

Summary Building Condition Survey Report

Of

Dyke Primary School

Dyke IV36 2TF

5th October 2021



Z00463 / 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 5th October 2021.
- 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 dry and cold.
- 1.4. The premises comprise a primary school, school hall, HORSAs hut, playground shelter, external store, cycle shelter and garden sheds. The primary school was single storey constructed circa 1900, the Hall was 2 storey in part also constructed circa 1900, the HORSAs hut constructed circa 1950. All outbuildings were single storey.
- 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.
- 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 single and two storey stone built buildings with a HORSAs hut and various small outbuildings.

- 2.2 The principal subjects are of solid natural stone construction. Roofs are covered with natural slate, metal profile and corrugated asbestos to pitched roofs and a combination of felt and GRP to flat roofs. There were stone built chimneys to the School and Hall with a timber built bell tower to the School. External walls are of stone construction with a roughcast finish to parts of the Hall, windows are a combination of timber, aluminium, UPVC with double glazing and metal "Crittall" windows with single glazing to the HORSAs hut.

The heating system comprised a single oil fired boiler serving traditional elemental and steel radiators, all with TRVs and basic control system. The system is a traditional one pipe type and internal pipework is uninsulated. No building energy management system is installed. Heating is supplemented by ceiling mounted electrical radiant heaters and wall mounted electrical and "wet" fan convector type heaters. Hot water was provided by small hot water cylinder, multipoint storage type water heater and various point of use instantaneous water heaters. Extract ventilation was by independent extract fans in toilets and commercial extraction from the commercial kitchen. The premises had a modern smoke detection and fire alarm system.

Cold water supplies are all piped directly from the mains water supply and no water storage tanks remain in any of the 3 buildings.

Building security is provided by external sensor activated floodlights, CCTV camera system and a magnetic door release system activated code/push button key pad.

Internal lighting is provided by manual controls and varying types and condition of light fittings.

External lighting is provided by bulkhead and wall mounted sensor operated floodlights positioned at various positions on both the school and dining hall buildings.

- 2.3 Building size – The Primary School GIFA is approx. 450m²
The School Hall GIFA is approx. 262m²
The properties combined GIFA is approx. 712m².

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

- Felt roof coverings were reaching the end of their useful life.
- Timber bell tower has evidence of significant wet rot.
- Cast iron rainwater goods in poor condition.
- Lack of insulation to the entire building envelope.
- Timber external doors and frames are laminating with evidence of wet rot, reaching the end of their useful life.
- External surface water drainage was blocked in a number of locations.
- Internal and external lighting is in poor condition.
- Building wiring and power distribution boards for small power systems are in poor condition and have exceeded useful life.
- Heat source, heating system and controls have exceeded useful life and due to age and condition are at risk of imminent significant failure.
- CCTV system is basic and non-maintained. Was defective at time of inspection and requires replacement.
- No modern intruder alarm system.
- Period bell system is functional but reaching the end of its useful life.

3.2 School Hall Building

- The tabling to the rear chimney was spalling and in very poor condition.
- Cast iron rainwater goods in poor condition.
- Lack of insulation to building envelope.
- Timber windows were in very poor condition and require replacement.
- Electric heaters both radiant and fan type are in poor condition.
- The extraction ductwork and fans for the commercial cooking appliances are in poor condition.
- Building wiring and power distribution boards for small power systems are in poor condition and have exceeded the end of their useful life.
- No modern intruder alarm system.
- Parts of the building lighting system are in poor condition and life expired.
- No automated security system other than lockable external doors and windows.

3.3 HORSA Hut

- The HORSAs hut is used for storage only and had exceeded its useful life.

3.4 Outbuildings

- The playground shelter and external store corrugated iron roofs were in poor condition with surface corrosion resulting in penetrations.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Replacement of the HORSAs hut and external store with an appropriate external storage building.
- Replacement of main school building lighting with LED type light fittings and sensor activated controls to aid energy efficiency and reduce running costs.
- The installation of an electronic modern intruder alarm system would benefit the security of the main school and dining hall buildings.

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

School Building



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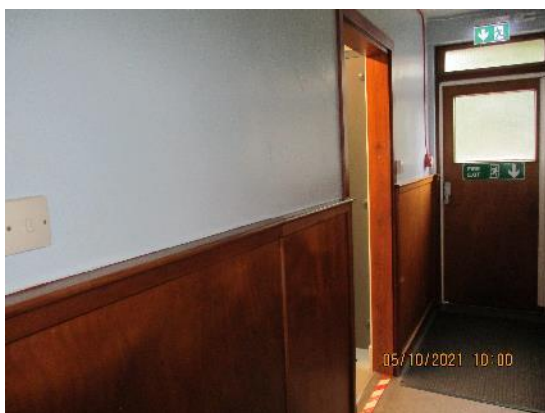
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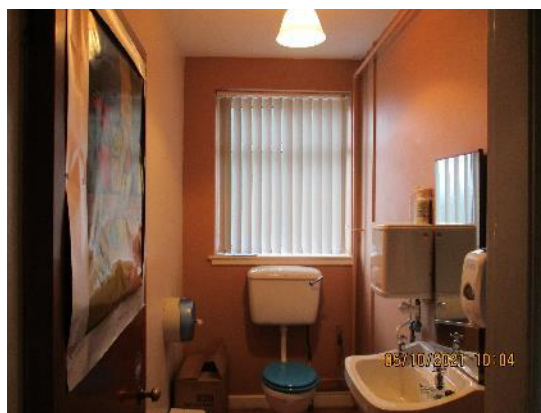
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31. Oil boiler



32. Cast iron radiator main school



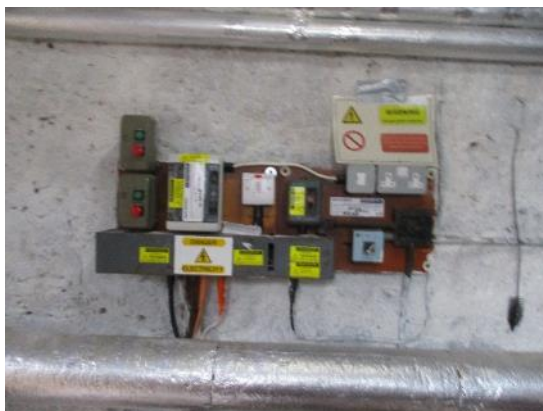
33. Kitchen – Fan heater



34. Kitchen block electric convector heater



35. Heating pipe main school



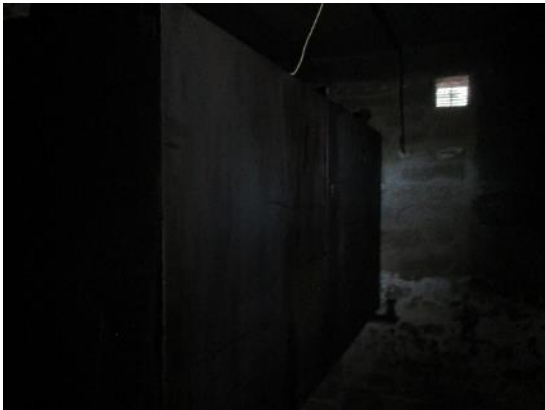
36. Heating controls – plant room main school



37. Hot water cylinder main school



38. Multipoint hot water storage heater - kitchen



39. Main oil tank and bund – Plant room



40. Oil supply pipework to boiler – Plant room



41. Specialist extract ventilation – Kitchen



42. Specialist ventilation controls - Kitchen



43. Fire alarm panel. Main school



44. Fire alarm system device – call point main school.



45. Fire alarm system detector head.



46. Fire alarm system wiring attic main school.



47. Emergency lights main school.



48. Emergency lights kitchen.



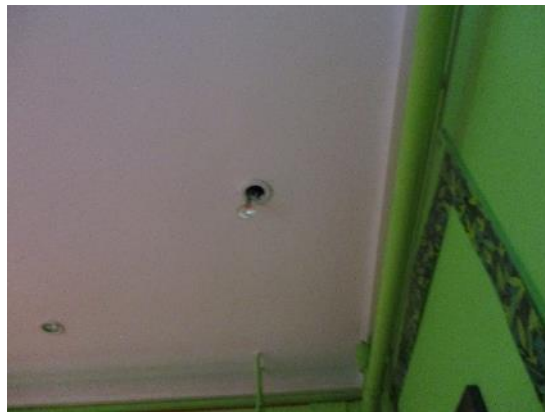
50. Classroom light main school.



51. Main school class light.



52. Main school external flood light.



53. Main school corridor downlight.



54. Main school reception batten light.



55. Main school plant room light switches.



56. Main entrance door entry system call.



57. Main entrance door entry receiver.



58. Main school consumer unit.



59. Horsa Hut distribution board.



60. Kitchen block distribution boards.



61. Main school distribution board.



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School Hall



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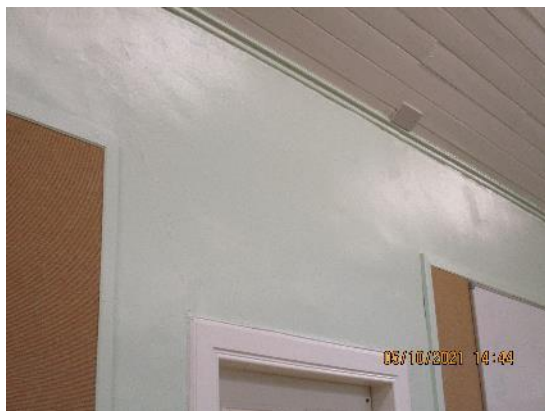
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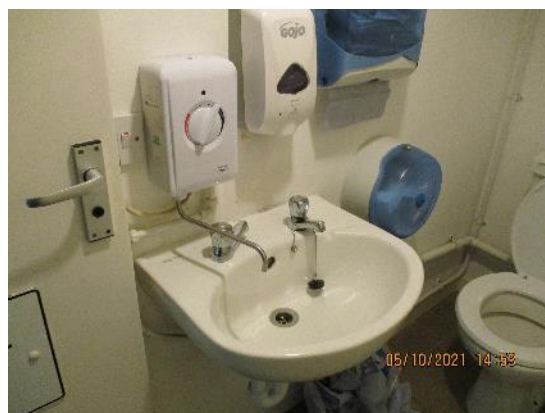
94.



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HORSA Hut



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Outbuildings



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102.



103.