

Summary Building Condition Survey Report

of

**St Peter's Primary School
37 St Peter's Terrace, Buckie AB56 1QN**

13th December 2022



Z00449 / ADC & NS

CONTENTS

01 – Introduction

02 – Property Description and Methodology

03 – Summary of Condition / Key Issues

04 – Conclusion

Appendices:

A – Limitations and Exclusions

B – Photographic Schedule

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 Tuesday 13th December 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 snowing with light winds.
- 1.4. The premises comprise a primary school, constructed in single and 2 storey blocks. The school was constructed circa 1900 and extended circa 1930.
- 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. Flat roofs were not examined as all were covered with snow at the time of our inspection. Access was provided to all internal areas with the exception of the roof spaces, which were not accessible due to the lack of ceiling hatches.
- 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 pitched and flat roofs.
- 2.2 The subjects are of masonry construction. Roofs are covered with natural slate to pitched roofs and felt (assumed) and lead to flat roofs. Rainwater goods are a combination of half round cast iron and UPVC. External walls are of natural stone construction with isolated roughcast panels between windows and a concrete ring beam to the wall head of the two storey building. There are four stone chimneys in various locations. Floors comprise ground bearing and suspended concrete slab and suspended timber. Windows are a combination of aluminium and UPVC with double glazed units. External doors are timber and powder coated aluminium.

Internally, ceilings are a combination of painted plaster, painted lath & plaster and suspended ceiling tiles, walls are plaster, plasterboard, lath & plaster, fibreboard, timber linings and ceramic tiles. Floor coverings comprise carpet, carpet tiles, vinyl tiles, sheet vinyl, vinyl tiles and concrete slab. Internal doors are generally timber panelled with glazed panels, hollow core timber doors to stores. Ironmongery is a combination of brass, Bakelite and aluminium.

The heating system comprises 2 floor standing, cast iron sectional, natural gas fired, open flued boilers situated in the basement boilerhouse. A mix of steel and malleable iron pipework conveys hot water around the building to the heat emitters, which are mainly cast iron sectional types. The pipework system is a one pipe type of circuit and pipework is only insulated in parts. Controls for the heating system are basic and dated and a number of radiators have no thermostatic controls. A number of electric convector heaters supplement the main heating system in some rooms and spaces. Previous convectors installed in the 2 nursery classrooms have been removed through time and have not been replaced, resulting in the nursery classrooms being poorly heated.

Domestic hot water is also generated by the gas boilers to be stored and distributed via copper pipework pumped circuit throughout the building. A copper floor standing floor calorifier in the basement boilerhouse and an independent 30 litre electric calorifier adjacent to the kitchen, provide hot water storage for the main school and the kitchen respectively. Hot water pipework is only insulated in parts.

Cold water is distributed around the building through copper pipework, which is only insulated in parts. 2 MDPE storage tanks, located in the attic space above the 2 storey building and the other above the nursery /boys toilet area, provide storage of cold water. There appears to be a number of separate mains cold water entry service pipes to the building.

A natural gas supply pipe and meter is located in the janitors' room within the school. Steel pipework runs downstream of this meter underneath the school suspended floor to the basement boilerhouse. It is recommended that at the next upgrade this gas supply, meter and distribution pipework set up is moved to outside the building, possibly nearer to the plant room to avoid having this extent of gas pipework under the school, which cannot be monitored easily for condition.

Mechanical ventilation is provided in the kitchen and toilets by electrical extract fan. Controls vary between manual on/off switches and motion sensors to activate.

A Trend BMS control system is installed with a control panel and user control pad situated in the basement boilerhouse. At the time of the survey the remote link to the external 963 Trend software was not working.

The Electrical installation comprises a mains supply cable entering the building in room 1/14. Lighting and power distribution boards are located in room 1/14, staff room 1/20, class 2/27 and the plant room 0/3. General wiring and accessories are mostly original and are a mix of PVC and MICC cabling, both in conduit and containment throughout. Accessories are white plastic flush and surface mounted types, with some metal back boxes and plates also installed in some rooms and spaces.

The lighting system is generally fluorescent twin tube style suspended linear battens. These are all manually controlled via local switches only. A number of smaller variations of fluorescent tube type fittings are installed in toilets, stores and other spaces. A number of dedicated emergency light fittings are installed and appear to be only intermittent around the building.

External building lights are installed on the external walls of the building and are generally fluorescent tube type bulkhead and wall packette style. External lights are manually controlled only.

A modern smoke detection and alarm system is installed and has recently been upgraded to L2 standard. Multi zone addressable control panel, smoke and heat detectors, sounders and call points make up this system.

A modern intruder alarm is installed throughout, consisting of 2 user control keypads, PIR field devices located generally at potential intruder entry points.

An access control security system is installed on the main entrance lobby internal door to the school. This system consists of electronic strike magnetic contacts on the door, user control keypad and audio unit in the entrance lobby and audio handset and push button release situated in the reception office.

A modern CCTV has been recently installed, comprising 3 external cameras, 1 internal camera and a viewing monitor with recording processor.

2.3 Building size – The properties GIFA is 1052m2.

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

- Isolated slipped and broken slates.
- Cast iron gutters are corroded and leaking.
- UPVC gutters are distorted and collapsing.
- Stone lintols are cracked and spalling.
- Significant condensation on plastered ceilings below flat roofs.
- Lath & plaster ceilings are cracked.
- Lath & plaster walls are cracked.
- Plastered walls, peeling and spalling.
- Some wall linings have identified asbestos content.
- Timber floor boards are uneven and creek.
- Carpets are soiled and worn.
- Sheet vinyl has holes cut in it and cracked in several locations.
- Vinyl tiles are damaged and lifting.
- Internal timber doors are twisted and cracked.
- Internal decoration is overdue.

3.2 Mechanical and Electrical Installations

- Gas boilers are life expired as per CIBSE Guide M and in poor condition.
- Heating distribution pipework and heat emitters are life expired as per CIBSE guide M and in poor condition.
- Heating system controls are life expired as per CIBSE guide M and in poor condition.
- Hot water distribution pipework and main storage calorifier are life expired as per CIBSE guide M and in poor condition.
- Cold water distribution pipework is life expired as per CIBSE guide M and in poor condition.
- Mechanical ventilation – extract fans are generally in poor condition and approaching the end of their useful life. Controls for these fans could also be improved to aid energy consumption.
- Gas supply and distribution pipework is life expired as per CIBSE Guide M. Gas meter and pipework could be relocated to outside the building to reduce potential future risk associated with gas pipework running under the school in a confined space.

- Electrical distribution power boards and subsequent general wiring is life expired as per CIBSE Guide M.
- Wiring accessories are life expired as per CIBSE Guide M and in poor condition.
- Internal lighting and controls are life expired as per CIBSE Guide M and would benefit from being upgraded to LED fittings with energy saving controls.
- External building lighting is life expired as per CIBSE Guide M and would benefit from being upgraded to LED fittings with energy saving controls.
- Emergency lighting appears to be only intermittent throughout the building and may require to be reviewed for coverage in line with the fire risk assessment and escape strategy.
- The school period bell system is life expired as per CIBSE Guide M and in poor condition.

3.3 External Areas

- Isolated cracking of stone perimeter walls.
- Corrosion of metal entrance gates.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Provide adequate access to front elevation and Games Hall, pitched roof-spaces.
- Move gas supply pipe, gas meter and distribution gas pipe to external of main building.
- Install greater scope of emergency lighting.
- Options appraise to plan replacement of heating system in order to reduce boiler carbon emissions and increase energy efficiency.
- Consider replacing traditional hot water storage calorifiers with instantaneous plate heat exchanger or individual point of use water heaters to limit storage of water.
- Upgrade lighting systems to LED types.

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. Timber roof trusses



2. Timber sarking boards



3. Water penetration



4. Water marked sarking



5. Woodworm in sarking



6.



7. Natural slate roofs



8.



9. Flat roofs south (snow covered)



10. Flat roof west



11. Flat roofs east



12. Felt covering



13. Lead dormer coverings



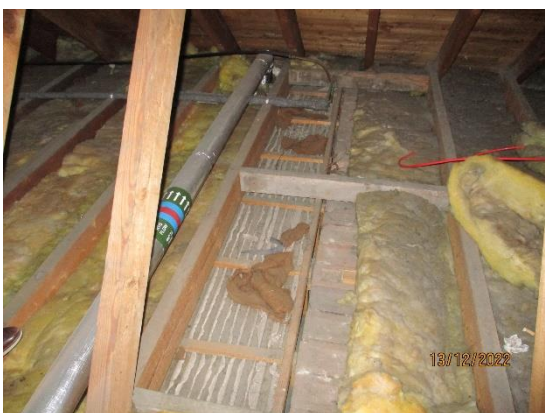
14. Metal skylights



15.



16. Disturbed insulation



17.



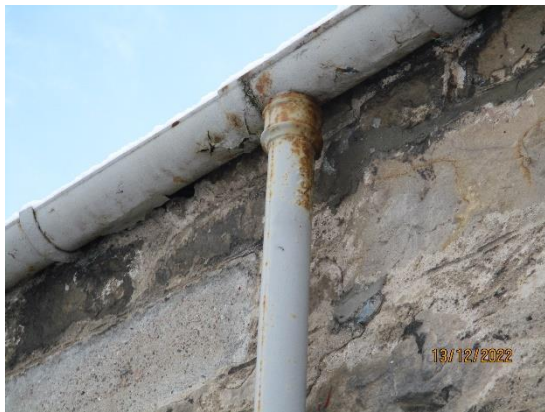
18. Cast iron gutters



19. Leaking gutter joints



20. Collapsing UPVC gutters



21. Cast iron downpipes



22. Back inlet gullies



23. Downpipe corrosion



24. Damaged UPVC downpipes



25. Cast iron soil vent pipes



26. Stone chimneys



27.



28.

External Walls



29. Natural stone walls



30. Isolated repointing required



31. Previous repairs to concrete lintols



32.



33. Spalling lintols, exposing reinforcement



34. Sub-floor ventilation



35. Roughcast panels between windows



36. Solid core timber doors



37. Timber TG&V doors



38.



39. Powder coated aluminium doors



40. Aluminium fire escape doors



41. Timber solid core fire escape door



42.



43. Aluminium windows



44.



45. Large aluminium windows



46. Large UPVC windows (Games Hall)



47.



48.



49. Timber window



50. Double glazing



51. Window ironmongery



52.



53.



54.

External Decoration



55. Cast iron rain water goods



56. Timber window sills

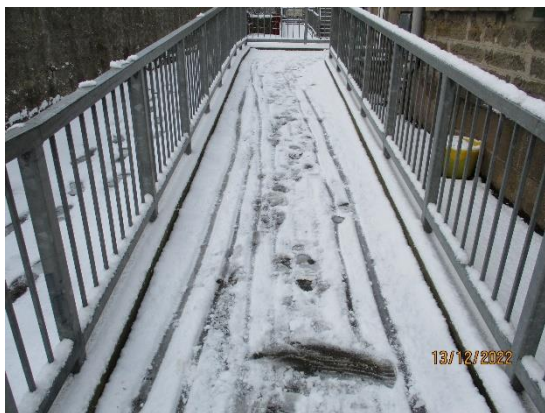


57.



58. Metal railings

Steps & Ramps



59. Concrete entrance ramp



60. Concrete ramps to playground



61. Steps to Boiler House



62. Broken steps



63. Galvanised guardrail



64.

Floors



65. Uneven floor boards



66. Sheet vinyl flooring



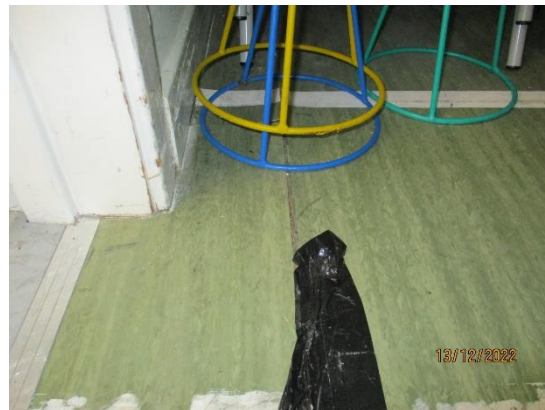
67. Vinyl flooring cut around radiators



68. Games Hall vinyl flooring



69. Open joints in vinyl flooring



70. Tape repairs to vinyl flooring



71. Cracked vinyl flooring



72. Vinyl tiles



73. Missing and broken vinyo tiles



74. Vinyl tiles



75. Carpet floor finish



76. Soiled and worn carpet



77. Timber boarded floors



78. Painted concrete floor



79.



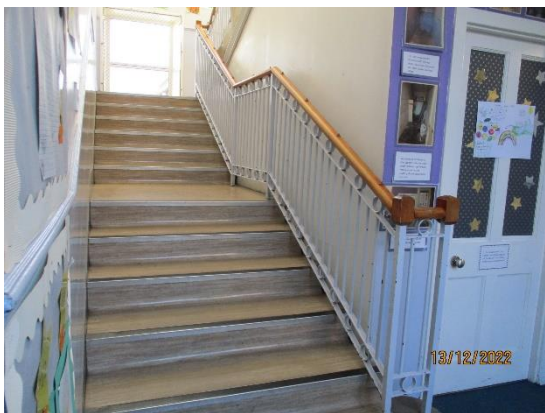
80. Steel and concrete staircase



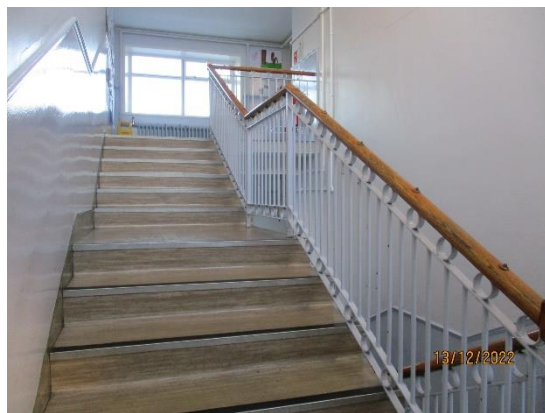
81. Concrete stairs



82. Torn vinyl to stairs



83. Metal balustrades and timber handrails



84.

Ceilings



85. Lath & plaster ceilings



86. Cracked and damaged lath & plaster



87. Cracked ceilings



88. Water damaged ceilings



89. Condensation on underside of flat roofs



90. Plastered ceilings



91. Cracked ceilings



92.



93. Water damaged suspended ceilings



94.



95. Plasterboard ceilings (not taped or filled)

Internal Walls



96. Plastered walls



97. Spalling plaster



98.



99. Damaged fibreboard walls



100. Cracked plastered walls



101. Damaged fibreboard walls



102. Timber linings



103. Ceramic tiled splashbacks



104. Ceramic tiled walls



105. Damaged ceramic tiles



106. Wall linings – suspected asbestos



107.



108. Timber framed borrowed lights



109.



110. Timber panelled classroom doors



111. Twisted timber doors



112. Cracked door framing



113. Cracked door panels



114. Timber panelled doors



115. Timber flush doors



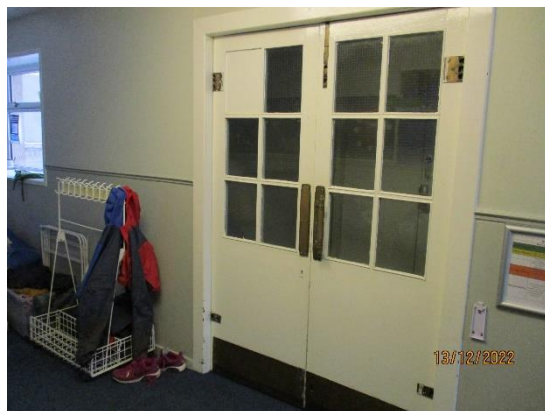
116.



117. Double timber panelled doors



118. Double doors binding



119.



120. Timber flush, double doors



121. Timber doors and glazed screens



122. Georgian wired clear glazing



123. Brass ironmongery



124.



125.



126. Bakelite ironmongery



127. Aluminium ironmongery

Sanitary Ware



128. Urinals



129. Vitreous china cisterns



130. Staff WC



131. Pupil WC's



132.



133. Vanity basins



134. Wall hung basins



135. Stainless steel wash hand basin



136. PVC waste pipes



137. Accessible toilet



138. Composite panel cubicles



139. Vanity units



140.



141. Commercial kitchen



142. Stainless steel sinks



143.



144. Stainless steel inset sinks



145. Cleaners butler sink



146. PVC waste pipes



147. Poor fall on waste pipes



148.

Internal Decoration



149. Ceilings – peeling paint



150. Walls – peeling paint



151.



152. Timber window sills



153. Timber doors



154. Cast iron radiators

Furniture



155. Classroom tables and chairs



156.



157. Kitchen base units



158. Sink base units



159.



160.

Mechanical and Electrical Photographs



161. Boiler 1 – Plant room 0/3



162. Boiler 2 plant room 0/3



163. Control Panel – Plant room 0/3.



164. Flue system – boilers. 0/3 Plant room



165. Pipework – heating distribution. Attic space.



166. Pipework – heating distribution in school rooms.



167. Pipework – heating distribution in plant room.



168. Pipework – heating system. Plant room.



169. Radiators – cast iron section. Classroom typical.



170. Radiant heat panel. Assembly hall 1/22



171. Radiator – nursery with protective cabinet.



172. Electric convector heater staff toilet.



173. Calorifier. Main school hot water storage 0/3 plant room.



174. Calorifier – kitchen hot water storage and supply only. Located in staff room 1/20.



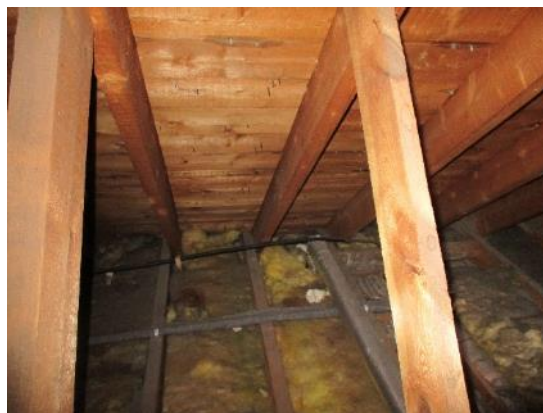
175. Pipework – hot water distribution typical.



176. Pipework – hot water distribution.



177. Cold water storage tank – attic space 2 storey part.



178. Pipework – cold water supplies attic space.



179. Pipework – cold water mains supply 1/14 typical.



180. Pipework – cold water supply 1-18



181. Gas meter and distribution pipework janitors room 1/11



182. Gas distribution pipework room 1/11



183. Gas solenoid control valve room 1/11



184. Gas safety supply shut off. Plant room 0/3.



185. Extract fan – kitchen 1/21



186. Extract fan – staff toilet 1/19



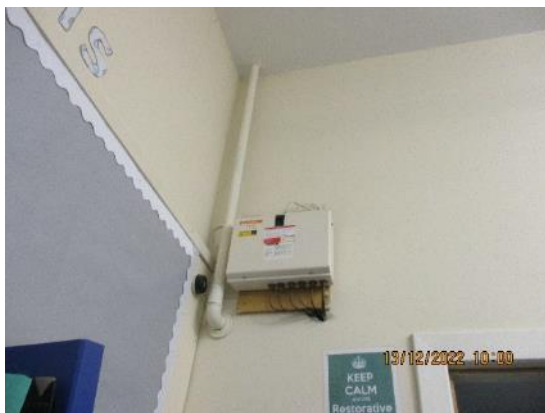
187. Distribution board 1/14



188. DB – Plant room 0/3



189. DB – Staff room 1/20



190. DB – 2/27 Class



191. General wiring from DBs 1/14



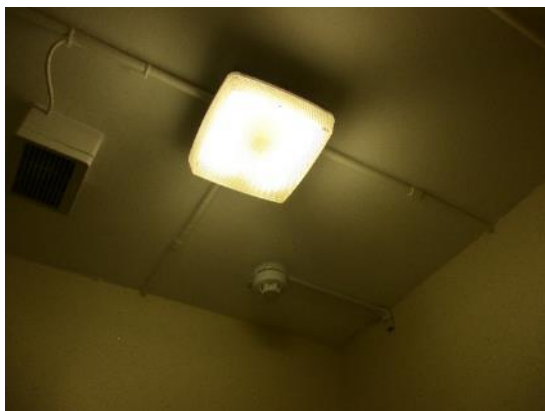
192. Wiring accessories. Sockets typical.



193. Lighting – classroom typical.



194. Lighting – kitchen 1/21



195. Lighting – staff toilet 1/19



196. Lighting – corridor typical



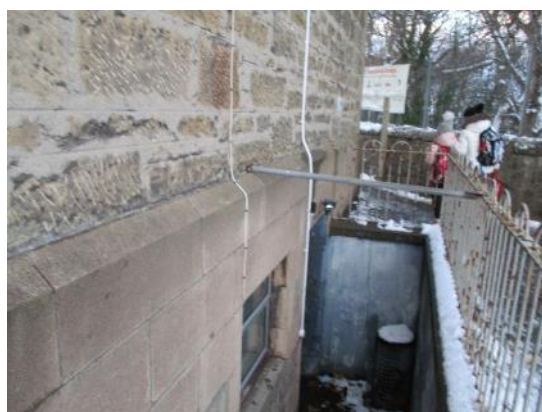
197. Emergency light fitting - classroom



198. Emergency light. Fire exit example.



199. External lighting typical.



200. External LED floodlight. Plant room 0/3



201. Fire Alarm control panel 1/12 corridor



202. Fire detector head – Kitchen 1/21. Typical



203. Fire alarm call point. Typical.



204. Fire alarm system detector and wiring typical.
1/25



205. Period bell system programmer. Room 1/11



206. Period bell – external example.



207. Disabled alarm system pull chord activation.
1/16



208. Disabled alarm system alert unit. 1/16



209. Intruder alarm user control unit. Main entrance 1/1



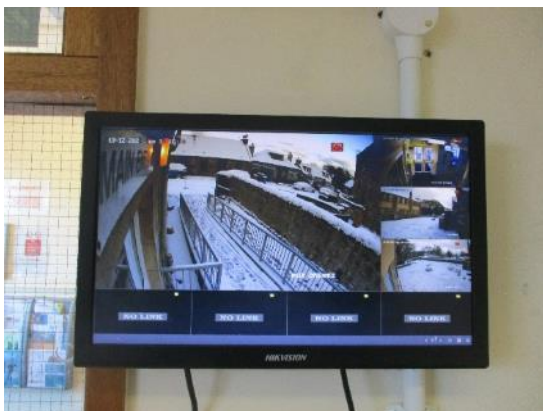
210. Intruder alarm motion sensor typical.



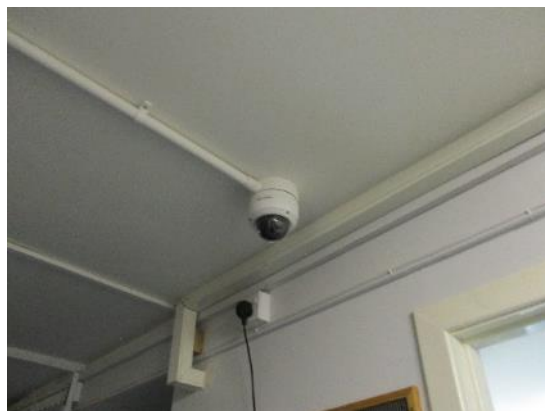
211. Security internal door access control audio and keypad unit. Main entrance 1/1



212. Security door access control handset reception office 1/1



213. CCTV system monitor – office 1/7b



214. CCTV camera internal 1/12 corridor.

External Areas



215. Tarmacadam playground (snow covered)



216. Playground benches



217. Playground shelter



218. Benches



219. Galvanised fire escape



220.



221. Chain link fence above wall



222.



223. Metal railings



224. Timber boarded fence



225. Metal entrance gates



226. Gates don't meet



227. Corrosion of metal gates



228. Timber gates



229.



230. Metal bar gate



231. High stone wall



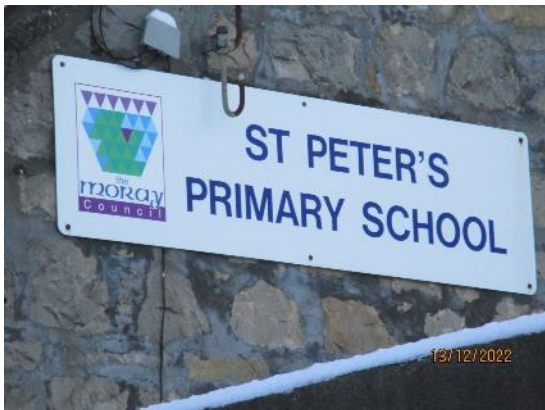
232. Lower stone wall



233. Pointing required to stone wall



234.



235. School signage



236. Playground drainage



237. Timber sheds



238.



239. Timber shed – missing cladding



240. Small storage sheds