Summary Building Condition Survey Report

of

East End Primary School
Institution Road, Elgin IV30 1PR

10th & 11th April 2023

Z00451 / 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, 10th and 11th April 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 sunny with showers and windy.

1.4. The premises comprise a primary school comprising two buildings. The older building constructed in two storeys plus a small basement, was constructed circa 1831 and is Category "B" Listed. The newer building housing the main school, is constructed in a single storey with single storey outbuildings and was constructed circa 1971 with a further Nursery extension constructed circa 2013.

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 a drone, all flat roofs were examined with the use of a drone. Access was provided to all internal areas with the exception of the roof space of the older building and the Water Tank Room above the Boiler House, in the main school 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 two buildings constructed in single and two storeys, with a combination of pitched and flat roofs.

2.2 The older subjects are of natural stone construction with pitched roofs covered with natural slate and flat roofs covered with single ply membrane, metal standing seam, lead and mineral felt. Rainwater goods are lead secret gutters to the pitched roofs, cast iron ogee and half round gutters, with lead and cast iron downpipes and soil vent pipes. External walls are of natural stone construction. Floors comprise concrete slab and suspended timber to the ground floor and suspended timber to the upper floor. Windows and timber sliding sash and timber casement, all with single glazing. External doors are powder coated aluminium and timber.

Internally, ceilings are a combination of lath & plaster, painted plasterboard and suspended ceiling tiles. Walls are natural stone, lath & plaster, painted plaster, painted plasterboard, wet wall, ceramic tiles and timber linings at low level. Floor coverings comprise carpet, carpet tiles, sheet vinyl, linoleum, quarry tiles and concrete slab. Internal doors are solid core timber veneered with glazed panels, timber hallow core and timber panelled doors, all with a combination of chrome, aluminium, brass and bakelite ironmongery.

The newer school building and Nursery extension are of brickwork construction with internal glulam columns and beams supporting the roof structure. All main roofs are flat covered with single ply membrane and metal standing seam, outbuilding roofs are covered with felt and exposed timber boards to the Games Store. Rainwater goods are box gutters with internal UPVC downpipes and hopper heads with external metal downpipes. External walls are of brickwork, aluminium cladding and composite panels. Floors comprise concrete slab and suspended timber. Windows are aluminium with single glazing to the main school and powder coated aluminium with double glazed units to the Nursery. External doors are aluminium, timber and powder coated aluminium.

Internally, ceilings are a combination of painted plasterboard, grooved fibre tiles and suspended ceiling tiles. Walls are brickwork, painted plaster, painted plasterboard, wet wall and ceramic tiles. Floor coverings comprise carpet, carpet tiles, vinyl tiles, sheet vinyl, timber boards and concrete slab. Internal doors are timber hallow core and veneered doors with glazed panels and aluminium ironmongery.

The heating system comprises 2 floor standing, cast iron, natural gas fired boilers. Steel, copper and stainless steel pipework circulates heated water throughout blocks, 1, 2 and the nursery extension. Heat emitters in block 1 (annexe) are generally fan convectors, with some new and older style steel panel radiators. Block 2 (main school) heat emitters are modern steel panel radiators which have been recently installed, together with new distribution pipework and insulation in 2018/2019. Nursery extension heat emitters are low surface temperature steel panel radiators, with some areas having under floor heating. A Trend BMS system provides control and remote monitoring for the heating system in block 2. Block 1 also has a Trend system of controls, which allow independent control of the heating system from block 2. The nursery has its own local heating programmer to provide independent control. Both blocks 1 and 2 heating water is generated by the boilers in block 2.

Hot water in block 2 is generated by the gas boilers then stored in an unvented type calorifier situated in the boiler house. This calorifier and its connected distribution pipework has been recently replaced in 2018/2019 and a new control panel installed to incorporate the calorifier into the building management system.

A domestic sized unvented hot water tank provides storage and distribution of domestic hot water for the nursery extension via insulated copper pipework. 8 individual electric point of use water heaters and one electric storage calorifier provide domestic hot water to required rooms in block 1.

Cold water in block 2 is supplied via copper pipework to most outlets directly from the mains, however a percentage of outlets are supplied via a cold water storage cistern located above the boilerhouse. Visible surface mounted pipework is not insulated in all areas.

Cold water in the nursery extension is supplied via insulated copper pipework directly from the mains.

Cold water in block 1 is supplied via copper pipework both from the mains to some outlets and also via a cold water storage tank above the boys toilets. Cold water pipework in block 1 is only insulated in parts.

Steel gas pipework enters the boilerhouse from the adjacent gas meter housing 1/33. The gas supply is controlled via an electric solenoid operated control valve and emergency stop button at the boilerhouse exit door wall. Gas safety controls are basic.

Mechanical ventilation is provided in blocks 1, 2 and the nursery extension via electrical extract fans, which are both wall and ceiling mounted. These fans are varying sizes, ages and condition, with some having automatic PIR enable control and others being local manual switch only.

Centralised ventilation systems are installed in the nursery to provide extract and supply ventilation for the toilets, kitchenette and utility room areas.

There are also electric motor operated openable windows installed around the sunken stage area of block 2 (1/5) and within the corridor (1/21) of block 1. These are manually operable by switch with block 1 windows having automatic rain sensors to close, being roof mounted.

The main kitchen 1/3 in block 2 has a bespoke stainless steel filtered canopy, with roof mounted fans extract system. Fans are speed controllable via 2 controllers in the kitchen.

The electrical installation has recently been upgraded in blocks 1 and 2, with new sub mains cabling, distribution boards, general wiring and wiring accessories and containment being installed. The nursery extension has its own distribution board with general wiring and brushed steel accessories that are in good condition and circa 10 years old.

The lighting system has also been recently upgraded in both blocks 1 and 2. Block 1 has mostly LED recessed and surface mounted varying style light fittings that have automatic motion sense control as well as manual switches. Block 2 is mostly fluorescent tube style fittings that are manual control only. The nursery extension has a mixture of spotlights/downlights and surface and recessed fluorescent fittings that automatic motion sensor controlled.

Emergency lighting is installed throughout all 3 buildings, with a mixture of dedicated non maintained bulkheads, maintained emergency exit sign lights and variants of the general light fittings.

External lighting throughout blocks 1 and 2 consist of various styles of fluorescent tube bulkheads and dome style fittings. External lighting is controlled via internal timeclocks.

A modern smoke detection and alarm system is installed in both blocks 1 and 2. Block 2 fire alarm and detection system comprises control panel, smoke and heat detectors, sounders, strobes and call points installed throughout at dedicated locations.

Block 1 has its own fire alarm control panel and field of devices, it does not appear that the 2 buildings fire alarms systems are linked.

Modern Intruder alarm systems are installed throughout all 3 buildings and all 3 would appear to be independent of each other. These systems comprise digital keypads and PIR sensors throughout, generally positioned at potential intruder entry points.

Security door access control systems are installed on the entrance doors of all 3 buildings. These systems incorporate audio/video keypads outside the doors with internal handset/monitor units allowing building users to permit access on request. Push button release devices and emergency release keypads are available to internal users in the event of emergency to disable the door magnets.

A modern CCTV system is installed in block 2 incorporating internal and external fixed cameras. These cameras are linked to viewing and recording monitor in block 2 medical room.

2.3 Building size – The properties GIFA is

Stone building ("B" Listed)	- 1,063m2
Main school building	- 1,582m2
Nursery extension	- 188m2
Total GIFA	- **2,833m2**

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 Main Primary School Building (Block 2)

- Roof covering missing from Games Store.
- Aluminium windows and doors are life expired and single glazed.
- Concrete steps to west playground are broken.
- Internal doors and ironmongery are reaching the end of their useful life.
- Sanitary ware is functional although dated and life expired.

3.2 South Andersons School Building (Block 1)

- Cast iron gutters and downpipes are damaged and partially blocked.
- Evidence of rainwater penetration to be investigated.
- Timber suspended floors to first floor have sagged and slope, investigate condition.
- Timber panelled doors are life expired.

3.3 Mechanical and Electrical Installations

- The gas boilers, associated flues and heating header tank in block 2 are in poor condition and are life expired.
- Heating pipework in block 1 – annexe is in poor condition and life expired.
- Heat emitters in block 1 excluding a small number of replacements are in poor condition and life expired.
- Hot and cold water pipework throughout block 1 annexe is only insulated in parts and existing insulation is life expired.
- 2 water heaters in 1/1 and 1/19 in block 1 are functional but life expired.
- Hot water calorifier in block 1, 1/3 Girls toilet, is in poor condition and life expired.
- Window extract fan in kitchen, 1/3 block 2, is in poor condition and life expired.
- The 2 wall mounted extract fans in the hall 1/6 of block 1 annexe are in poor condition and life expired.
- The air conditioning systems in rooms kitchen 1/3, classes 1/13 and 1/15 are in poor condition and approaching the end of their useful life.
- Smoke and heat detectors in block 2 are assumed to be greater than 10 years old and therefore life expired as per CIBSE Guide M.
- Smoke and heat detectors in block 1 are assumed to be greater than 10 years old and therefore life expired as per CIBSE Guide M.

- Fire alarm control panel in block 2 is operational but life expired as per CIBSE Guide M.
- Fire alarm control panel in block 1 annexe is operational but life expired as per CIBSE Guide M.
- Intruder alarm system in block 2 is operational but life expired as per CIBSE Guide M.
- Intruder alarm system in block 1 annexe is operational but life expired as per CIBSE Guide M.
- Intruder alarm system in the nursery is operational but life expired as per CIBSE Guide M.

3.4 External Areas

- Tarmacadam access road and car park, sunken and potholed.
- Tarmacadam playground cracked and uneven.
- Timber benches have timber rot and sections missing.
- Precast slab footpaths are broken and uneven.
- Fencing above stone walls is damaged.
- All pedestrian and vehicle entrance gates are seized.
- Stone perimeter walls are cracked, eroded and damaged.
- All surface water drainage to the car park and playground are blocked.
- The roof of the playground shelter is in poor condition, woodworm, slipped slates, water ingress etc.

4 Conclusion

4.1 A brief summary of the elements condition.

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

- Provide access to pitched roof spaces.
- Close off the opening (coal chute/boiler flue) to Basement Room.
- Provide permanent access to Water Tank Room (above Boiler Room).
- Install CCTV for block 1.

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. Block 1 – Timber trusses

2. Block 2 – Glulam beams

3.

4. External shelter - Woodworm

5. Block 1 – Roof overview

6. Debris in lead valleys

7. Typical slate condition

8. Lead roofs

9. Lead roof

10. Felt roof with extensive moss growth

11. Single ply membrane and lead secret gutters

12. Block 1 – skylight over entrance

13. External shelter – poor slate

14. External shelter

15. Block 2 – Roof overview

16. Single ply membrane

17.

18.

19. SPM box gutters

20. Nursery standing seam

21. External store (former felt roof)

22. Felt stripped exposing timber boards

23. Block 2 - Rooflights

24.

25. Rooflights internally

26. Rooflights soiled

27. Barrel vault rooflights

28.

29. Block 1 Cupola

30.

31. Block 1 skylights

32.

33. External shelter metal skylight

34. Half round cast iron gutters

35. Cast iron ogee gutters

36. Cast iron downpipes

37. Block 1 – downpipes and overflows

38. Cracked, leaking, corroded cast iron

39. Lead / cast iron downpipes

40. Blocked downpipes

41. Block 2 – Cast iron internal downpipes

42. Poor condition downpipes

43. Nursery – metal box hopper heads

44. Metal downpipes

45. Brick boiler flue

46. Concrete cap to boiler flue

External Walls

47. Block 1 – Natural stone walls

48. Block 2 – Brick walls

49. Block 1 – Ground level

50.

52. Block 2 – Ground level

53. Block 2 – Natural stone

54. Surface erosion

55.

56. Block 2 – Brickwork walls

57.

58. Aluminium cladding

59. Nursery brickwork walls

60. Composite panels

61.

62. Powder coated screens

63. Powder coated doors

64. Aluminium single doors

65. Aluminium double doors

66. Nursery powder coated doors

67. Nursery double doors

68.

69. Timber single doors

70. Timber double doors

71. Block 1 – Timber sliding sash windows

72.

73. Gaps around windows

74. Broken chords

75. Block 2 – Window internally

76. Block 2 – Aluminium windows

77. Block 2 – Aluminium screens

78. Defective panel below windows

79. Nursery – Powder coated windows

80. Nursery window internally

81. Block 1 – single glazing

82. Block 2 – single glazing

83. Broken glass

84. Blown double glazed unit

85. Broken glass

86. Nursery – double glazing

87. Block 2 window ironmongery

88. Nursery – window ironmongery

89. Block 1 – window ironmongery

90.

External Decoration

91. Windows and cills

92. Timber doors

93. Rainwater goods

94. Metal railings

95.

Steps & Ramps

96. Concrete ramps

97.

98. Concrete steps

99.

100. Broken concrete steps

101. Block 1 – Concrete steps

102. Concrete steps to Boiler Room

103. Tubular metal handrails

104. Galvanised metal guard rail

105. Block 1 – Glazed canopy

Floors

106. Block 1 – Sloping timber suspended floors

107. Linoleum cracked

108.

109. Sheet vinyl

110. Damaged sheet vinyl

111. Worn sheet vinyl

112. Vinyl tiles

113. Carpet tiles

114. Carpet

115. Carpet tiles

116. Loose carpet edges

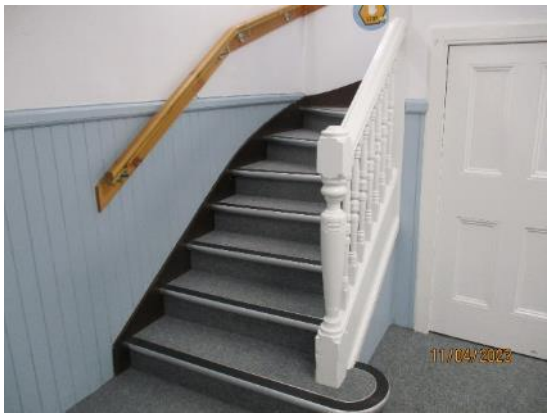
117. Timber sports floor

118. Quarry tiles in toilets

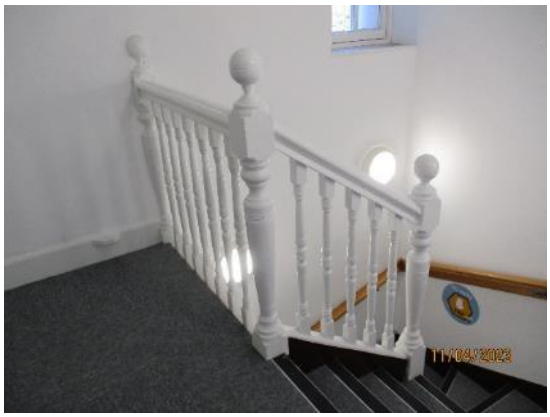
119. Painted concrete floor

120.

121. Concrete floor and plinths – old Boiler Room



122. Block 1 – Timber staircase



123.

124. Underside of timber staircase

125. Block 2 – Timber stair

126. Vinyl treads and risers

127. Carpet treads and risers

128. Block 2 – Timber handrails

Ceilings

129. Block 1 – Lath & plaster ceilings

130.

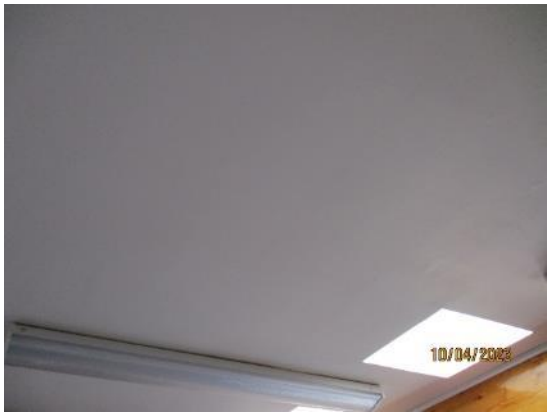
131. Suspended ceiling tiles

132.

133. Isolated water marking

134.

135. Ribbed fibre tiles (Games Hall)



136. Plasterboard ceilings

137.

138. Concrete beam ceiling

139. External shelter – Timber linings

140. Evidence of rainwater penetration

Internal Walls

141. Block 1 – Lath & plaster walls

142. Damaged plaster walls

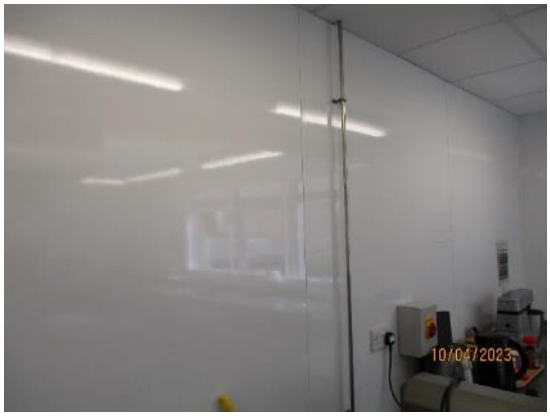
143. Lath & plaster walls

144. Block 1 – Timber linings

145.

146. Plasterboard walls

147. Block 2 – Brick walls



148. Wetwall

149. Ceramic tiled walls

150. Timber window cills

151. Block 1 – Timber panelled doors

152. Damaged doors

153. Timber veneered doors

154. Isolated damage

155. Block 2 – Varnished timber doors

156. Cupboard doors

157. Block 2 – Veneered doors

158.

159. Nursery veneered doors

160. Nursery veneered double doors

161. Brass ironmongery

162. Bakelite ironmongery

163. Chrome ironmongery

164. Missing aluminium ironmongery

165. Aluminium ironmongery

166.

Sanitary Ware

167. Floor standing urinals

168. China cisterns

169. Cracked wall brackets

170. Wall hung urinals

171. Plastic cisterns

172. Wall hung urinals

173. Various W.C.'s

174.

175.

176.

177. Wall hung wash hand basins

178.

179. Recessed wash hand basins

180. Composite trough basins (Nursery)

181. Copper waste pipes

182. Lead waste pipes (Block 1)

183. Shower cubicle

184. Plastic shower tray

185. Accessible toilets

186. Composite cubicle partitions

187. Damaged cubicle partitions

188. Composite cubicle partitions

189.

190. Vanity base units (Block 1)

191. Vanity base units (Nursery)

192. Commercial kitchen

193. Stainless steel sinktops

194.

195.

196. Inset stainless steel sinktop

197. Cleaners butler sink

198. UPVC waste pipes

Internal Decoration

199. Chipped paint

200. Scuffed paint

Furniture

201. Classroom tables & chairs

202. Cleaners sink base units

203. Sink base units

204.

205.

206. Staff room furniture

207.

Mechanical and Electrical Photographs

208. Natural gas boilers 1/33 block 2.

209. Boiler flues into brick chimney. 1/33 block 2.

210. Heating control panel 1/33 block 2.

211. Heating pipework 1/33 block 2.

212. Heating pipework class typical block 2.

213. Heating pipework 1/33 block 2.

214. Radiator 1/1 corridor block 2.

215. Radiator in access toilet 1/23 block 2.

216. Convector heater block 1 annexe typical.

217. BMS Heating control panel block 1 annexe.

218. Heating pipework Girls 1/2 block 1 annexe.

219. Heating pipework block 1 annexe above ceiling.

220. Underfloor heating manifold – nursery GO2.

221. Radiator – LST nursery typical.

222. Hot water calorifier 1/33a – Block 2.

223. Hot water pipework – block 2 typical.

224. Hot water tank – nursery GO2.

225. Hot water pipework – nursery GO2.

226. Hot water calorifier girls 1/2 block 1 annexe.

227. Point of use water heater (75L) 2/13 Block 1 annexe.

228. Point of use undersink water heater – block 1 annexe. Room 1/19

229. Point of use water heater block 1 annexe typical.

230. Cold water pipework – block 2 1/32 typical.

231. Cold water pipework – nursery typical.

232. Cold water pipework – block 1 annexe typical.

233. Cold water pipework – block 1 annexe typical.

234. Gas supply solenoid valve 1/33 block 2.

235. Gas pipework 1/33 block 2.

236. Extract fan – kitchen store block 2. 1/2

237. Extract fan office 1/25 block 2.

238. Ventilation unit – Nursery above GO3 access WC.

239. Extract fan toilets 1/11 block 1 annexe.

240. Electric windows – 1-21 Block 1 annexe.

241. Electric windows 1/5 block 2.

242. Extract canopy kitchen 1/3 block 2.

243. Extract canopy fan controls. 1/3 kitchen block 2.

244. Air conditioning outdoor unit - kitchen 1/3 block 2.

245. Air conditioning indoor unit - kitchen 1/3 block 2.

246. Air conditioning indoor unit class 1/13 (P5)

247. Air conditioning outdoor units classes 1/13 + 1/15.

248. Main distribution board block 2 – room 1-38

249. DBs – Janitors room block 2

250. Sub mains cabling and containment 1/38 block 2

251. Sockets and switches kitchen 1/3 block 2

252. Incoming power supply outside kitchen 1/3 block 2

253. Distribution board - Nursery GO1 utility room

254. Distribution boards - electric cupboard 1/14 block 1

255. Sockets and switches typical block 1

256. Low level surface sockets – block 2 typical.

257. Brushed steel accessories – nursery typical.

258. Lighting – staffroom block 2. 1/30

259. Lighting – boys 1/18 block 2.

260. Lighting – kitchen 1/3 block 2.

261. Emergency lighting – block 2 typical.

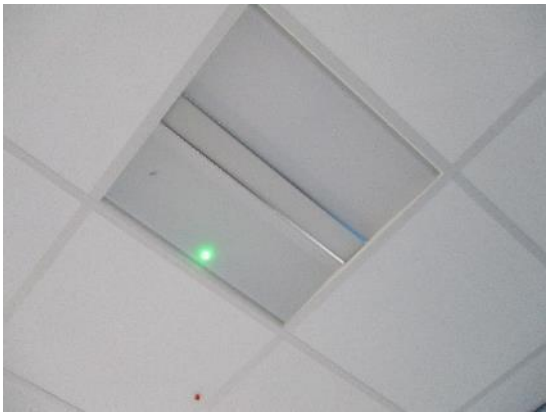
262. External lighting block 2 typical.

263. Lighting – nursery large room GO9

264. Lighting – nursery typical

265. Emergency lighting nursery typical.

266. External lighting nursery typical.



267. Lighting with emergency contained – block 1 class typical.

268. Lighting corridor block 1 typical

269. Emergency lighting dedicated exit – block 1.

270. Fire alarm control panel – block 2. 1/1

271. Smoke detector block 2 typical.

272. Fire alarm system call point block 2 typical.

273. Fire alarm sounder/strobe nursery room GO8 store

274. Fire alarm control panel block 1 reception.

275. Smoke head – block 1 typical.

276. Disabled toilet alarm system alert panel block 2 1/25

277. Period bell programmer block 2. Janitors office 1/22

278. Portable induction hearing loop system block 2 1/25

279. Hearing loop system nursery GO4 meeting room.

280. CCTV camera block 2 main entrance.

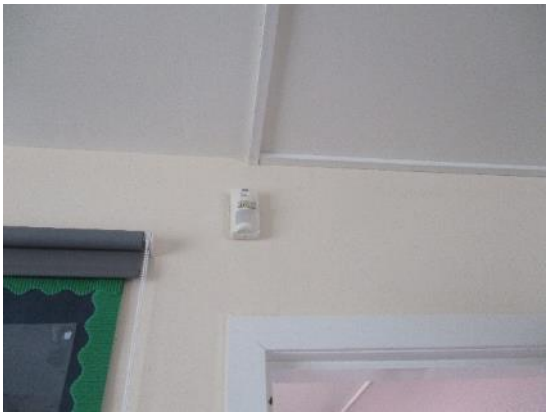
281. CCTV cameras – external block 2 1/33

282. CCTV monitor and recorder block 2 1/24

283. CCTV camera – nursery external.

284. CCTV cameras – nursery large room GO9

285. Intruder alarm keypad block 2. 1/1 corridor.



286. Intruder alarm PIR – block 2 typical.

287. Intruder alarm keypad – block 1 annexe.

288. Intruder alarm keypad – nursery / access corridor.

289. Intruder alarm panel – block 2.

290. Security – door access control unit – block 2. 1/1 corridor.

291. Door entry user control handset and monitor – block 2 reception office 1/25.

292. Security door access control block 1 Annexe.

293. Security door access handset – block 1 Annexe.

294. Security door devices – push button release/emergency release pad. Block 1 Annexe.

295. Security door audio control handset. Block 1 Annexe.

296. Security door access control unit – nursery main entrance.

297. Security door access handset and monitor – nursery large room GO9.

External Areas

298. Tarmacadam access road - potholes

299. Access road subsiding

300. Access road - uneven

301. Tarmacadam car park

302. Concrete bollards

303. Tarmacadam playground cracking

304. Paving slabs to playground

305. Benches

306. Play equipment

307. Timber benches and tables

308. Timber benches with timber rot

309. Tarmacadam footpaths

310. Extensively cracked paving slab footpaths

311. Metal railings

312. Galvanised bar fencing

313. High chain link fencing

314.

315. Damage to chain link fencing

316. High timber board fencing

317.

318. Low timber board fencing

319. Tubular railings

320. Vehicle gates (seized)

321. Personnel gates (seized)

322. Timber boarding gates

323.

324. Tubular railing gates

325. Natural stone walls

326. Eroded coping stones

327. Damage to perimeter wall

328. Significant damage to stone walls

329.

330. Insecure masonry

331. Concrete block walls with buttressing

332. Cracked blockwork walls

333. School signage

334. Blocked drainage to access road

335.

336. Blocked drainage to playground

337. Blocked channel drain to Block 1

338. External shelter with Heras security fencing

339. Steel framed bike shelter

340. Cycle hoops within bike shelter

341. Games store

342. Cracked external wall and roughcast

343. Gas meter housing (Block 2)

344. Nursery timber sheds

345.

346. Utility pole in car park

347.

348. Trees and grass landscaping

349. Grass sports field