Summary Building Condition Survey Report

Of

Cluny Primary School
South Pringle Street, Buckie AB56 1PX

25th and 26th April 2022

Z01032 / 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 Monday and Tuesday, 25th and 26th April 2022, a further survey was carried out of the high level flat roof on Thursday 12th 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 cool, cloudy with showers.

1.4. The premises comprise a Primary School with a separate Dining Hall. The school is constructed in single and 2 storeys, with the Dining Hall being 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, the flat roof above the first floor corridor was examined with the use of a mobile elevated platform. Access was provided to all internal areas with the exception of the Gym Hall roof space which was not accessible due to the height of the ceiling.

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 with a separate single storey building both having pitched and flat roofs.

2.2 The subjects are of brick construction. Roofs are covered with natural slate to pitched roofs and mineral felt to flat roofs, rainwater goods are a combination of cast iron and upvc ogee gutters, upvc half round gutters and cast iron downpipes. There is a timber framed tower to the centre of the main roof with copper capping. External walls are of natural stone with render and roughcast panels, the Dining Hall has a wet dash roughcast finish to all walls. Floors are a combination of concrete slab, suspended concrete and suspended timber. Stairs are constructed in concrete with additional steel support. Windows are aluminium top hung, with double glazed units. External doors are generally solid core timber, with an aluminium door and screen to the main entrance.

Internally, ceilings are painted plaster, plasterboard and suspended ceiling tiles, walls are painted render, plasterboard, fibreboard, wet wall and ceramic tiles. Floor coverings comprise carpet, carpet tiles, sheet vinyl and vinyl tiles. Internal doors comprise timber solid core doors with glazed panels and timber hollow core doors. Sanitary ware comprises individual urinals, close coupled WC's and vanity basins in pupil toilets and WC's and wall hung basins in staff toilets, classrooms have stainless steel sinks set in base units.

The heating system for the main school comprises 3 natural gas boilers, steel pipework, steel radiators with BMS control system, all recently installed in 2017/2018. Automatic safety systems exist to protect against various faults.

The dining block has an independent natural gas boiler, steel pipework, radiator and BMS control system recently installed in 2019/2020. Automatic safety systems exist to protect against various faults.

Domestic hot water in the main school block is pumped via an indirect storage calorifier located in the basement. Electric immersion heater back up is available to the main gas boiler heat source. Recently fully upgraded in 2017/2018.

Hot water in the dining block is pumped via a pressurised hot water storage calorifier and twin electric immersion heaters are available to back up the gas boiler heat source if required. Recently fully upgraded in 2019/2020.

Cold water in the main school is both mains fed directly and via a cold water storage tank located in the attic space. New pipework and insulation has been recently installed in 2017/2018 as part of upgrade works.

Cold water in the dining room is piped directly from the mains supply with no storage tanks. New pipework and insulation has been recently installed in 2019/2020 as part of upgrade scope.

Mechanical ventilation is provided by a number of electrical extract fans located in various rooms around the main school block.

Mechanical extract ventilation in the kitchen block only exists within the main kitchen and is provided by 4 window mounted direction reversible, speed controllable fans.

An air conditioning unit, with outdoor refrigerant loop unit also serves the main kitchen for cooling purposes.

The electrical installation in the main school has recently been replaced and upgraded in 2017/2018, with new sub mains cabling, distribution boards, general wiring and accessories all being installed as part of this upgrade scope.

The electrical installation in the kitchen block has also recently been replaced and upgraded in 2019/2020 with new sub mains cabling, distribution boards, general wiring and accessories all being installed as part of this upgrade.

The lighting system in the main school comprises various types of surface mounted and recessed LED fittings with PIR energy saving controls installed. Lighting and controls were upgraded in the main school in 2017/2018.

The lighting system in the main school comprises various types of surface mounted and recessed LED fittings with PIR energy saving controls installed. Lighting was upgraded in the kitchen block in 2017/2018.

External and emergency lighting is throughout both buildings and was installed/replaced as part of upgrade works.

The main school building has a modern, addressable panel, smoke detection and alarm system installed throughout. This was recently installed as part of electrical upgrade works in 2017/2018.

The kitchen block building has a modern smoke detection, addressable panel and alarm system installed throughout. This was recently installed as part of electrical upgrade works in 2019/2020.

The main school block has a modern intruder alarm system installed throughout, with sensors throughout ground and 1st floors. This system was recently installed as part of electrical upgrade works in 2017/2018.

The kitchen block has a modern intruder alarm system installed throughout, with sensors throughout. This system was recently installed as part of electrical upgrade works in 2019/2020.

The main school has an extensive CCTV installed comprising 11 external and 1 internal field cameras. Viewing monitors and recording equipment are available in the janitors and reception offices. This system was recently installed as part of electrical upgrade works in 2017/2018.

The main school has a security door Paxton access control system installed to allow reception staff to control access to the main entrance and internal school entrance door. This was recently installed as part of electrical upgrade works in 2017/2018.

The main school internal access corridor swing doors have magnetic hold open device systems installed. These systems include interfaces connected to the fire alarm system to disable these magnetic hold open devices in the event that the fire alarm is activated.

2.3 Building size – The properties GIFA is 2355m2.

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 roofing has exceeded its useful life.
- Flat roof outlets are small and frequently block.
- Cast iron ogee gutter leaking at the joints.
- Isolated double glazed units have failed seals and have become fogged.
- A large proportion of window ironmongery has failed or is missing.
- Timber fire escape doors have extensive rot to the bottom edge.
- Internal doors and ironmongery, damaged and have exceeded their useful life.
- Carpets are worn and heavily soiled.

3.2 Dining Hall

- Felt roofing has exceeded its useful life.
- Cast iron gutters are extensively corroded.
- External walls have significant cracking.
- Internal plastered walls cracked and spalling.

3.3 Mechanical and Electrical Installations

- The extract fan in the male staff toilets 1/23a – main school is defective.
- The extract fan in the disabled shower room 1/30 is defective.
- 3 of 4 extract fans within the main kitchen in the dining block are defective.
- Air conditioning unit serving the kitchen urgently requires cleaning and work to repair ductwork.
- The staff, boys and girls toilets in the dining block have no extract fans installed.
- The gas boiler flue which runs through the boys toilets in the dining block, should have carbon monoxide detection interlock system installed in the toilet due to the flue being concealed.
- Recently installed LED lighting in the boys toilets in the dining room is defective.
- Recently installed LED lighting in the dining room has one defective fitting.
- Dining block plant room pipework is not clearly labelled for ID purposes.
- Dining block plant room gas control valves are not clearly identified by prominent notices.
- Water pipework is not fully insulated in either block in small areas.

3.4 External Works

- Tarmacadam car park breaking up and pot holed.
- Concrete post and panel fence has exposed reinforcement and missing panels.
- Blockwork wall cracked and leaning, adjacent to trees.
- Natural stone walls have eroded and missing pointing.
- Gates have extensive corrosion.

4. Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

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

- Installation of mechanical extract fans to dining block toilets.
- Installation of purpose designed extract canopy in main kitchen to exhaust cooking fumes/steam and excess heat from island cooking appliances.
- Consideration could be given to the installation of a fixed fire-fighting or sprinkler system to improve resilience in the event of fire.
- Carry out review of inadequate car park drainage.

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. Main school, pitched roof

2. Displaced rafter supports

3. Dining Hall roof structure

4. Slated roofs

5. Slates and lead flashings

6. Slated roof to Gym Hall

7. Dining Hall slate roof

8. Mineral felt to single storey flat roofs

9. Lichen on the surface of felt roofs

10. Vegetation and debris on flat roofs

11. Felt surface crazing

12. Felt surface cracking

13. Ponding on flat roofs

14. Dining Hall felt roof

15. Felt cracking and crazing

16. Single ply membrane to high level flat roof

17. Soiled surface of single ply membrane

18. Skylight to main school roof

19. Skylight internally

20. Insulation disturbed in main school roof

21. Insulation missing in main school roof

22. Insulation missing in Dining Hall roof

23. Steel ogee gutter to main school

24. Leaking gutter joints

25. Leaking gutter joints

26. UPVC ogee gutter to school and Gym Hall

27. UPVC ogee gutter outlets

28. ½ round cast iron gutter to Dining Hall

29. ½ round cast iron gutter to Dining Hall

30. ½ round UPVC gutter to Dining Hall

31. Blocked outlets to felt roofs

32. Small outlets to felt roofs

33. Damage to cast iron rainwater downpipes

34. Damage to cast iron rainwater downpipes

35. Octagonal tower to main school roof

36. Tower's timber structure

External Walls

37. Stone walls to main school

38.

39. Isolated cracking, pointing required

40. Cracking to Dining Hall walls

41. Cracking to Dining Hall walls

42. Main school, underfloor ventilation

43.

44. Render and roughcast panels

45. Isolated spalling of render panels

46. Dining Hall, repairs to roughcast

47. Main entrance

48. Timber double doors

49. Single timber doors

50. Timber wet rot

51.

52. Dining Hall timber double doors

53. Wet rot in door frames

54. Large aluminium windows

55.

56. Standard aluminium windows

57. Timber window sills

58. Defective double glazed units

59. Broken glazing

60. Defective double glazed units

61. Cracked double glazing

62. Defective/missing ironmongery

63. Missing ironmongery / sealed windows

External Decoration

64. Timber window sills

65. External timber doors

66. Cast iron rain water goods

67. Guard rails

Steps & Ramps

68. Concrete steps

69. Chipped nosings

70. Concrete stair to Boiler Room

71. Chipped nosings

72. Concrete stair to Boiler Room

73. Concrete ramps

74. Cracked concrete ramps

75. Galvanised guardrails

Floors

76. Sheet vinyl

77. Soiled sheet vinyl

78. Holes in sheet vinyl

79. Corridor carpet

80. Holes in carpet

81. Soiled and stained carpets

82. Vinyl tiles

83. Gym Hall timber flooring

84. Timber flooring repairs

85. Boiler room painted concrete floor

86. Steel and concrete staircases

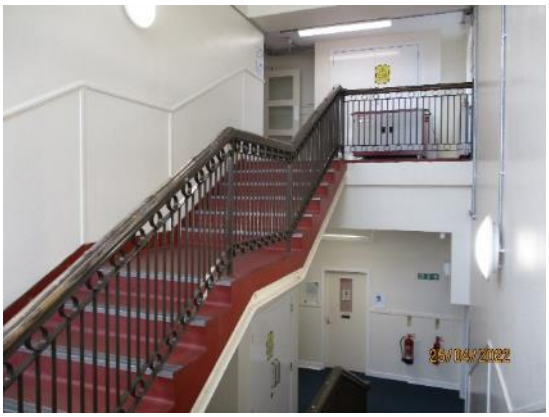
87. Vinyl treads and risers

88. Vinyl taped repairs

89. Vinyl cracked

90. Vinyl lifting

91. Timber handrails and metal balustrades



92.

Ceilings

93. Suspended ceiling tiles

94. Plastered ceilings

95. Plasterboard ceilings

96. Failed taped joints

Internal Walls

97. Brick and plastered internal walls

98. Dining Hall cracked walls

99. Cracking to masonry walls

100. Damaged fibreboard linings

101. Damaged plastered walls

102.

103.

104. Damaged plasterboard walls

105. Fibreboard linings

106. Fibreboard linings damaged

107. Wetwall to Kitchen walls

108. Wetwall to Dining Room walls

109. Ceramic wall tiles above basins

110. Timber double doors to school building

111.

112. Timber classroom doors with glazing panels

113. Damaged timber doors

114.

115. Timber doors in Dining Room

116. Borrowed lights to classrooms

117. Defective ironmongery

118. Original brass ironmongery

Sanitary Ware

119. Individual urinals

120.

121. Typical WC

122. Older WC's

123. Wall hung wash hand basins

124. Vanity basins

125. Accessible toilet

126. Composite cubicle partitions

127. Vanity base units

128. Commercial kitchen

129. Classroom base units

130. Damage to base units

131. West Hall base units

132.

133. Classroom stainless steel sinks

134. Round hand washing sinks

135. PVC waste pipes

Internal Decoration

136. Peeling and flaking decoration

137.

Furniture

138. Pupil tables & chairs

139.

140. Staff room furniture

Mechanical & Electrical Installations

141. Natural gas condensing boilers. 0/1 Boilerhouse.

142. Boiler common flue external.

143.Spirovent fill and degasser unit – heating.0/1

144. Pumps – heating system. 0/1 Boilerhouse.

145. Pipework – heating system. 0/1 Boilerhouse.

146. Radiator – typical classroom.

147. BMS control panel – heating, ventilation and electrical. 0/1 Boilerhouse.

148. Expansion vessel – heating system. 0/1 Boilerhouse.

149. Hot water storage calorifier and pipework. 0/1.

150. Pipework – hot water distribution.

151. Cold water storage tank – attic.

152. Cold water copper pipework and meter. 1/20 box.

153. Gas safety control panel – plant room 0/1.

154. Gas pipework and solenoid valve – plant room 0/1.

155. Extract fan – boys toilets 1/21.

156. Extract fan Access shower room 1-30.

157. Incoming electrical supply and fuses 1-16 cupboard.

158. Main panel distribution power board 1-16 cupboard.

159. Distribution boards. Lighting and power typical.

160. Sub mains cabling cupboard 1-22.

161. Plastic dado trunking and sockets and switches. Typical classroom.

162. Galvanised conduit and distribution general wiring. Typical.

163. Electrical containment for distribution wiring.

164. Sockets – typical classroom.

165. Lighting – typical classroom

166. Lighting – circulation spaces typical.

167. Lighting toilets and stores

168. Emergency exit lighting – typical.

169. Emergency lighting – self - contained non maintained fitting.

170. Lighting – external building walls.

171. Fire alarm control panel main entrance 1/1

172. Fire detector head and sounder - typical

173. Fire alarm break glass call point – typical.

174. Fire alarm system wiring – typical.

175. Lightning conductor cable and earth rod.

176. Lightning conductor assembly and cable – chimney stack – gym hall 1/5.

177. Period bell – corridor typical.

178. Period bell programmer – janitors room 1/2

179. Disabled toilet alarm system reset unit. Access shower room 1-30.

180. Disabled toilet alarm indicator and control unit. Reception office 1/7a.

181. Intruder alarm system keypad. Main entrance 1/1

182. Intruder alarm system PIR sensor. Typical throughout.

183. CCTV system fixed camera. Internal at reception.

184. CCTV system external fixed camera. Typical.

185. CCTV system monitor – janitors room 1/2.

186. CCTV system monitor and recorder office 1/7a

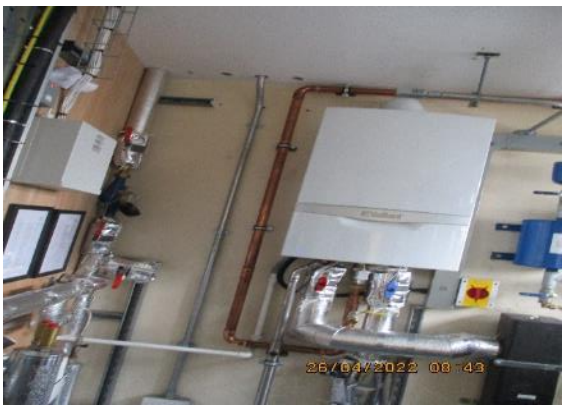
187. Security door video and audio panel. Reception 1/7b

188. Security door access system – main entrance door. Video and audio.

189. Door access control. Magnetic hold open devices complete with fire alarm interface.

190. Magnetic door hold open devices (2)

Mechanical and Electrical - Dining Block



191. Gas boiler – plant room 1-50

192. Spirovent fill and degas unit plant room 1-50

193. Boiler flue. Boxed in through boys toilets 1/52.

194. Pipework – heating system in attic. Dining block.

195. Hot water storage calorifier – plant room 1/50

196. BMS control panel. Mechanical and electrical. 1/50 Plant room.

197. Cold water copper pipework – boys toilets 1/52.

198. Radiator – typical dining hall.

199. Gas safety control panel. Plant room 1/50.

200. Gas pipework – copper distribution plant room 1/50

201. Extract fan – kitchen windows. 1-42

202. Air conditioning unit – indoor. Serves kitchen 1/42.

203. Air conditioning outdoor unit. Serves kitchen 1/42

204. Incoming power supply 1/40 kitchen cupboard.

205. Distribution boards – power. 1/40 kitchen cupboard.

206. Main switch and distribution board – power. 1/40.

207. Lighting – dining block corridor. Typical 1/53

208. Lighting – dining block girls toilets. 1/51

209. Emergency lighting dining block. Typical

210. External lighting – dining block.

211. Fire alarm panel. Dining block.

212. Fire detection head dining block typical.

213. Fire alarm break glass point. Dining block.

214. Period bell programmer – dining block.

215. Steam oven extract canopy. Main kitchen.

216. Steam oven extract canopy baffles. Detail.

217. Intruder alarm panel 1/47 dining block.

218. Intruder alarm sensor – dining block typical.

External Works

219. Tarmacadam car park

220. Surface breaking up and potholed

221. Tarmacadam playground

222. Main playground

223. Playground furniture

224.

225. Concrete post and panel fence

226. Exposed, corroding reinforcement

227. Timber fence and gate

228. Metal railing fence

229. High, close boarded fence

230. Metal tubular gates

231. Corrosion of tubular gates

232, Side gate – corrosion and damage

233. Block walls bunging next to trees

234. Damage to blockwork walls

235. High blockwork wall

236. Natural stone wall

237. Repointing of stone walls required

238. School signage

239. Surface water gullies

240.

241. Car park gully

242. Back inlet gullies, partially blocked

243. Bike shelter

244. Corrosion of the steel frame

245. Damage to the profile cladding

246. Landscaping – grass and trees

247. Games stands

248.