Summary Building Condition Survey Report

of

Millbank Primary School
McWilliam Crescent, Buckie AB56 1LU

18th & 19th July 2022

Z00445 / 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 18th and Tuesday 19th July 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 hot, dry and sunny.

1.4. The premises comprise a primary school constructed in a single storey with single storey outbuildings. The school was constructed circa 1974, was extended in 1990 and again in 2015 and received a major refurbishment in 2017.

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. Flat roofs were accessed by a standard 3.80m ladder, the shallow pitched metal profile roof above the East classrooms were examined from adjacent flat roofs, the flat roof above the Games Hall was not accessible. Access was provided to all internal areas with the exception of the underfloor service ducts.

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 storey building with a high ceiling to the Games Hall, with flat and shallow pitched roofs.

2.2 The subjects are of masonry construction. Roofs are covered with metal profiled roof sheets to shallow pitched roofs and single ply membrane to flat roofs, rainwater goods are half round upvc to external downpipes and flat roof box gutters discharging to internal upvc downpipes. External walls are of masonry construction, overlaid with external insulation and painted textured finish. Floors comprise concrete slab and suspended timber. Windows are powder coated aluminium over a timber structure with double glazed units. External doors are powder coated aluminium over a timber structure.

Internally, ceilings are a combination of painted plasterboard, fibre tiles, suspended ceiling tiles and timber lining boards, walls are painted plasterboard, brickwork and ceramic tiles. Floor coverings comprise carpet, carpet tiles, sheet vinyl, vinyl sports floor and painted concrete slab. Internal doors are generally solid core, timber veneered doors with glazed panels and aluminium ironmongery.

The heating system comprises 3 natural gas “stacked” modular boiler units with a common stainless steel vertical flue system. Heated water is distributed around the main building by commercial pumps via steel mapress type insulated pipework. Modern steel panel radiators emit heat into the rooms and spaces. The heating system has extensive electronic and mechanical controls to regulate heat and aid energy consumption efficiency. A Trend Building energy management system provides overall control, adjustment and monitoring of the heating system and other mechanical and electrical systems.

Domestic hot water is also generated from the gas boilers and is then stored and distributed via 2 separate unvented calorifiers, situated either side of the PE/dining hall. A secondary loop system of copper insulated pipework ensures hot water is distributed evenly around the building, together with flow control and temperature regulating valves. This system was fully upgraded in circa 2017.

Cold water is distributed around the building through copper, insulated pipework. Even pressure and flow rate is achieved using a booster pump set arrangement, located in the PE hall plant store room. A cold water storage tank above stores and feeds cold water to the booster pump. A percentage of the outlets in the building are fed straight from the mains supply and are suitable as drinking water.

Mechanical ventilation is provided around the rooms and spaces of the main building, generally by electrical extract fans. These vary in size according to room application and requirement and are a mix of roof mounted and wall mounted types. These fans are mainly automatic PIR motion controlled, with some being manual switch on/off only.

Specialist ventilation units are installed ceiling mounted in the main PE/dining hall. These units are automatically controlled and respond to air temperature or CO2 level demand. These settings can be overridden via local control units if required.

Air master ventilation units are installed in the library and are also automatically programmable using temperature or CO2 demands. Overrides are available via local controls.

Passivent roof mounted openable vents are installed in the recently added modular classrooms to maintain air quality and can be set to operate using temperature/CO2 settings, or can also be manually operated as required with local switches in the classrooms. These classrooms also benefit from electrically openable windows with local controls.

Specialist extract fan assisted canopies are installed in the main kitchen. These serve the kitchen cooking appliances layout and also to capture steam/moisture from the commercial dishwasher. Both these canopies have vertical exhaust ductwork terminating on the main building roof. 2 further domestic size cooker extraction hoods are installed in the nursery kitchen area and GP room 14.

The electrical installation comprises a number of modern distribution boards, sub mains cabling, general wiring and accessories throughout the building. Metal containment supports and houses distribution and sub mains wiring where visible and plastic dado style trunking houses and protects general wiring in spaces and classrooms. White plastic surface and recessed accessories are installed throughout, with exception of plant room and PE areas, where metal boxes and switch plates are generally installed.

The lighting system consists of a mixture of LED, surface mounted and recessed style light fittings. Lights are largely generally controlled by motion sense PIRs, with a small number having manual on/off switches only. Ex-or programmer units are installed within lighting circuits to allow adjustment of lumen levels and run on times of lighting circuits.

Emergency lighting systems are installed throughout and are generally self - contained variants of the particular light fittings in each room and space. Independent, emergency exit non maintained sign lights are installed throughout, generally at fire exits and on escape routes.

External building perimeter lighting is installed around the walls of the main building. A number of external lights are emergency non maintained types and are located generally at fire exits. External lighting is controlled via a digital programmer within the main switch room and it is assumed these lights incorporate lux sensors to inhibit operation according to external light levels.

A modern smoke detection and alarm system is installed throughout the main building. This comprises a main zone control panel, repeater panel, smoke/heat detectors and break glass type call points located around the building, generally at escape routes and fire exits. Interfaces are installed from fire alarm system to disable electro - magnetic security doors and the gas supply / plant room devices in the event of fire alarm activation.

A modern intruder alarm system is installed throughout, comprising 2 user keypads for arming and setting the system and motion sense PIRs throughout the building, generally at potential intruder entry points.

A modern CCTV system is installed, comprising 10 external fixed cameras, 1 internal fixed camera and 2 monitor and recorder units, located within the janitors office and the main reception office.

Paxton security door units comprising keypads with video and audio facility are installed at main entrances and a number of internal access doors are also protected by means of card reading devices. Cards are issued at the control of the school.

A number of disabled alarm systems are installed in the main school access and staff toilets. These comprise pull chord activation, indicator panels outside the rooms and the alarms are linked to the main panel in the main reception office.

2.3 Building size – The properties GIFA is 2507m2.

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

- Poor falls on flat roofs.
- Poor falls on flat roof box gutters and outlets partially blocked.
- Isolated water penetration around rooflights.
- Isolated areas of damage to the external insulation.
- Inadequate sub-floor ventilation below timber suspended floors.
- Water damage to isolated ceiling tiles.
- Ridge in concrete floors within classroom areas.
- Carpets soiled and worn.

3.2 Mechanical and Electrical Installations

- Fire damper situated near to kitchen cooking appliance canopy has no fly screens.
- IT comms cabinet ceiling mounted fan in PE store shows evidence of bird feathers inside.

3.3 External Areas

- Tarmacadam car park – surface erosion, potholes and surface vegetation.
- Car park drainage, partially blocked.
- Playground surface – previous repairs, cracking and surface vegetation.
- Playground drainage, partially blocked.
- Nursery grass playground, worn and missing grass.
- Holes in Nursery paving slabs.
- Sunken tarmacadam in Nursery playground.

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	B	4
Internal Walls & Doors	B	4
Sanitary Services	B	4
Mechanical	B	4
Electrical	B	4
Decoration	C	3
Fixed Int. Facilities	B	4
External Areas	C	2
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.

- Improved sub-floor ventilation below timber suspended floors.
- Improved sill detail at bottom of metal wall cladding.
- Strengthen downpipe brackets to metal box downpipes.
- Investigate sunken tarmacadam in Nursery playground.

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. Metal profile roof

2.

3. Single ply membrane

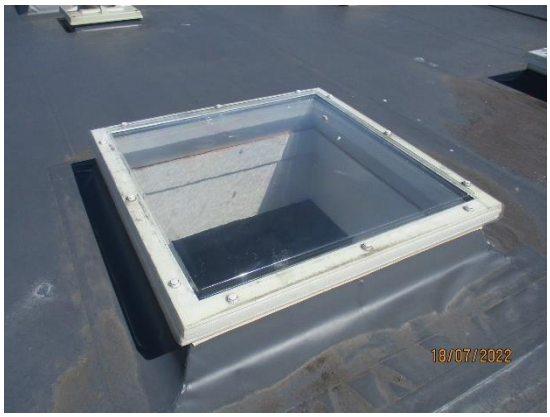
4. Areas of ponding

5. Wrinkled single ply membrane

6. Boiler house single ply membrane

7. Roof cleaning required

8. Obscure rooflights



9. Clear rooflights

10. UPVC gutter to shallow pitched roofs

11. Gutter to boiler house

12. Flat roof gutters ponding

13. Partially blocked gutters

14. Internal downpipes

15. Partially blocked gutters

16. Downpipes from Games Hall roof

17. Boiler house downpipes – broken brackets

18. Downpipes from shallow pitched roofs

19.

20. Metal hopper heads and downpipes

External Walls

21. Ground level at pods extension

22. External insulation

23. Damage to external insulation

24.

25. Damage to external insulation

26. Smooth metal cladding to pods extension

27. Poor sill detail

28. Main entrance door

29. Fire exit doors

30. Fire exit double, glazed doors

31. Boiler house timber louvred doors

32. Poor fitting fire escape doors

33. Damage to fire escape doors

34. Damage to fire escape door ironmongery

35. Typical fire escape door ironmongery

36. Typical window

37. Typical window (internally)

38. Window lever handle ironmongery

External decoration

39. Smooth cladding to pods extension

40. Peeling and flaking paint

41. Painted concrete sills

42. Peeling paint to guardrails

Steps and Ramps

43. Concrete ramp to main entrance

44. Concrete step to main entrance

45. Broken concrete step to fire exit

46. Concrete steps to fire exits

47. Tarmacadam ramp to fire exits

48. Concrete ramps to fire exits

49. Tubular guard rail to front entrance

50. Tubular guard rail to fire exits

51. Tubular guard rail to Nursery

Floors

52. Ridges in concrete floor

53. Ridge in concrete floor

54. Ventilation below suspended timber floor

55. Boiler house concrete floor

56. Sheet vinyl flooring

57. Coved vinyl skirting

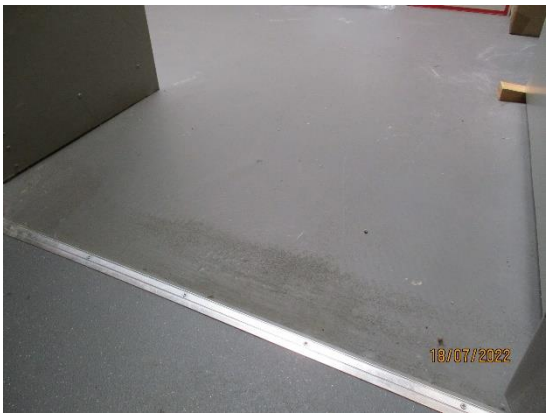
58. Loose edging strip to vinyl flooring

59. Sports vinyl flooring

60. Soiled carpet/carpet tiles

61.

62.



63. Painted concrete floors

64.

Ceilings

65. Fibre ceiling tiles

66. Loose fibre tiles

67. Watermarked fibre tiles

68. Damaged fibre tiles

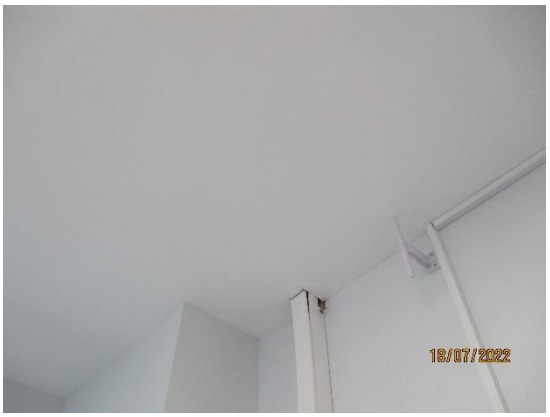
69. Suspended ceiling tiles

70.

71.

72. Damaged suspended ceiling tiles

73.



74. Plasterboard ceilings

75.

76. Timber linings to Games Hall

77. Concrete ceilings to plant rooms

Internal Walls

78. Timber stud partitions

79. Plasterboard wall linings

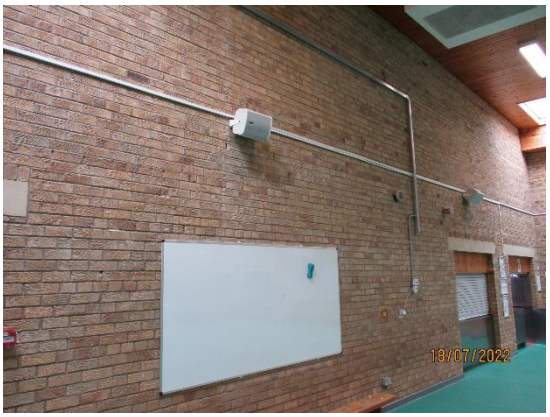
80. Damage to plasterboard

81. Damaged plasterboard surface

82. Damaged corner tape

83. Previous repairs

84. Damaged plasterboard walls



85. Brick walls

86. Wetwall in commercial kitchen

87. Damaged ceramic tiled walls

88. Veneered timber doors

89. Veneered timber double doors

90. Timber solid core doors

91. Aluminium door ironmongery

Sanitary Ware

92. Staff WC's

93. Junior WC's

94. Pupil WC's

95. Vanity basins

96. Wall hung basins

97. Stainless steel trough basin

98. PVC waste pipes

99. Accessible toilets

100. Cubicle partitions

101.

102. Vanity base units

103. Commercial kitchen.

104.

105. Kitchen sinks

106. Stainless steel inset sinks

106. Sink combinations

107. Round hand washing basins

108. Butler cleaners sinks

109. PVC waste pipes

Internal Decoration

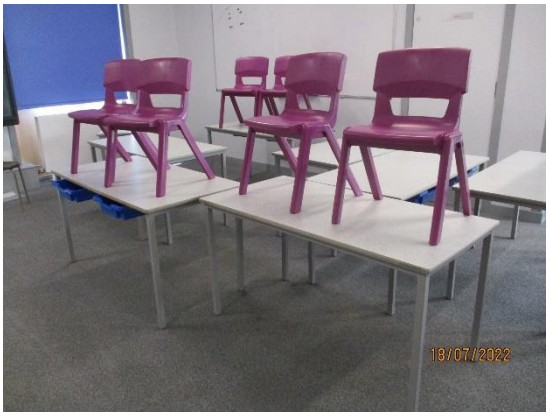
110. Blistering paint to pipe boxes

111. Plasterboard walls

112. Chipped paint to timber doors

Furniture

113. Classroom furniture



114.

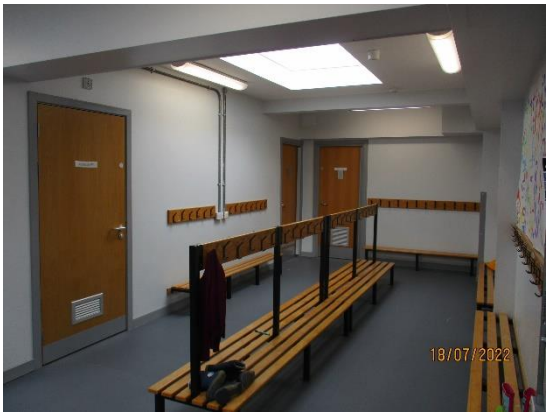
115. Base units and worktops

116. Classroom base units

117.

118.

119. Coat hooks



120. Coat hooks and seats

121. Staff room furniture

122. Worn seats

123. Head teacher furniture

Mechanical and Electrical Photographs

124. Natural gas modular boiler unit – 3 modules

125. Gas boiler stainless steel flue. Plant room.

126. Pressurisation unit heating system – plant room.

127. BMS heating control panel. Plant room.

128. Pumps – main school heating. – Plant room

129. Degassing unit. Main heating system – Plant room.

130. Pipework main heating system. Underground from plant room to main building.

131. Pipework main heating system. Plant room.

132. Roof mounted radiant panels. Heating – hall.

133. Radiator – typical. Deputy head office.

134. Calorifier 1 – hot water system storage hall cupboard.

135. Calorifier no.2 hot water system. Hall cupboard.

136. Pipework – hot water distribution.

137. Pipework – hot water termination at outlets.

138. Cold water distribution – booster pump set.

139. Cold water storage tank – above hall cupboard.

140. Pipework – cold water distribution at tank.

141. Pipework – cold water terminations at outlets.

142. Gas pipework – main solenoid control valve. Plant room.

143. Gas safety stop push button – plant room.

144. Gas supply pipework to modular boilers.

145. Gas safety system automatic control panel.

146. Extract fan – boys toilets.

147. Extract fan – wall mounted typical.

148. Extract fan – roof mounted. Kitchen roof.

149. Extract fan terminations. Main roof.

150. Extract fan and canopy. Main kitchen/dishwasher.

151. Extract fan and canopy. Main kitchen cooking appliances.

152. Passivents – modular classrooms. Typical.

153. Passivent controls. Modular classrooms. Typical.

154. Airmaster ventilation unit. Library.

155. Automatic Ventilation Units. Hall ceiling mounted.

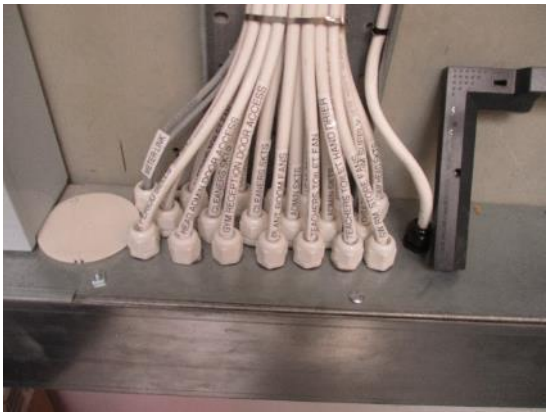
156. Electrically operated windows. Modular classrooms.

157. Hall ventilation units control panel.

158. Electrical distribution board – switch room

159. Electrical distribution boards – lighting and power

160. Main earth bar and isolator. Switch room.



161. General wiring – switch room.

162. General wiring – circuit distribution. Switch room.

163. Sub mains supply cabling. Switch room.

164. Electrical sockets/accessories. Typical.

165. Electrical distribution board – main school typical.

166. Lighting – main school corridor.

167. Lighting – nursery kitchen.

168. Lighting main school classroom.

169. Lighting – main school store.

170. Emergency exit non maintained sign light – typical.

171. Emergency lights. Self - contained typical.

172. External Lighting main school typical.

173. External lighting. Typical.

174. Lighting main school classroom.

175. Lighting – main school store.

176. Emergency exit non maintained sign light – typical.

177. Emergency lights. Self - contained typical.

178. Fire alarm control panel. Main school.

179. Fire alarm repeater panel. Main school.

180. Fire alarm call point. Main school hall.- Typical.

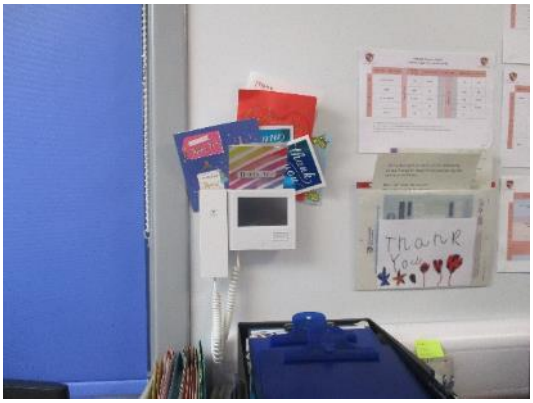
181. Fire alarm detector head and wiring. Main school.

182. Fire alarm strobe and mag door disable interface.

183. Fire detector head. HT office.

184. Period bell system programmer. Main school.

185. Period bell. Typical main school.



186. Paxton door entry control handset and monitor. Main school.

187. Paxton door entry control system camera and keypad.

188. Induction loop hearing system unit.

189. Disabled access alarm pull chord system.

190. Disabled alarm system indicator panel. Reception office.

191. Intruder alarm user keypad. Main school.

192. Intruder alarm wiring centre. Main school.

193. Intruder alarm PIR main school typical.

194. CCTV system monitor main school janitors office.

195. CCTV camera – fixed main school. Typical.

External Areas

196. Tarmacadam car park

197. Vegetation in car park

198. Eroded surface and potholes

199. Tarmacadam playground

200. Vegetation in playground

201. Cracked, patched playground

202. Benches

203. Playground equipment

204. Tarmacadam footpath

205. PCC slab footpath

206. Cracked / damaged PCC slabs

207. Holes in Nursery playground

208. Timber fencing

209. Galvanised mesh fencing

210. Security mesh fencing

211. High mesh fencing to sports field

212.

213. Galvanised gates

214. Security mesh gate

215. Galvanised vehicle gate

216. School signage

217. Partially blocked car park drainage

218. Partially blocked playground drainage

219. Partially blocked Nursery drainage

220. Sunken Nursery playgrouind/drainage

221. Boiler House

222. Bike shelter

223. Timber shed

224. Metal shed

225. Landscaping to perimeter

226. Nursery landscaping

227. Worn and missing grass

228. Grass sports field

229. Goal posts