Summary Building Condition Survey Report

of

Bishopmill Primary School
Morriston Road, Elgin IV30 4DY

8th & 10th August 2023

Z00450 / 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 Tuesday 8th and Thursday 10th August 2023.

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 mild, dry and windy.

1.4. The premises comprise a primary school and separate Nursery, constructed largely in a single storey, with two small parts of the school constructed in 2 storeys and single storey outbuildings. The school was constructed circa 1936, extended circa 1975 with a further extension completed in 2007. The Nursery building was constructed circa 1960.

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 and with the use of a drone. Flat roofs were examined with the use of a drone. Access was provided to all internal areas with the exception of the roof spaces above the two storey parts and the toilets projecting from the main building.

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 single and two storey buildings with pitched, mono pitched and flat roofs.

2.2 The subjects are of masonry construction and timber framed construction. Roofs are covered with natural slate to the pitched roofs of the original building, corrugated asbestos to the Nursery, single ply membrane and metal profile to the mono pitched roofs. Flat roofs are covered with single ply membrane, lead, zinc and felt. Stone and roughcast masonry chimneys exist to the original part of the building. Rainwater goods are mainly half round cast iron with some half round UPVC. External walls are of stone and roughcast masonry construction to the original building, roughcast masonry and metal profile sheeting to the 2007 extension. Floors comprise concrete slab with suspended timber to ground and first floors. Windows are mainly UPVC to the original building with isolated metal and timber windows, with powder coated aluminium windows to the most recent extension. Most windows have double glazed units with isolated single glazed units. External doors are timber to the original building with powder coated aluminium doors to the most recent extension .

Internally, ceilings are a combination of lath & plaster, plaster, plasterboard and suspended ceiling tiles. Walls are lath & plaster, plaster, plasterboard, blockwork, plywood linings at low level, wetwall and ceramic tiles. Floor coverings comprise carpet, carpet tiles, vinyl tiles, sheet vinyl, ceramic tiles, timber sports floor and concrete slab. Internal doors are generally timber panelled doors with some timber hallow core and veneered doors, many with glazed panels. Ironmongery is generally a combination of aluminium levers and timber knobs.

The heating system comprises 2 natural gas fired, cast iron, floor standing boilers. Steel pipework conveys heated water around the building where heat emitters are a mix of fan convectors, cast iron radiators, steel panel radiators and under floor heating circuits. The system is open vented, tank fed. The nursery building is heated by electrical fan convectors and ceiling mounted electrical radiant panel heaters. Control systems are Trend BMS and only the control panel in the 2008 extension are viewable through a web page to permitted users. Pipework has large sections uninsulated, particularly in the original building. The nursery building rooms out with the main classroom have no thermostatic room controls.

Domestic hot water is also generated by the gas boilers and stored and distributed via copper pipework through 2 open vented copper calorifiers, situated in the basement boilerhouse. These calorifiers serve the main school kitchen and a percentage of the original building and the 1970s extension. Hot water pipework in these circuits is only partly insulated and pumped to outlets in a circulation loop. A domestic sized, electrically heated, copper cylinder is also located in store cupboard 1/37a, serving a percentage of outlets in this local area. 2 further unvented domestic sized, electrically heated, storage cylinders are located in the attic space of the 2008 extension and these supply the toilets and changing rooms of this extension.

Classrooms throughout the building generally have over sink and undersink electrical point of use storage heaters to provide hot water to sinks. The nursery building domestic hot water is provided by 2 electrical point of use water heaters, with low volume storage capacity.

Cold water is supplied around the building by partly insulated, copper pipe. Outlets are a mixture of mains fed and tank fed installations, with 4 cold water plastic storage tanks located in the attic space above the original building. The 2008 extension has been converted to mains fed outlets, with the previously installed cold water storage tank being removed and pipework

converted. The nursery building has also had a cold water storage tank removed circa 2021 and all outlets are now directly mains fed.

Gas distribution pipework supplies the building with assumed underground steel pipework to the basement boilerhouse and main school kitchen. The kitchen has an electrically operated solenoid control valve linked to an automatic fan driven interlock system. The basement boiler house has manually operated lever control valves only.

Mechanical ventilation is provided in toilets, changing rooms and to one classroom that has been upgraded to include a kitchenette, by means of electrical extract fans. These are a mix of wall/window mounted and ceiling mounted types and are generally operated by PIR sensor or local switches. The 2008 extension has 2 central ventilation units situated in the attic space above the gym hall store. These comprise in line fan units and galvanised metal ductwork to multi rooms. A number of classrooms and also the gym hall in the 2008 extension include electrically operated high level windows that can be controlled locally, as well as being automatically controlled by the building management system if required.

A commercial sized extract fan and ductwork are installed above the main school kitchen to exhaust cooking fumes and vapours from the main kitchen.

The Electrical installation consists of incoming power supply to the main busbar within the basement boilerhouse. Sub mains cabling distributes general power from the main distribution board to a number of further distribution boards and consumer units located at various locations throughout the building. General wiring is mostly concealed although some surface containment and conduit is installed in rooms and spaces. Wiring terminates generally at white plastic, flush and surface mounted accessories throughout.

The lighting system generally consists of varying styles of fluorescent tube type fittings, although some local upgrades have been carried out to upgrade fittings to LED types.

Emergency lighting is installed throughout with LED and fluorescent type bulkheads and compact fittings. Emergency exit sign lights are also installed throughout, generally on escape routes and at fire exits. A percentage of the emergency lighting system is supplied via a central battery, located in the basement boiler house.

External building lighting is installed around the perimeter of the main building and also on the nursery building and 2008 extension. Light types are a mix of bulkhead 2D types and downlights on the new extension gym hall external wall over the car parking bays.

A modern smoke detection and alarm system is installed throughout the main building, consisting of control panel, repeater panel, call points, strobes, smoke and heat detectors and sounders. The nursery building has a manual system with control panel, call points and sounder only.

An Intruder alarm system is installed throughout the main building, comprising user control unit and PIR detectors generally positioned at potential intruder entry points. The nursery building does not have an intruder alarm system.

CCTV systems are installed in the main building and nursery building. Main building consists of 2 internal cameras located at the main reception office corridor and the original building reception office entrance lobby. The nursery building has 1 external fixed wi-fi camera, that is viewable by permitted users, using an on line application on mobile devices.

Automatic door access systems are installed at the main entrance lobby door, internal door at 1/71 – 1/69 corridor and also to the original building internal entrance door at 1/1a entrance lobby. Nursery external doors have manual locking systems only.

2.3 Building size – The properties GIFA is 2659m2.

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

- Clay ridge tiles are damaged.
- The roughcast to the boiler flue is cracked in several places.
- Cast iron rainwater goods are leaking, corroded and life expired.
- External stone walls require isolated repointing.
- Window seals and glazing are failing with fogged glass.
- Window ironmongery is damaged and missing.
- Some old “Crittall” windows with single glazing remain.
- Some timber framed windows remain and are rotten.
- Suspended ceiling tiles are water damaged.
- Some areas have ceiling tiles with an asbestos content.
- Vinyl substrate is very noisy in areas 1/26 to 1/28.
- Internal timber doors are twisted and have surface damage.
- Stainless steel classroom sinks are reaching the end of their useful life.
- Timber base units and worktops are dilapidated and require replacement.

3.2 2007 Extension

- Brush seals to external doors have failed, resulting in open gaps.
- Plasterboard walls are water damaged at exposed trusses.
- The Games Hall timber floor is lifting and uneven.
- Internal decoration is overdue.

3.3 Nursery Building

- The corrugated asbestos roof covering has areas of damage and previous repair.
- The UPVC gutters are leaking at the joints.
- The timber fascia and barge boards have areas of rot and surface damage.
- The external timber cladding has evidence of timber rot.
- External decoration is overdue.
- The surface water drainage in the play area is inadequate resulting in flooding.

3.4 Mechanical and Electrical Installations

- Heat sources are life expired as per CIBSE guide M.
- Heating system in original building is life expired as per CIBSE guide M.
- Electric heaters in the nursery building are life expired and have no thermostatic room controls as per CIBSE guide M.
- The copper storage cylinder located in cupboard 1/37a is life expired as per CIBSE guide M and poorly insulated.
- A number of point of use electrical water heaters in the main building and nursery are life expired or in poor condition as per CIBSE guide M.
- Hot water pipework in the original building and 1970s extension is life expired as per CIBSE guide M and poorly insulated.
- Cold water pipework in the original building and 1970s extension is life expired as per CIBSE guide M and poorly insulated.
- Cold water storage tanks in the attic above the original building and 1970s extension are life expired as per CIBSE guide M and poorly insulated.
- The kitchen extract fan and associated controls and ductwork is life expired as per CIBSE guide M.
- Air conditioning unit systems located in the kitchen are life expired as per CIBSE guide M.
- The building management system in the original building is life expired as per CIBSE guide M and does not link to the control panel or BMS in the 2008 extension.
- Distribution boards, consumer units, sub mains cabling and general wiring and accessories are life expired in the original building, and 1970s extension, as per CIBSE guide M.
- General lighting and wiring in the main school original building and nursery building is life expired as per CIBSE guide M and has no automatic motion detect control.
- Emergency lighting system wiring in the main original school building is life expired as per CIBSE guide M.
- Fire alarm system devices in the main school and nursery building are life expired as per CIBSE guide M. The nursery has no heat or smoke detectors installed.
- The intruder alarm system in the main school building is life expired as per CIBSE guide M.
- The CCTV systems installed in the main school building are life expired as per CIBSE guide M and have very limited scope.

3.5 External Areas

- The concrete ramp to the main entrance is uneven and has surface erosion.
- The flat roofs to the external stores are life expired and leak.
- The timber structure to the roof of the external stores is water damaged.
- Surface water drainage to the car park and playground is blocked.
- Tarmacadam footpaths have tree root damage.
- Chain link fencing to the sports field is damaged and corroded.
- The post & wire fence to the south boundary is extensively damaged.
- Concrete steps in the playground are dislodged and uneven.
- The basketball backboards are damaged.

4. Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Investigate, trace and remove the damaged cast iron pipe in the basement.
- Increase the field of CCTV systems in the main school and nursery.
- Install smoke/heat detectors in the nursery building.
- Upgrade general lighting to LED types with automatic control.
- Upgrade external building lighting to LED types with lux sensors.
- Appraise cold water systems at replacement date, with intent of reducing number of cold water storage tanks to reduce cyclical maintenance and reduce potential water hygiene issues.
- Appraise hot water systems at replacement date to reduce storage capacity, in order to reduce cost of maintenance and operational costs.
- Install extract fans in toilets currently without.
- Upgrade the basement boiler house controls to incorporate interlocks, such as methane detection, boiler heat detectors and CO2 detection.
- Upgrade the kitchen extract system to incorporate a specific canopy to ensure all cooking fumes and vapours are captured and exhausted to external air.

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. Original school, steel framed roof.

2. Vertical timber sarking boards.

3. Timber framed roof structure

4.

5.

6. 1975 extension roof structure.

7.

8. 2007 extension timber roof structure

9.

10. Exposed roof trusses

11. Games Hall steel framed roof structure

12. External stores timber roof structure

13.

14. School roofs overview

15. Slated roofs

16. Isolated broken and slipped slates

17. Lead flat roofs

18.

19. Single ply membrane to 1975 extension

20. Box gutter and internal downpipe

21.

22. Single ply membrane to 2007 extension

23.

24.

25. Single ply membrane above entrance

26. Metal profile roof above Games Hall

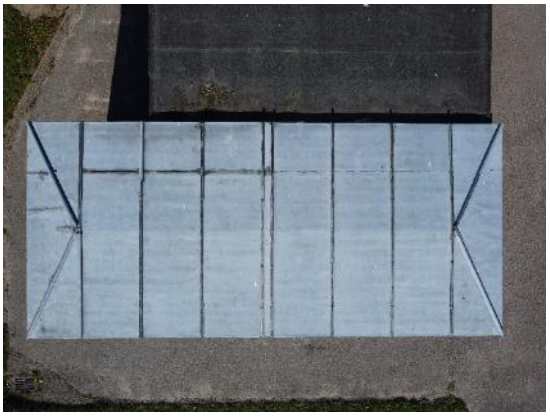
27.

28. External store slated roof

29.

30. Mineral felt flat roof

31.



32. Zinc roof to external stores

33. Missing sections of zinc

34. Asbestos roof to Nursery

35. Surface erosion and previous repairs

36. Damaged clay ridge tiles

37.

38.

39. Glazed skylights

40.

41. Timber fascia to 1975 extension

42. Timber fascia and barge boards to Nursery

43. Thin insulation above the original school

44.

45. Insulation missing in isolated areas

46. Surface corrosion in cast iron gutters

47.

48. Cast iron ogee gutters

49.

50. Isolated vegetation

51. UPVC gutters leaking

52. Single ply membrane secret gutters

53.

54. Isolated blockages

55. Aluminium box gutters

56. Blocked with vegetation

57. Blocked with silt

58. Cast iron downpipes

59. Surface corrosion

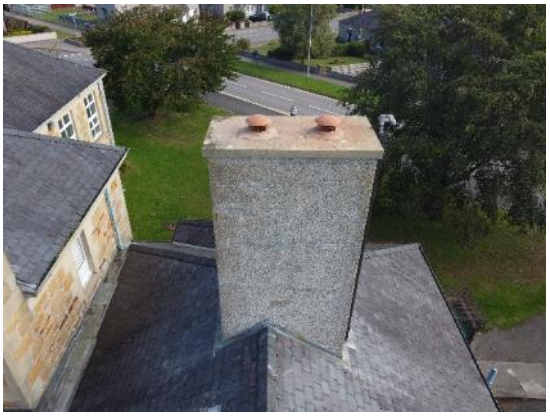
60. UPVC downpipes

61.

62. UPVC downpipes leaking at joints

63. Open, uncapped chimney flues

64. Repointing required



65. Cracked roughcast to boiler flue

66.

External Walls

67. Stone external walls

68. Brickwork external walls

69.

70. Steel frame to Games Hall

71. Ground level

72. Stone external finish

73. Isolated repointing required

74.

75.

76. Roughcast external finish

77.

78. Metal profile walls to Games Hall

79.

80.

81. Timber cladding to 2007 extension

82. Timber cladding to Nursery

83. Rot and damage to timber cladding

84.

85.

86. Timber solid core single doors

87.

88. Timber part glazed double doors

89. Timber toungued & grooved double doors

90. Timber solid core double doors

91. Timber double doors to external stores

92. Single UPVC doors to Nursery

93.

94. Double UPVC door to original school

95. Timber screen to 1975 extension

96. Screen with timber double door

97. Timber screen internally

98. Electric automatic powder coated door

99.

100. Powder coated single doors

101.

102. Brush seals meeting frame

103. Brush seals not meeting frame

104. Gap between door and frame

105.

106. Powder coated double doors

107. Georgian wired door glazing

108. Standard UPVC windows

109.

110. Failed window seals

111. Windows screwed shut

112. Large UPVC windows

113. Large UPVC screen windows

114. Standard powder coated windows

115.

116.

117. Large powder coated windows

118. Timber framed windows

119. Rot in timber window frames

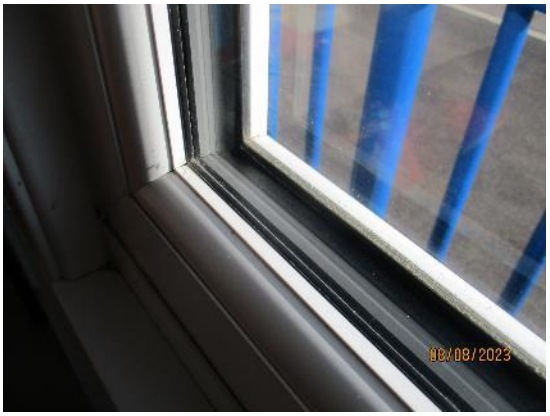
120.

121. Metal “Crittall” windows

122.

123.

124.



125. Double glazing to Nursery windows

126. Double glazing to original school building

127. Condensation within double glazing

128. Broken single glazed windows

129. Failed double glazing units

130. Lockable lever handles

131. Latches to UPVC windows

132. Missing window ironmongery

External Decoration

133. Cast iron rainwater goods

134. Cast iron soil vent pipes

135. Timber cladding

136. Timber doors

137. Timber fencing and gates

138. Metal fences and gates

Steps and Ramps

139. Concrete ramps

140. Concrete steps

141. Pointing and levelling to concrete steps

142. Eroded concrete ramp surface

143. Eroded ramp surface

144. Composite ramp and decking

Floors

145. Suspended timber floors

146. Concrete floors

147. Concrete floors with hairline cracking

148.

149. Carpet floor finishes

150.

151. Sheet vinyl flooring

152. Sheet vinyl to sink areas

153. Open joints in vinyl flooriing

154. Vinyl tiles

155. Timber sports floor

156. Raised timber flooring

157. Quarry tile to sink areas

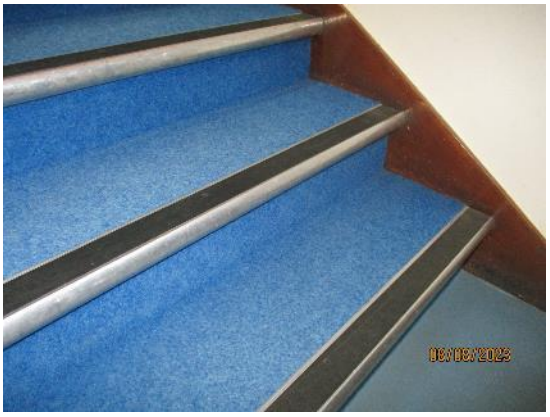
158. Quarry tile to changing rooms

159. Painted concrete floors

160.

161. Timber stairs to first floor

162. Concrete stairs to basement



163. Carpet to treads and risers

164. Chipped nosings to basement

165. Plaster soffits to timber stairs

166. Timber balustrades

167.

Ceilings

168. Suspended ceiling tiles in the Kitchen

169. Suspended ceiling tiles in Classrooms

170.

171. Watermarked suspended ceiling tiles

172.

173.

174. Asbestos ceiling tiles

175.

176. Plasterboard ceilings

177. Water damaged plasterboard

178. Lath & plaster ceilings

179. Cracked lath & plaster

180. Timber linings to external stores

181. Metal profile sheets to Games Hall ceiling

182. Concrete ceiling to Boiler Room

Internal Walls

183. Masonry walls

184.

185. Plastered walls

186. Cracked plaster walls

187. Plasterboard walls

188. Water damaged plasterboard

189.

190. Brickwork to external stores

191. Brick and stone to external stores

192. Plywood linings at low level

193. Wetwall to Kitchen

194. Wetwall in Hall

195. Wetwall in Toilets

196. Ceramic tiles to shower areas

197. Ceramic tiled splashbacks

198. Ceramic tiles in changing room showers

199. Timber borrowed lights in corridors

200.

201. Timber panelled doors

202.

203. Damage to door frames

204. Timber panelled double doors

205. Damage to doors

206.

207.

208. Timber hollow core doors

209.

210. Timber solid core doors

211. Timber single vereered doors

212. Timber double veneered doors

213.

214. Aluminium screen and door to Games Hall

215. Clear glazing to internal doors

216. Georgian wired glass to internal doors

217. Variety of glazing to internal doors

218. Timber door knobs

219. Aluminium levers

220.

Sanitary Ware

221. China urinals

222. China cistern

223. Pupil toilets

224.

225.

226. Cracked cistern

227. Staff toilets

228. China vanity basins

229. Wall hung china basins

230. Hairline cracks in basins

231. Stainless steel trough basins in 1975 extension

232.

233. UPVC waste pipes

234.

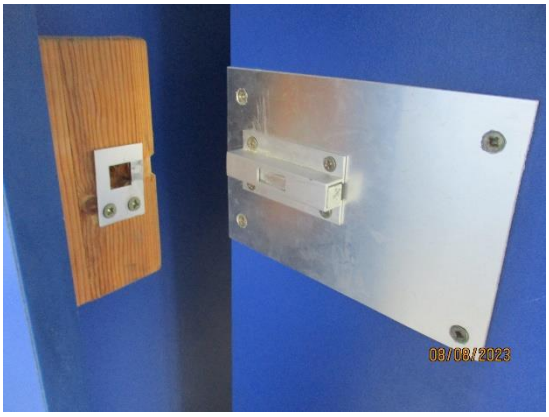
235. Accessible toilets

236.

237. Composite panel toilet cubicles

238. Ironmongery

239. Missing edging strips



240. Replacement ironmongery

241. Composite vanity base units

242. Commercial kitchen

243. Stainless steel sinks

244. Dated classroom stainless steel sinks

245. Stainless steel inset sinks

246.

247. Cleaners Butler sinks

248.

249.

250. Copper waste pipes to classroom sinks

251. UPVC waste pipes to classroom sinks

252. UPVC waste pipes to cleaners sinks

Internal Decoration

253. Peeling paint to ceilings

254. Watermarked plaster ceilings

255. Peeling paint

256. Painted ceramic tiles

257. Painted plasterboard walls

258.

259. Painted joinery items

260. Painted quarry tiles

261. Varnished doors

Furniture

262. Classroom furniture

263. Worn desk tops

264. Dated sink base units

265. Water damaged worktops

266. Worn sink base units

267.

268.

269. Loose drawers and lamination materials

270. Staff room furniture

271. Worn fabric material

Mechanical and Electrical Photographs

272. Natural gas boilers main school basement.

273. Boiler steel flue into brick chimney.

274. Heating system pipework – boilerhouse.

275. Heating pipework – main school.

276. Fan convector heater – classroom typical.

277. Cast iron radiator – original school typical.

278. Steel panel radiator main kitchen corridor.

279. Underfloor heating – extension hall 1/77.

280. Electric fan heater – nursery building.

281. Electric radiant panel ceiling heater – nursery.

282. Heating control panel – school basement.

283. Heating and ventilation control panel 2008 extension.

284. Calorifiers 1 and 2 – school basement.

285. Hot water cylinder – main school 1/37a cupboard.

286. Hot water cylinder (1 of 2) 2008 extension attic.

287. Point of use electric water heater – nursery.

288. Point of use electric water heater 2008 extension.

289. Point of use water heater - main school classroom.

290. Hot water pipework 1975 extension.

291. Hot water pipework – original school.

292. Cold water tank attic above 1/37a. - Main school.

293. Cold water tank attic above 1/30. - Main school.

294. Cold water tank – kitchen cold supply main school.

295. Cold tanks 1 and 2 above 1/37a.

296. Cold water pipework – main school attic.

297. Cold water pipework - toilet 1/25a.

298. Cold and hot pipework – nursery building.

299. Cold water pipework – school basement.

300. Gas supply pipework and meter – school basement

301. Gas pipework and solenoid valve - kitchen store.

302. Gas pipework incoming to basement - main school.

303. Gas pipework behind cooking appliances - kitchen.

304. Extract fan – main school staff toilet.1-25a

305. Extract fan boys toilet 1-35. – Main school.

306. Centralised ventilation system (1) unit 2008 extension attic space.

307. Centralised ventilation system unit (2) 2008 extension attic space.

308. Centralised ventilation system ductwork 2008 extension attic space.

309. Extract fan staff toilet – nursery building.

310. Kitchen cooking extract fan and ductwork 2/45b.

311. Kitchen extract system – filter bank (no canopy).

312. Air conditioning outdoor units – kitchen.

313. Air conditioning unit (1 of 2) Kitchen.

314. Main busbar and incoming power basement.

315. Distribution board – kitchen store.

316. Distribution board – 1/37a cupboard.

317. Distribution board hall store – basement.

318. Distribution board – 2008 extension gym store.

319. Distribution board L+P – nursery.

320. Sub mains cabling 1/42e original school.

321. General wiring – basement distribution boards.

322. General wiring DB 1/42e

323. General wiring exiting basement boilerhouse.

324. Flush socket – original school typical.

325. Sockets computer room 1/18.

326. Socket – 2008 extension corridor 1/71.

327. Light switch – 2008 extension typical.

328. Light switch original school building typical.

329. Light switch – nursery building typical.

330. Lighting – original school classroom.

331. Lighting – original school corridor.

332. Lighting – original school toilet typical.

333. Lighting – original school hall.

334. Lighting – nursery main room.

335. Lighting – nursery toilet.

336. Lighting – 1970s extension classroom.

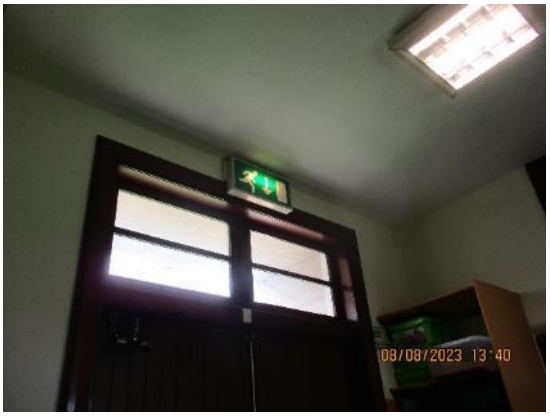
337. Lighting – 1970s extension corridor.

338. Lighting – 2008 extension classrooms.

339. Lighting – 2008 extension corridor.

340. External lighting original school.

341. External lighting – nursery building.



342. Emergency lighting – original building.

343. Emergency lighting – 2008 extension.

344. Fire alarm control panel – nursery building.

345. Fire alarm call point – nursery building.

346. Fire alarm repeater panel 2008 extension 1/71.

347. Smoke detector 2008 extension typical.

348. Smoke detector original school attic space.

349. Fire alarm call point original school hall.

350. Intruder alarm keypad – office 1/3.

351. Intruder alarm PIR typical. 1/3

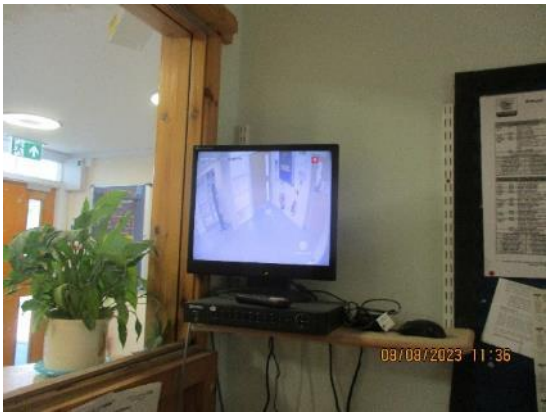
352. Door access keypad – 1/1a internal door.

353. Door access unit – 2008 extension 1/71

354. Door access user control handset and monitor 1/72

355. Door access card reader 1/71.

356. CCTV camera – main reception 1/71.



357. CCTV monitor and recorder 1/72.

358. CCTV desktop and monitor 1/3 reception.

359. CCTV – Wi-Fi – nursery building.

360. Electric windows – 2008 extension classes.

361. Electric window control – 2008 extension classes.

External Areas

362. Tarmacadam parking spaces

363. Brick pavior car park

364. Tarmacadam staff car park

365. Tarmacadam playground

366. Timber benches

367. Playground equipment

368. Recycled table and benches

369. Tarmacadam footpaths

370.

371. Tarmacadam paths cracked by tree roots

372. Paving slab footpaths

373.

374. Concrete steps

375. Miss-aligned and uneven

376. Corroded chain link fence

377.

378. Aluminium rail fence

379. Timber boarded fence 1.50m

380.

381. Timber boarded fence 0.90m

382. Tubular rail fence to Nursery

383. Timber horizontal rail fence

384. Concrete post and wire fence

385. Impact damage to concrete posts

386. Timber post and wire fence

387. Partially collapsed

388. Missing wire

389. Aluminium rail gate

390. Timber boarded gates 1.50m

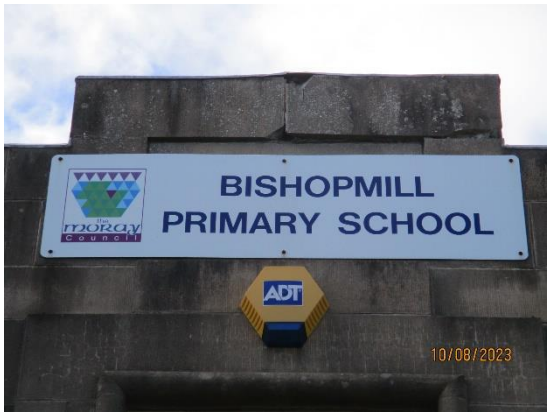
391. Timber boarded gates 0.90m

392. Tubular rail vehicle gate

393.

394. Metal bar vehicle gate

395. Chain link double gate to sub station



396. School signage

397. Car park drainage channel blocked

398.

399. Car park road gully blocked

400. Debris from flooding of staff car park

401. Playground road gully partially blocked

402. Nursery playground flooding

403. Inadequate drainage causing flooding

404. External stores and shelter

405. Cycle shelter 1

406. Cycle hoops

407. Broken plexiglass

408. Cycle shelter 2

409. Timber sheds

410.

411. Cycle hoops at main entrance

412. Bin enclosure

413. Landscaping trees and grass

Outdoor Sports

414. Grass sports field

415. Bald patches

416. Basketball hoop stands

417. Backboards in poor condition