation and manufactured with a limited life expectancy of 10 - 20 years. This building has now surpassed its design life and falls short of modern standards for educational buildings. Users will be exposed to extremes of temperature and the buildings are expensive to heat and cool.
Consequence of Inaction / Remedy	Ultimately the building does not provide adequate accommodation and is likely to have a detrimental impact on attainment at the school. Plan to replace the building with a permanent structure soon.
Target Year	01/11/2023
Residual Life	2
Approx. Quantity	1
Unit	Estimated
Rate	497999
Cyclical	
Period	

Period Type	
Estimated Cost	497999
Risk Rating	Amber

Condition Item (18)

Photo/s




Floor / Elevation

GF

Location	Temporary Building 2
Location Ref	
Element/Sub Element	2
Element ID	Frame
Condition Grade (A-D)	D
Priority (1-4)	2
Description	1970's temporary classroom block.
Defect	Temporary buildings are by design lacking in insulation and manufactured with a limited life expectancy of 10 - 20 years. This building has now surpassed its design life and falls short of modern standards for educational buildings. Users will be exposed to extremes of temperature and the buildings are expensive to heat and cool.
Consequence of Inaction / Remedy	Parts of the structure are rotten and moisture ingress will accelerate the deterioration of the building. Plan to replace soon. No cost attributed to this as it has been recorded above for the replacement of both units.
Target Year	02/11/2023
Residual Life	2
Approx. Quantity	
Unit	
Rate	
Cyclical	
Period	
Period Type	
Estimated Cost	0
Risk Rating	Amber

Condition Item (19)

Photo/s	
Floor / Elevation	External Ramps
Location	Main building.
Location Ref	
Element/Sub Element	29
Element ID	Access
Condition Grade (A-D)	C
Priority (1-4)	3
Description	External ramp.
Defect	The ramp is too steep for use as a DDA compliant access.
Consequence of Inaction / Remedy	Difficulties for staff and children with impaired mobility to use. Plan to alter or replace with a compliant ramp.
Target Year	08/11/2024
Residual Life	
Approx. Quantity	1
Unit	Estimated
Rate	15988
Cyclical	
Period	
Period Type	
Estimated Cost	15988
Risk Rating	Green

Condition Item (20)

Photo/s



Floor / Elevation

Playground

Location

Location Ref

Element/Sub Element


33

Element ID

Grounds


Condition Grade (A-D)	B
Priority (1-4)	4
Description	Hot rolled asphalt surfacing.
Defect	None
Consequence of Inaction / Remedy	Maintain in the normal way.
Target Year	02/11/2026
Residual Life	6-9
Approx. Quantity	
Unit	
Rate	
Cyclical	
Period	
Period Type	
Estimated Cost	0
Risk Rating	Blue

Condition Item (21)

Photo/s	
Floor / Elevation	Boundary wall
Location	Rear of property.
Location Ref	
Element/Sub Element	6
Element ID	External Walls
Condition Grade (A-D)	C

Priority (1-4)	3
Description	Stone boundary wall.
Defect	The wall is out of plumb and leaning slightly.
Consequence of Inaction / Remedy	The wall may continue to move over time. This should be monitored annually for any changes and repaired if deemed necessary. Ownership of the wall should be established to attribute any checks and costs to the owner. Cost for surveys and reports.
Target Year	01/11/2024
Residual Life	
Approx. Quantity	1
Unit	Estimated
Rate	494
Cyclical	
Period	
Period Type	
Estimated Cost	494
Risk Rating	Amber

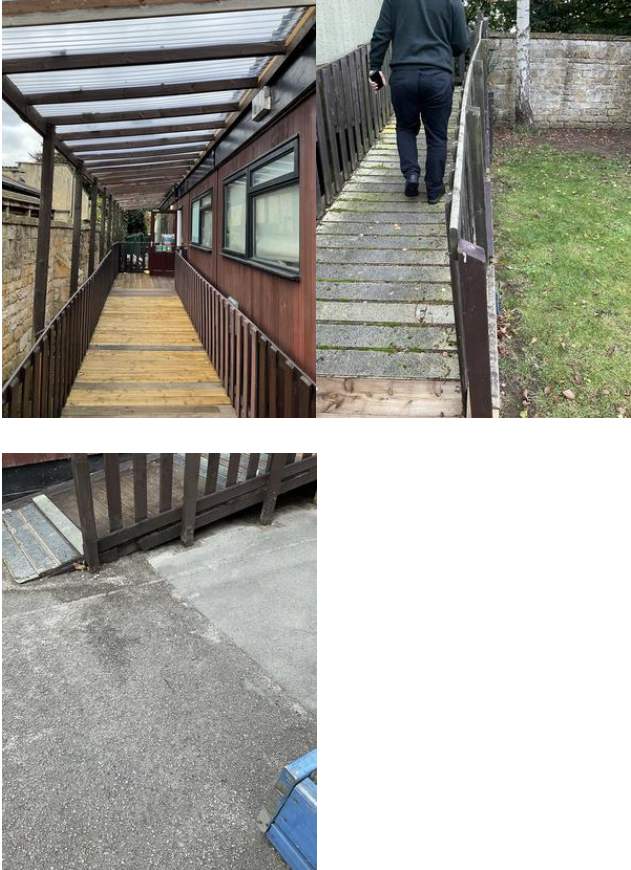
Condition Item (22)

Photo/s	
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Floor / Elevation	Rear grounds
Location	Boundary
Location Ref	
Element/Sub Element	33
Element ID	Grounds
Condition Grade (A-D)	D
Priority (1-4)	2
Description	Wire mesh and timber fencing.
Defect	Low fencing and rotten timber.
Consequence of Inaction / Remedy	The low fence is a safeguarding issue, and the rotting timber fence may become insecure. You should plan to replace and repair the section of fencing presenting a safeguarding risk.
Target Year	01/11/2023
Residual Life	2
Approx. Quantity	30
Unit	Estimated
Rate	60
Cyclical	
Period	
Period Type	
Estimated Cost	1800
Risk Rating	Amber

Condition Item (23)

<p>Photo/s</p>	
<p>Floor / Elevation</p>	<p>Temporary Classrooms</p>
<p>Location</p>	
<p>Location Ref</p>	
<p>Element/Sub Element</p>	<p>5</p>
<p>Element ID</p>	<p>Stairs / Ramps</p>
<p>Condition Grade (A-D)</p>	<p>C</p>
<p>Priority (1-4)</p>	<p>3</p>
<p>Description</p>	<p>Timber access ramps.</p>
<p>Defect</p>	<p>The ramps are showing signs of deterioration and levels are non-compliant with statutory guidelines.</p>
<p>Consequence of Inaction / Remedy</p>	<p>Risk of accidents and ongoing repair costs.</p>
<p>Target Year</p>	<p>01/11/2023</p>
<p>Residual Life</p>	<p>3</p>
<p>Approx. Quantity</p>	<p>1</p>


Unit	Estimated
Rate	19958
Cyclical	
Period	
Period Type	
Estimated Cost	19958
Risk Rating	Amber

Condition Item (24)

Photo/s	
Floor / Elevation	Main building
Location	
Location Ref	
Element/Sub Element	6
Element ID	External Walls
Condition Grade (A-D)	B
Priority (1-4)	4
Description	External blockwork walls.
Defect	Minor patched or repointing required. Some minor cracking to walls.
Consequence of Inaction / Remedy	Continual deterioration is likely. The cracking is due to thermal changes and likely non progressive movement.
Target Year	02/11/2026
Residual Life	6-9


Approx. Quantity	
Unit	
Rate	
Cyclical	
Period	
Period Type	
Estimated Cost	0
Risk Rating	Blue

Condition Item (25)

Photo/s	
Floor / Elevation	Temporary class block
Location	Toilets.
Location Ref	
Element/Sub Element	13
Element ID	Toilets and changing

Condition Grade (A-D)	D
Priority (1-4)	2
Description	Existing toilet cubicles are unsuitable for the age group.
Defect	The cubicles are too high making monitoring and safeguarding difficult.
Consequence of Inaction / Remedy	Plan to replace if the mobile classroom if the block is not replaced.
Target Year	02/11/2023
Residual Life	2
Approx. Quantity	2
Unit	Estimated
Rate	15000
Cyclical	
Period	
Period Type	
Estimated Cost	30000
Risk Rating	Amber

Condition Item (26)

Photo/s	
Floor / Elevation	Roof
Location	1970s main block
Location Ref	
Element/Sub Element	4


Element ID	Roofs
Condition Grade (A-D)	B
Priority (1-4)	4
Description	Woodwool roof deck.
Defect	None. This material can become unstable during the stripping of defunct felt coverings.
Consequence of Inaction / Remedy	Care should be taken when felt roofs are replaced.
Target Year	06/11/2025
Residual Life	
Approx. Quantity	
Unit	
Rate	
Cyclical	
Period	
Period Type	
Estimated Cost	0
Risk Rating	Blue

Condition Item (27)

Photo/s	
Floor / Elevation	1970s main block.
Location	Classrooms
Location Ref	
Element/Sub Element	25
Element ID	Fire Safety
Condition Grade (A-D)	D
Priority (1-4)	2
Description	Partition walls between rooms and corridors.
Defect	Gaps in ceiling voids and service protrusions through walls.
Consequence of Inaction / Remedy	Compartmentation and protection from the spread of fire and smoke is compromised. A furthermore in-depth targeted



	<p>survey should be undertaken to establish the gaps and risks which should be used to identify and repair and upgrade the walls to provide protection.</p> <p>Cost for further intrusive survey and report.</p>
Target Year	01/11/2023
Residual Life	2
Approx. Quantity	1
Unit	Estimated
Rate	1598
Cyclical	
Period	
Period Type	
Estimated Cost	1598
Risk Rating	Amber

Condition Item (28)

Photo/s	
Floor / Elevation	Grounds
Location	Adjacent temporary classrooms.
Location Ref	
Element/Sub Element	15
Element ID	Drainage
Condition Grade (A-D)	B



Priority (1-4)	4
Description	Foul drainage serving the temporary classrooms.
Defect	None. Maintain In the normal way.
Consequence of Inaction / Remedy	The school where unaware of the pump. Annual checks and servicing should be undertaken to keep the pump in good condition and fully operational.
Target Year	05/11/2026
Residual Life	5
Approx. Quantity	
Unit	
Rate	
Cyclical	
Period	
Period Type	
Estimated Cost	0
Risk Rating	Blue

Condition Item (29)

Photo/s	
	 52.507443, -1.710490
Floor / Elevation	Gf Entire school
Location	
Location Ref	
Element/Sub Element	27

Element ID	Fire Detection
Condition Grade (A-D)	D
Priority (1-4)	2
Description	The school fire alarm system.
Defect	The system is lacking in automatic fire detection.
Consequence of Inaction / Remedy	You should plan to replace or upgrade the system for automatic fire detection.
Target Year	02/11/2023
Residual Life	2
Approx. Quantity	1
Unit	Estimated
Rate	62500
Cyclical	
Period	
Period Type	
Estimated Cost	62500
Risk Rating	Amber

Condition Item (30)

Photo/s	
	 52.507443, -1.710490
Floor / Elevation	GF
Location	Main building.

Location Ref	
Element/Sub Element	24
Element ID	Electrical Systems and Equipment
Condition Grade (A-D)	C
Priority (1-4)	3
Description	Electrical distribution.
Defect	Existing distribution at full capacity and non-compliant with current standards.
Consequence of Inaction / Remedy	Power outages likely. Plan to replace and re wire circuits.
Target Year	01/11/2024
Residual Life	
Approx. Quantity	1
Unit	Estimated
Rate	6000
Cyclical	
Period	
Period Type	
Estimated Cost	6000
Risk Rating	Amber

Condition Item (31)

Photo/s	
Floor / Elevation	Entire Site
Location	
Location Ref	
Element/Sub Element	24
Element ID	Electrical Systems and Equipment
Condition Grade (A-D)	C
Priority (1-4)	3
Description	Surface mounted fluorescent lighting.

Defect	Lighting is aged and inadequate to provide optimum levels of lighting. Parts now obsolete and fittings are not energy efficient. There is also a lack of emergency lighting across the site, and this should be considered in a programme of replacement works.
Consequence of Inaction / Remedy	Poor lighting and raised costs for repairs. Plan to upgrade. Grants are available for this replacement work.
Target Year	02/11/2024
Residual Life	3
Approx. Quantity	
Unit	Estimated
Rate	24985
Cyclical	
Period	
Period Type	
Estimated Cost	24985
Risk Rating	Green

Condition Item (32)

Photo/s	
Floor / Elevation	Entire site
Location	
Location Ref	
Element/Sub Element	11
Element ID	Ceilings
Condition Grade (A-D)	C
Priority (1-4)	3
Description	Suspended ceilings.
Defect	Suspended ceilings are aged and showing defects. Imperial sized tiles are difficult to replace as no longer manufactured.
Consequence of Inaction / Remedy	Plan to replace as part of either fire stopping works, replacement lighting or both.

Target Year	01/11/2024
Residual Life	3
Approx. Quantity	1
Unit	Estimated
Rate	16785
Cyclical	
Period	
Period Type	
Estimated Cost	16785
Risk Rating	Green

End of Report