

Summary Building Condition Survey Report

Of

**Andersons Primary School
High Street, Forres IV36 1DB**

31st January & 1st February 2022



Z00459 / ADC & NS

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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 Monday 31st January and Tuesday 1st February 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 cold and windy with rain showers.
- 1.4. The premises comprise a primary school, constructed in single and 2 storeys. The original part of the building, now the Gym Hall, was constructed in 1823 and remodelled in 1881, this part of the building along with the steeple, stone pillars and cast-iron railings is a category "B" Listed Building. The original building was extended in 1926 with a further small extension to the Kitchen in circa 1967.
- 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, with other flat roofs being examined from elevated points on access. Access was provided to all internal areas.
- 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 a single and two storey building part of which is a Category “B” Listed Building.
- 2.2 The subjects are of solid natural stone construction. Roofs are covered with natural slate to pitched roofs and mineral felt, GRP and lead to flat roofs. There are two stone built chimneys each with two clay pots. A clock tower steeple is located to the centre of the north elevation. External walls are of stone construction with masonry walls and roughcast finish to the Kitchen extension. Windows are timber to the Gym Hall with timber Velux windows to the pitched roof and powder coated metal windows to the remainder of the building. Timber windows are single glazed, all other windows are double glazed. External doors are large panelled timber doors.

Internal finishes comprise plasterboard; lath and plaster; ceiling tiles and suspended ceiling tiles to the ceilings. Wall finishes are plaster; lath and plaster; timber panelling and painted fibreboard. Floor finishes are generally linoleum; sheet vinyl; contract grade carpet and carpet tile. Internal doors are timber with timber panelling and glazed panels.

The heating system comprises 2 cast iron sectional natural gas boilers in the basement plant room. Heating hot water is distributed via stainless steel pipe around the school building which has been recently installed as new replacement pipework in 2020/2021. All radiators in the school building have also been upgraded to new steel panel types during this recent upgrade. A small number of fan assisted convector heaters and electric panel heaters supplement the wet central heating system in various toilet rooms, the kitchen and gym hall.

Domestic hot water is also generated by the gas boilers and stored and distributed via 2 x 400 litre calorifiers in the basement plant room. A number of point of use electric storage water heaters supplement the hot water centralised system within various classrooms and toilets.

Heating and hot water systems are controlled and monitored by a Trend building energy management system. The control panel and control keypad are situated in the plant room. A remote link to the system is available through the internet on Moray Councils computer network to authorised users to allow remote control and monitor.

Cold water to all outlets in the school is supplied directly from the mains via copper pipework with no storage tanks installed other than to supply the hot water tanks.

Natural gas fuel supply is provided to the basement plant room and also to the main kitchen. 2 separate gas meters are located at the boundary of the site and on the east facing external wall. The kitchen gas supply to the meter and the meter itself and part of the supply internally to the kitchen has been recently replaced and upgraded.

Mechanical ventilation is provided in various locations and rooms around the school building by various sized electric extraction fans. Specialist mechanical extraction system is installed for the kitchen cooking appliances.

A modern fire alarm system is installed throughout the building. This consists of an addressable zone control panel, break glass points at exit points throughout and detector heads installed throughout the building to almost all rooms and the attic space.

A modern intruder alarm system is also installed throughout the building with detector sensors throughout downstairs and upstairs rooms and spaces. These are linked to a digital control panel at the main entrance.

A CCTV system is installed with cameras linked to a display monitor and recorder unit in the office reception.

A disabled alarm system is installed in the building with remote call points linked to a receiver and display unit in the reception office.

The existing period bell system in the school consists of bells at various locations internally and externally and controlled by a programmer unit.

The lighting system throughout the building has recently been upgraded with phases of work carried out up to 2021. A further phase is currently planned for 2022 to carry out the upgrade of the remaining small percentage of room and space lighting that remains, due to be upgraded. Emergency lighting is throughout the building rooms and spaces in various forms of maintained and non maintained light fittings. All upgraded lighting is now LED type with PIR control systems.

External building lighting is dated but functional and of various types of bulkhead and floodlight fittings.

Small power supplies throughout the building have recently been upgraded within phases of work up to 2021. New wiring and protective housing and support terminates around the building in a mixture of flush fitted and surface mounted wiring accessories. Protective housings are both plastic and metal conduit and trunking.

A lighting system conduction rod is situated at the top of the clock tower at the North end of the building. Two conducting cables are fixed to the North end wall of the building and discharge to earthing rods at 2 separate points underground in the playground.

2.3 Building size – The properties GIFA is 1984m2.

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 Primary School Building Fabric

- Vegetation was visible in gutters.
- All chimney pots to be investigated, redundant flues should be capped and ventilated.
- Suspended floor ventilation is obstructed by playground levels and cycle racks.
- Following recent underpinning, the Kitchen extension should be monitored to ensure no further movement is taking place.
- Significant repairs are required to the external walls of the Kitchen extension.
- Loose, unclipped external cabling.
- Window mechanisms and ironmongery are in poor condition.
- MDF window sills and surrounds laminated and swollen.
- Isolated areas of woodworm in the clock tower timber lintols.
- Floor finishes cut, holed and worn.
- Kitchen units and worktops laminating.
- Sanitary ware dated, cracked and damaged.
- WC cubicles dated worn and damaged.

3.2 Mechanical and Electrical Installations

- External lighting is dated and in poor condition.
- The lightning conducting cable is inadequately secured to the building and a works order has been created to repair this.
- A number of electrical distribution boards and consumer units are life expired and should be considered for replacement.
- The boilers and hot water storage tanks are reaching the end of their useful life and should be considered for upgrade, together with the plant room pipework and control system.
- Hot and cold water domestic pipework is reaching the end of its useful life and should be considered for upgrade.
- All point of use water heaters are life expired and should be considered for upgrade or removed and new supplies taken from a centralised hot water system.
- A percentage of internal lighting is life expired.
- During upgrade or replacement of systems, all redundant systems should be removed or clearly labelled to state they are redundant and no longer live systems.

- Sections of gas supply pipework underground to the plant room and also between room 1/12 and the kitchen underfloor could not be verified. Annual gas pipework inspections are being carried out by gas safe registered, qualified contractors.

3.3 External Areas

- Gate piers have exposed reinforcement and require repair (Cat B Listed).
- Perimeter wall surface cracking and efflorescence, cracked and broken coping stones.
- Gas supply pipe exiting the main gas meter has no mechanical protection and has evidence of being used to climb on.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Consideration should be given to reducing ceiling heights to conceal cable trays and reduce the volume to be heated.
- Screens and doors providing smoke/fire protection should be reviewed following the completion of recent M&E upgrades.
- Consider providing internal access to the flat roof behind the steeple.
- Hot water distribution systems could be appraised for design of high efficiency low volume storage systems to reduce potential water hygiene requirements and save energy.
- Internal heating distribution pipework should be insulated if not factored into space heat output requirements.
- The CCTV system could be extended to provide greater coverage and enhance security.

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. Slated roofs



2. Flat lead roofs



3. Mineral felt roof above Gym Hall



4. GRP roofs



5. Pitched roof structure



6. Water marked timbers



7. Timber structure within the steeple



8. Steel supports



9. Woodworm in lintels



10. Woodworm in lintels



11. Disturbed/missing mineral insulation



12. Mineral insulation over lath & plaster



13. Damaged/missing insulation to north roof



14. Cast iron ogee gutters



15. Previous repairs to gutter outlets



16. Vegetation in gutters



17. Leaves in gutters



18. Cast iron hopper heads



19. Lead outlets from flat roofs



20. Cast iron down pipes



21. Lead roof box gutters



22. GRP roof box gutters



23. Felt roof box gutters



24. Parapet wall to felt roof



25. North chimney and weather vane



26. Steeple to north elevation



27. Timber louvres and clock



28. Louvres internally

External Walls



29. External masonry



30. Kitchen roughcast extension



32. Movement and cracking of external walls



33. Gap between the extension and the main building



34. Expansion tape filling the gap



35. Ground level to the west elevation



36. Under floor ventilation obstructed



37. Under floor ventilation obstructed



38. Isolated repointing required



39. Timber panelled external doors



40. Isolated repairs required



41. Timber fire escape doors



42. Kitchen side door



43. Door does not fit frame



44. Door ironmongery in fair condition



45. Timber framed windows



46. Timber window sills



47. Powder coated metal windows



48. Timber window sills



49. Velux windows



50. Window mechanisms stiff to operate



51. Handles to high level windows



52. Lever ironmongery in very poor condition



53. Lever ironmongery in very poor condition

Steps & Ramps



54. Paving slab steps



55, Concrete steps



56. Concrete ramp



59. Damaged steps to Kitchen side door

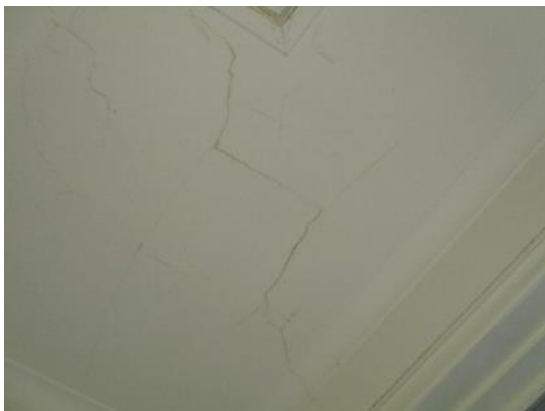


60. Concrete steps



61. Timber handrail to Kitchen side door

Ceilings



62. Cracked lath & plaster ceilings



63. Repairs to plasterboard



64. Plasterboard ceilings



65. Isolated water marking



66. Water marked suspended ceiling



67. Suspended ceilings



68. Gym Hall glulam beams and ceiling tiles



69. Ceiling tiles failing

Internal Walls



70. Lath & plaster walls



71. Isolated cracking



72. Isolated surface damage



73. Plasterboard walls - Water damage



74. Timber panelling at low level



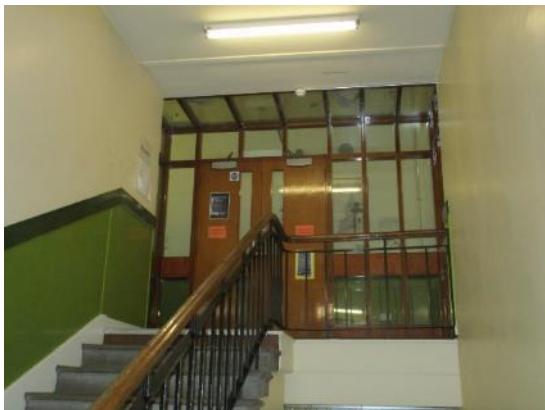
75.



76. Fibreboard wall linings



77. Corridor screen partitions



78. Timber screens to staircases



79. Corridor screen partitions



80. Water damaged MDF window linings



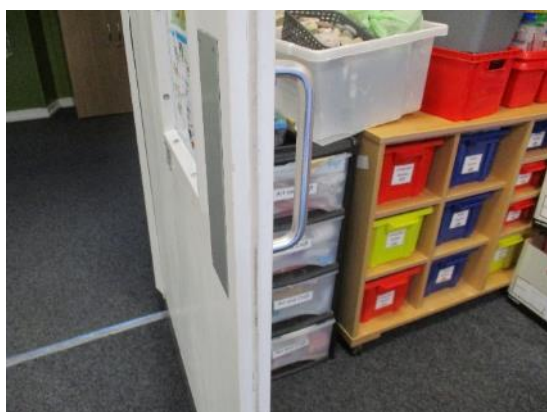
81. Water damaged MDF window linings



82. Timber double doors



83. Timber single doors



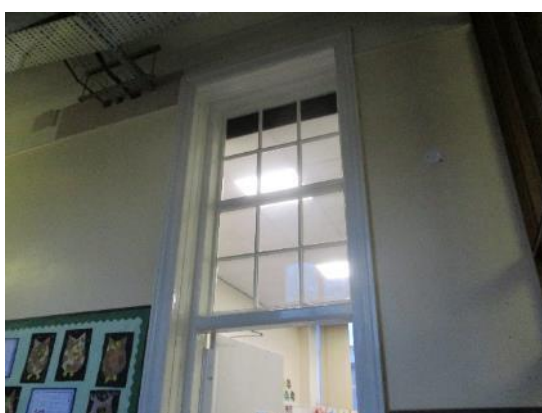
84. Smoke seal to fire doors



85. Concertina doors



86. Georgian wired vision panels



87. Borrowed lights to classrooms



88. Isolated missing ironmongery



89. General ironmongery



90. Roller ball catches to some doors

Sanitary Ware



91. Stainless steel urinal



92. Vitreous china urinal



93. Typical WC



94. Cracked and chipped WC



95. Damaged plastic cisterns



96. Cracked vitreous china cisterns



97. Lever handle fittings



98. Typical wall hung wash hand basins



99. Cracked wash hand basins



100. PVC waste pipes



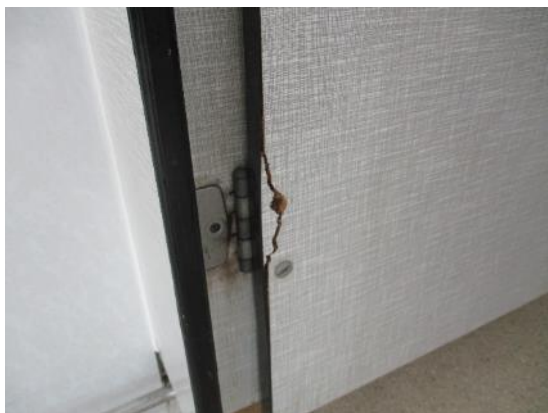
101. Copper waste pipes



102. Accessible toilet



103. Cubicle partitions



104. Damage to doors



105. Damage to partitions



106. Failed and repaired ironmongery



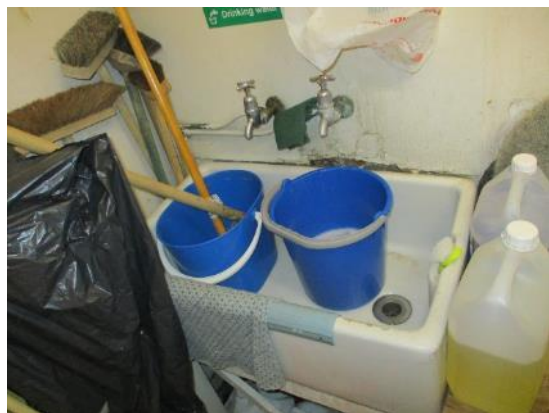
107. Stainless steel commercial kitchen



108. Classroom stainless steel sinks



109. Classroom butler sinks



110. Cleaners sink

Internal Decoration



111. Peeling paint



112.



113. Joinery items

Furniture



114. Classroom furniture



115. Social furniture



116. Classroom base units



117. Laminating worktops



118.

Mechanical & Electrical



119. Boiler Flues and chimney



120. Cast iron sectional gas boiler 1 of 2



121. Plant BMS control panel and controller keypad



122. Plant room pumps and pipework



123. Typical heating system radiator



124. Heating system pipework



125. Hot water storage calorifier – 1 of 2 Plant room 0/29



126. Hot water pipework within school building



127. Cold water storage tank attic space



128. Cold water pipework within school building 1-36



129. Gas supply to plant room – external. Main gas meter



130. Gas supply (part) to kitchen internal 1/33



131. Automatic gas safety controls – Kitchen 1/11



132. Gas pipework within kitchen to appliances 1/11



133. General extract mechanical ventilation 1/2a



134. General extract mechanical ventilation 1/5



135. Specialist extract mechanical ventilation kitchen 1/11



136. Specialist extract mechanical ventilation kitchen fan 1/11



137. Electrical distribution boards and consumer unit



138. Electrical distribution boards



139. Electrical distribution board kitchen 1/11



140. Electrical distribution board 2/47



141. Wiring accessories and conduit and trunking-classroom



142. General wiring and dado trunking – class 2/30



143. Office lighting HT – Room 1/13



144. Classroom lighting room 1/14 / throughout.



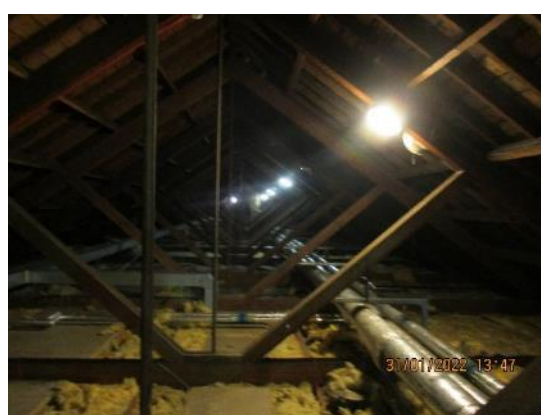
145. Emergency exit maintained lighting kitchen 1/11



146. Emergency room lights. Non maintained Class



147. External building lighting



148. Attic lighting



149. Fire alarm panel



150. Fire alarm device



151. Lightning conductor cable ground level discharge



152. Lightning conductor cable clock tower



153. Door entry system



154. Period bell system (external bell)



155. Disabled alarm system receiver unit - reception



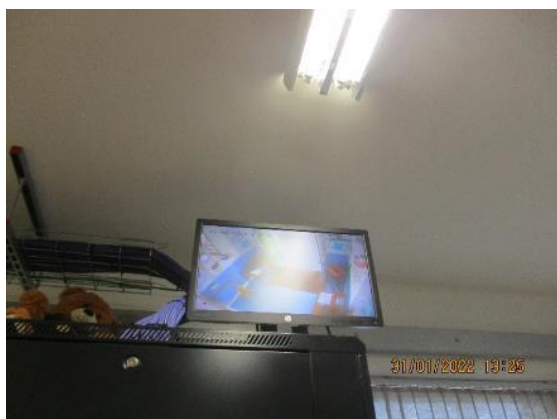
156. Disabled alarm system call point – access toilet



157. Intruder alarm panel – main entrance



158. Intruder alarm panel main entrance



159. CCTV system display and monitor



160. External CCTV camera main entrance

External Elements



161. Tarmacadam playground



162. Log playground equipment



163. Paving slab footpath



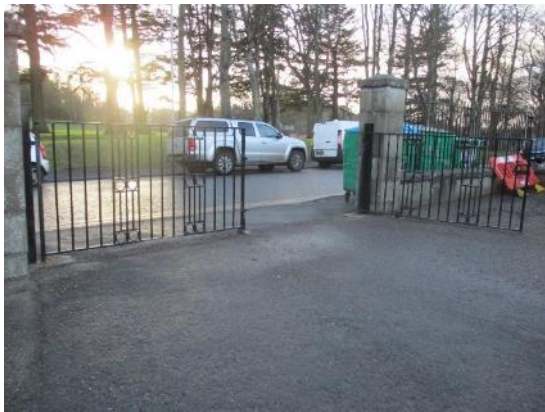
164. Cast iron railings (Listed)



165. Cast iron gate (Listed)



166. East gate



167. South gate



168. Stone gate pillars (Listed)



169. Stone cracking



170. Exposed reinforcement



171. Perimeter wall cracking



172. Perimeter wall pointing



173. Signage



174. Surface water drainage