Summary Building Condition Survey Report

Of

Alves Primary School
1 Main Road, Alves IV30 8UR

9th and 10th of May 2022

Z00458 / ADC & NS

CONTENTS

1. Introduction

1.1. This report has been prepared by Andrew Clark MRICS, MCIOB and Neal Stewart Building Services Engineer, of Moray Council. The report is confidential to Moray Council and is not intended for public release without Moray Council's express approval. The report summarises the condition of the property condition at the time of the survey, periodic reviews of material condition will be required. An inspection of the property was undertaken on 9th and 10th May 2022. .

1.2. The report seeks to provide a brief summary of the condition of repair, identifying the principal defects and wants of repair, together with the main points of concern arising from the inspection. Items of a routine or minor maintenance nature have generally not been listed.

1.3. At the time of our inspection, the weather conditions were mild, dry and windy.

1.4. The premises comprise three buildings of a primary school, a Teaching block, a Dining block and an external store building. All buildings are single storey. The Dining block and external store buildings were constructed circa 1875 and the teaching block was constructed circa 1945. The Dining and external store buildings, along with the enclosing stone walls are Category "B" Listed.

1.5. The property was occupied during our inspection which was thus limited by the nature and extent of fixtures and fittings and of decorative finishes. In particular, the existence of fitted floor finishings throughout limited any inspection of the underlying floor structure. Framing out of walls and plasterboard linings conceal the underlying structure and it is possible that defects relating to moisture ingress may exist which are not revealed internally. Please also note and consider the Limitations and Exclusions Section, which is appended to this report.

1.6. Pitched roofs were examined from ground level with the use of binoculars. Accessible flat roofs were examined from a standard 3.80m ladder. Access was provided to all internal areas with the exception of roof spaces above part of the Dining block and the external store due to the height of the ceilings. Access was also restricted to part of the external store building, room 1/38 and associated rooms, which are currently used for large amounts of heavy non moveable storage items. Access to the roof spaces above the Dining Hall and Teaching block was limited to a head and shoulders inspection, due to the lack of walkways.

1.7. All mechanical and electrical building services were inspected as far as reasonably practical. Domestic water supply pipework, heating pipework, alarm systems cabling and small power systems cabling was in most cases concealed in internal walls or under floor spaces and not reasonably practical to inspect. An effort has been made to assess the age and likely condition of these elements by using historic data, where available, to pinpoint the likely age of materials.

1.8. Extract and supply fan ventilation systems were tested by switching on and observing operation only. A detailed inspection of fan units, ductwork or controls has not been carried out during the non-intrusive survey.

1.9. Fire and intruder alarm systems were visually inspected for condition and age as far as reasonably practical and no physical testing was carried out on these services during the survey.

2. Property Description and Methodology

2.1 The property comprises of three single storey buildings with pitched and flat roofs. The stone built Dining building and external store were formerly the primary and infant school, both these buildings and the enclosing stone wall are registered as Category "B" Listed Buildings.

2.2 The subjects are of natural stone and masonry construction. Roofs are covered with natural slate and asbestos tiles to pitched roofs with glass reinforced plastic (GRP) to flat roofs, rainwater goods are half round cast iron. External walls are of natural stone and masonry with a roughcast finish construction. Floors comprise concrete slab and suspended timber. Windows are timber sliding sash with single glazed units, metal "Crrittal" windows with single glazed units and UPVC windows with double glazed units. External doors are timber.

Internally, ceilings are a combination of painted plaster, painted plasterboard and suspended ceiling tiles, walls are painted plaster, painted plasterboard, timber panelling and timber linings at low level. Floor coverings comprise carpet, carpet tiles, vinyl tiles, sheet vinyl, quarry tiles and concrete slab. Internal; doors are generally hallow core timber with glazed panels and brass ironmongery.

The heating system in both the teaching block and dining blocks consist of 1 oil fired cast iron sectional boiler per building, steel distribution pipework and cast iron floor standing radiators.

The 2 blocks are independent of each other and have separate heating systems although the external store radiators and pipework appear to be supplied from the dining block. It is not clear whether the external store systems are still live.

In the dining block, the oil boiler is also the primary heat source for hot water generation, via a storage calorifier in the basement plant room. In the teaching block hot water is provided by a number of electric point of use water heaters and one a storage cylinder, of varying sizes and outputs.

Both buildings have Trend building management energy control systems operating the heating with remote links to allow control and interrogation through internet pages by permitted users.

Cold water distribution is predominantly mains direct feed in both buildings, via copper distribution pipework. However a cold water storage cistern provides the feeds for a percentage of outlets, together with the hot water calorifier in the dining block.

Both buildings have metal oil storage tanks, situated in brick construction bunded rooms. Basic oil safety controls are installed on the supply pipework as safety shut offs. The overflow from the dining block overfill/vent pipe terminates in the playground.

Mechanical ventilation is provided by electrical extract fans in a small number of rooms only in the teaching block. These are ceiling mounted and only cover staff and disabled toilets and staff kitchen area.

One mechanical extract fan is installed in the dining block kitchen. Also, electrical extract type.

The electrical power installation in the teaching block comprises aging distribution boards located at north and south ends of the building. General and mains wiring is concealed in wall, floor and ceiling spaces generally and could not be inspected. Plastic conduit has been used for final runs of cabling and surface mounted in rooms, terminating in white plastic switches and sockets.

The dining block building is similar, but main distribution boards have recently been replaced with up to date circuit protection on this building. A mixture of metal conduit, metal and white plastic sockets and switches are installed in this building. General and mains cabling is generally concealed in wall or under floor spaces and could not be inspected.

The lighting system in both the teaching and dining block is a variation of fluorescent tube style batten and bulkhead light fittings and a small number of recessed modular types. Lights are manually controlled by local switching only. Both blocks have had independent, non maintained emergency lights installed throughout interior rooms and at external exits in recent years. Circa 2019. Emergency exit sign maintained lights are also installed throughout both buildings. External bulkhead lights are installed around both dining and teaching blocks at positions on external walls. These appear to have PIR and lux sensor control incorporated.

Both buildings have modern fire detection and alarm systems with detectors and sounders throughout. Each building has its own fire alarm control panel.

The teaching block has an intruder alarm system installed with detectors installed generally at potential intruder entry points. A digital keypad allows users to arm and disable this system. The dining block does not have an intruder alarm system installed.

The teaching block has a security door access control system installed to control the main entrance door. 2 handset receivers located at reception and in one of the classrooms allow building users to control access by camera view and audio on this system. Staff and permitted users can be issued electronic fob keys to access this door.

The dining block has a code protected locking device installed at the main entrance door.

A CCTV system is installed with only 1 internal camera to monitor the teaching block entrance lobby and main entrance door. Images are viewable and recordable through a monitor and processing unit located in the reception office.

2.3 Building size – The Teaching Block GIFA is 556m2
The Dining Block GIFA is 410m2
The external store GIFA is 24m2
The properties combined GIFA is approx. 990m2.

2.4 Condition codes and priority categories.

CONDITION SUMMARY MATRIX	
Good - A	Performing well and operating efficiently
Satisfactory - B	Performing adequately but showing minor deterioration
Poor - C	Showing major defects and/or not operating adequately
Bad - D	Life expired and/or serious risk of imminent failure
N/A	Not applicable for assessment

PRIORITY RATING MATRIX	
1	**Must Do (immediate)** to address essential H&S/comply with law/avoid service disruption.
2	**Should Do (within years 1 and 2)** to achieve/maintain basic standards.
3	**Would Do (within years 3 to 5)** desirable works if affordable.
4	**Programmed (within years 6 to 25)** consider within Planned Maintenance.

3. Summary of Principal Considerations

3.1 Teaching Block

- Asbestos tiles have extensive moss growth to the East aspect.
- The GRP roof above the staff toilet has a significant hole and extensive blistering.
- External walls to classrooms 1 and 2 have extensive, significant cracking.
- Plaster and plasterboard ceilings have significant cracking.
- Internal walls also have significant cracking.
- Concrete floors to classrooms 1 and 2 have dropped by approx. 25mm.
- Internal doors are dated, glazing is single glazed and ironmongery is defective.

3.2 Dining Block (Category "B" Listed)

- The GRP roof is punctured in several places and has extensive blistering.
- Cast iron gutters, hopper heads and downpipes are partially blocked with vegetation.
- Timber sliding sash windows are in poor condition and largely painted shut.
- External timber doors have wet rot at the bottom edge.

3.3 Mechanical and Electrical Installations

- General and external lighting systems are at the end of their useful life and should be considered for upgrade to LED types with energy saving controls.
- Electrical general wiring and distribution boards are at the end of their useful life and should be considered for upgrade to new, with the exception of new distribution boards in the dining block.
- Heating systems are reaching the end of their useful life and should be considered for upgrade to avoid potential for serious failure, causing service disruption and to be more energy efficient and to emit less carbon related products of combustion. Neither building has back up heating system to one oil boiler.
- A number of internal toilet rooms have no mechanical extract ventilation.
- Upgrade of plumbing systems in dining block to remove the requirement for water storage cisterns in high, difficult to access attic spaces.
- Large areas of heating and domestic water pipework is uninsulated.

3.4 External Areas

- Rodding eyes and manhole covers are loose and raised above ground level.

4 Conclusion

4.1 A brief summary of the elements condition.

Element	Condition	Priority
Roofs	D	2
Floors & Stairs	D	2
Ceilings	C	3
Ext. Walls, Windows & Doors	D	1
Internal Walls & Doors	C	3
Sanitary Services	B	4
Mechanical	C	2
Electrical	C	2
Decoration	C	3
Fixed Int. Facilities	B	4
External Areas	D	2
Outdoor Sports Facilities	C	3

This information must be transferred to the Master Core Fact Sheet.

4.2 Improvements Recommended

To prevent or reduce, vandalism / damage / accelerated deterioration.

- Replacement of asbestos cement tiles.
- Underpinning of classrooms 1 & 2 to prevent further movement.
- Expansion of the field of CCTV cameras to increase security.
- Installation of an intruder alarm system in the dining block to increase security.
- Review of requirement for mechanical ventilation in toilet rooms.
- Upgrade of controls for mechanical fans and lighting for energy saving purposes.
- Upgrade of lighting in both buildings due to age and condition.
- Upgrade of heating and associated plumbing systems in both buildings due to age and condition and for energy saving and reduction of carbon emission purposes.
- Installation of a sump pump system within the dining room block basement boiler house, as it is below ground level and has potential to flood.

Appendix A

Limitations and Exclusions

Introduction

We will not seek to impose any particular limitations upon the survey work beyond those of normal surveying practice.

We will carry out a detailed, non-disruptive, visual inspection of the exposed parts of the building fabric that are readily and safely accessible at the time of our survey, using our standard survey equipment.

Our report will express our opinion on the condition and standard of construction of the inspected parts of the property and recommend further investigation or repair where necessary.

The survey will be limited to the subject property and no responsibility will be accepted for any defects that might materially affect the property, which are out with the scope of the survey.

Health and Safety

The inspection will be executed in a fashion in compliance with the Health & Safety at Work, etc Act 1974. Unless otherwise stated, it will be done without the benefit of internal or external scaffolding, guard rails or mechanical hoists. The external inspection will, therefore, be limited to ground level to inspection from accessible opening in the external fabric, or by the use of a 5 metre sectional ladder.

Deleterious Materials

Testing of components or taking of samples will not be taken through our inspection. If the presence of deleterious materials is suspected in the construction of the building, we will recommend further investigations are carried out by the appropriate specialists. Our inspection does not constitute an asbestos survey in accordance with the Control of Asbestos at Work Regulations.

Services

We will carry out a visual inspection of the primary service installations to include electrical and mechanical services where accessible. No tests of existing services will be undertaken at the time of our inspection. If, as a result of inspection and where considered necessary, we will advise if further investigations and reports should be obtained by independent specialists.

Unless agreed beforehand, our inspection will not comment on the suitability of the property for any use and the client is, therefore, advised to ensure that their use is possible and all processes, trades and activities are viable and permitted. No enquiries will be made to any local or statutory authority regarding any form of “Notice” that might have been served on the property at any time in the past or present. Similarly our report excludes any investigation into the structural design and suitability and compliance with legislation relating to buildings.

Environmental Conditions

The scope of the survey will be limited by the particular weather conditions pertaining at the time of inspection and no guarantee will be given with regard to the performance of the elements of the building during different conditions.

Where existing, the external inspections will be limited by the presence of any coverings of vegetation and no stripping off of the vegetation, including ivy, trellises, etc will be undertaken.

Contamination and Pollution

We will not make enquiries or investigations as to whether the property or any part of it or any neighbouring property appears on any register of contaminated land or might be contaminated or otherwise affected within the scope of the Environmental Protection Act 1990 or other legislation. We will, therefore, be unable to report that the property is free from risk in this respect. For the purpose of our report we will assume that such enquiries would reveal nothing which would affect the terms of our report.

Confidentiality and Use.

Our report is for the sole use of Moray Council and is confidential to the Council and their Professional Advisors. It should not be reproduced in whole or in part or relied upon by a Third Party for any purpose without the express prior written consent of Moray Council.

It should be understood that the report must not be used as any form of specification. Prior to the selection of an appropriate specification, it is likely that further investigation and exploratory works will be required following on from the survey in order to determine the full extent of the specification works necessary prior to submission to contractors for pricing.

Appendix B

Record Photographs

Roofs

1. Roof structure – Teaching north

2. Teaching south

3. Teaching south minor water marking

4. Dining block - structure

5. Dining block - sarking

6. Dining block – vent pipes resting on structure

7. Lean-to store – extensive wet rot

8. Boiler room – concrete flat roof structure

9. Slate to Teaching north

10. Slate to Dining block

11.

12. Slate to external store

13. Lean-to store

14. Asbestos tile to Teaching south

15. Extensive moss growth

16. GRP roof above pupil toilets

17. GRP roof above staff toilet

18. Hole in GRP roof

19. GRP roof above boiler room

20. Fixings punching through GRP surface

21. Moss and vegetation on flat roofs

22. Metal skylights

23. Mineral fibre to Teaching south

24. Mineral fibre to Teaching north

25. Mineral fibre to Dining block

26. Rafter feet and fascia board

27. Wet rot to rafter feet

28. Wet rot to fascia boards

29. Half round cast iron gutters

30. Downpipe to hopper heads

31. Vegetation in rainwater goods

32. Birds nest in hopper head

33. Cast iron downpipes

34. Stone chimneys

35.

36. Brick chimney to boiler room

37. Brick/roughcast chimney to Teaching block

38. Roof vents to Dining block

External Walls

39. Masonry walls – Teaching north

40. Extensive, significant cracking

41.

42.

43. Masonry walls – Teaching south

44. Stone walls – Dining block

45.

46. Isolated cracking

47. Below floor ventilation – Dining block

48. Below floor ventilation – Teaching south

49. Below floor – Teaching south

50. Cracked roughcast – Teaching north

51. Damaged roughcast – Plant room

52. Roughcast – Teaching south

53. Timber single doors

54. Main entrance door – Teaching block

55. Wet rot in bottom rail

56. Wet rot in lining boards

57. Timber double doors

58.

59. UPVC windows

60. Top hopper mechanism

61. Timber sliding sash windows

62. Previous repairs

63. Wet rot in sashes and frames

64. Crittall window to Plant Room

65. Damage/repairs to stone mullions

66. Movement at stone transoms

67. Cracked glazing

68.

69. Double glazing to Teaching block

70. Failed double glazed units

71. UPVC window ironmongery

Steps & Ramps

72. Concrete steps

73.

74. Concrete ramps

75. Concrete steps to Boiler House

76. Chipped nosings

77. Ramps and guard rails

78. Corcer bead corrosion

79. Erroded concrete surface

Floors

80. Concrete slab

81. Concrete floor subsided

82. Below timber suspended floor – Teaching south

83. Timber suspended floor

84. Carpet floor finish

85. Vinyl tiles

86. Sheet vinyl

87. Varnished floor boards

88. Patch repaired timber boards

89. Quarry tile flooring

90. Concrete floors to Boiler & Plant rooms

91. Steps to Teaching corridor

92. Ramps to Teaching corridor

93. Concrete steps to Plant Room

94. Timber handrails to ramps

Ceilings

95. Suspended ceiling tiles

96. Water marked

97.

98.

99. Plaster ceilings - cracked

100.

101. Plasterboard ceilings

102.

Internal Walls

103. Plastered walls - spalling

104.

105. Plastered walls - cracked

106. Plasterboard walls

107. Timber panelling

108. Timber linings

109. Ceramic wall tiles

110. Internal glazed screens

111. Wet wall

112. Timber classroom doors

113. Timber panelled doors

114. Internal double doors

115. Single glazing to doors

116. Georgian wired glass

117. Borrowed lights

118. Brass door ironmongery

Sanitary Ware

119. Wall hung urinal

120. Typical WC

121. Vanity basins

122. Wall hung basins

123. Pedestal basins

124. Accessible toilet

125. Cubicle partitions

126. Vanity base units

127. Water damage to bottom edge

128. Commercial kitchen

128. Stainless steel sinks

129. PVC waste pipes

Furniture

130. Classroom tables and chairs

131 Sink base units

132.

133. Reception furniture

Mechanical and Electrical Photos -
Teaching Block

134. Oil fired heating only boiler.

135. Boiler stainless steel chimney system.

136. Pipework – Heating system distribution in teaching block attic.

137. Radiator – heating system teaching block example.

138. Heating system BEMS control panel. Teaching block.

139. Heating feed and expansion tank. Teaching block attic.

140. Hot water storage tank teaching block – electric. Girls toilets cupboard.

141. Point of use electric water heater. Teaching block classroom typical.

142. Cold water copper pipework – teaching block typical

143. Cold water copper pipework – teaching block typical.

144. Extract fan – teaching block toilet.

145. Extract fan external termination teaching block toilet.

146. Oil tank in bunded store – teaching block.

147. Oil supply automatic shut off valve – teaching block.

148. Electrical power – distribution board – teaching block.

149. Electrical power – distribution board – teaching block.

150. Incoming power supply/meters/fuses teaching block

151. Electrical power distribution board – teaching block

152. Electrical power – socket teaching block example.

153. Electrical power – isolation switches teaching block toilets.

154. Light switch – teaching block store example.

155. Light switch teaching block class example.

156. Lighting – teaching block boys toilets.

157. Lighting – teaching block classroom.

158. Lighting – teaching block corridor

159. External lighting – teaching block.

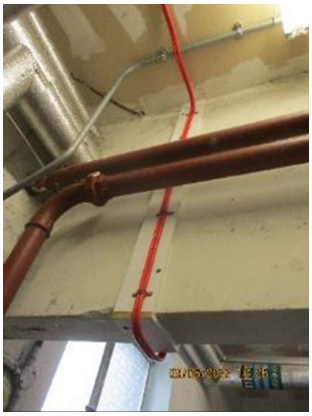
160. Emergency light fitting teaching block class.

161. Emergency exit sign light. Teaching block.

162. Fire alarm control panel. Teaching block entrance.

163. Fire alarm device. Call point – teaching block.

164. Fire alarm device. Detector head – teaching block.



165. Fire alarm system wiring. Teaching block.

166. Period bell – teaching block corridor.

167. Period bell programmer – teaching block reception.

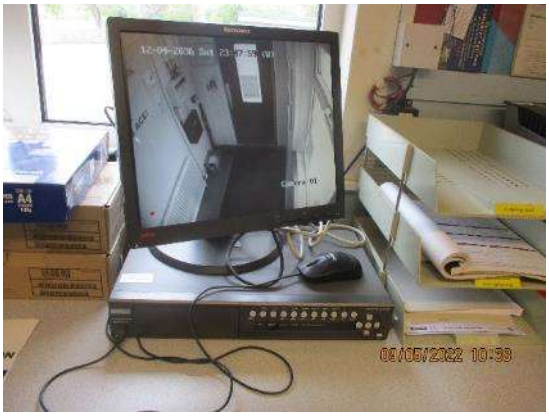
168. Intruder alarm keypad – teaching block entrance lobby.

169. Intruder alarm system detector - teaching block.

170. Door access system control keypad main entrance. - Teaching block.

171. Door access system receiver handset and viewer. Reception office - teaching block.

172. CCTV camera – main entrance / teaching block.



173. CCTV system monitor and recorder. Teaching block reception office.

Mechanical and Electrical Photos Dining Block

174. Oil fired boiler. Heating and hot water.

175. Heating BEMS control panel dining block boilerhouse.

176. Heating feed and expansion tank. Dining block attic.

177. Heating pipework. Dining block attic.

178. Radiator – dining block cloakroom.

179. Heating pipework and valves. Dining block.

180. Hot water calorifier – dining block boilerhouse.

181. Hot water copper pipework – dining block example.

182. Cold water pipework – dining block example.

183. Oil storage tank – dining block bunded store.

184. Oil control safety shut off valve. Dining block.

185. Oil tank fill point – dining block.

186. Extract fan – dining block kitchen window.

187. Incoming power supply and main fuses dining block.

188. Electrical power distribution boards. Dining block.

189. Electrical power – distribution board. Dining block.

190. Electrical power – Isolation switch – dining block kitchen.

191. Electrical power – socket / dining block example.

192. Lighting – dining block kitchen.

193. Lighting – dining block classroom.

194. Light switch – dining block gym store.

195. Lighting – dining block store.

196. Fire alarm control panel. Dining block 1/20.

197. Fire alarm system. Wiring and detector head. Dining block.

198. Phone system – dining block.

199. Pipework and lighting – external store building. (Assumed disconnected supplies)

External Works

200. Tarmacadam car park

201. Surface water ponding

202. Tarmacadam playground

203. Evidence of water ponding

204. Playground equipment

205. Tarmacadam footpaths

206. Galvanised rail fencing

207. Chain link fencing

208. Damaged chain link fencing

209. Pedestrian gates

210.

211. Vehicle gate

212. Chain link gate

213. Stone enclosing wall

214. Pointing required

215. Cracks and movement adjacent to trees

216. School signage

217. Road gullies, part blocked

218.

219. Rodding eyes above ground level

220. Raised manhole covers

221. Insecure manhole covers

222. Bike shelter

223.

224. Timber sheds

225. Shelter

226. Utility pole

227. Landscaping planters

228.

Outdoor Sports Facilities

229. Sports field

230. Grass and mature trees

231. Metal goad posts

232. Surface corrosion