Summary Building Condition Survey Report

of

West End Primary School
Mayne Road, Elgin IV30 1PA

12th & 13th July 2023

Z00452 / 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 Wednesday 12th and Thursday 13th July 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 cold and cloudy with rain showers.

1.4. The premises comprise a primary school constructed in a single and 2 storey building, with separate Hut and Dining Block both constructed in single storey plus various single storey outbuildings. The school was constructed circa 1890 and although not "Listed" it does have a Canmore record.

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, pitched and flat roofs were examined with the use of a drone. Access was provided to all internal areas with the exception of roof spaces. Limited access was possible to the roof space above the northern part of the school building, above the senior boys toilet and above the staffroom.

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 school building, a single storey "Hut" and a single storey dining block, with pitched roofs to all and some flat roofs to the school building.

2.2 The school building and dining block subjects are of natural stone and masonry construction, the Hut building is of timber framed and timber clad construction. Roofs to the school and dining block are covered with natural slate to pitched roofs with GRP and single ply membrane to flat roofs, the roof to the Hut is covered with corrugated iron. Rainwater goods are predominantly half round cast iron gutters with cast iron hopper heads and downpipes to the school and dining block, with UPVC gutters and cast iron downpipes to the Hut. External walls are of natural stone and roughcast masonry to the school and dining block, with horizontal timber cladding to the Hut. Floors comprise concrete slab to parts of the school ground floor and suspended timber to part of the schools ground floor, all of the first floor and all floors to the Hut and dining block. Windows are UPVC with double glazed units to al buildings. External doors are timber to all buildings.

Internally, ceilings are a combination of lath & plaster, plaster, plasterboard, timber boards and suspended ceiling tiles. Walls are lath & plaster, plaster, plasterboard, timber linings at low level, ceramic tiles and wetwall in the dining block. Floor coverings comprise carpet, carpet tiles, linoleum, vinyl tiles, sheet vinyl, exposed timber boards and concrete slab. Internal doors are generally a combination of timber panelled, hallow core and solid core fire doors, some with glazed panels. Ironmongery is chrome plated knobs with occasional aluminium lever handles and pull handles with bakelite knobs in the Hut.

The heating system comprises a natural gas, floor standing, cast iron boiler, situated in the basement. Recently installed stainless steel distribution pipework has been used to replace almost all existing, with only a small amount of original steel pipework remaining in the main school and kitchen block. A mix of steel panel, cast iron radiators and fan convector heaters make up the heating system. Controls are basic and dated, albeit a Trend BMS type system. A small number of electric convectors supplement the heating system where required. The heating system has recently been upgraded to a sealed pressurised system with new pressurisation unit and expansion vessel installed in the basement plant room.

Domestic hot water is also generated by the gas boiler. This is stored and distributed via a copper storage calorifier and then through copper pipework to the kitchen block. In the main school block, hot water is generated by a number of individual electric point of use water heaters and 3 other electric storage hot water tanks. Controls for these remote water heaters are manual on/off switches only. Hot water pipework is only insulated in parts.

Cold water in the main school block is through copper pipework and is direct to outlets from the mains supply. Cold water supply in the kitchen block is via 2 plastic storage tanks situated in the attic space above the kitchen. These tanks and associated cold water pipework in both blocks are only partly insulated.

Steel distribution pipework from the gas meter at the site boundary conveys gas underground through the playground to the gas boiler in the basement and also the kitchen cooking appliances in the kitchen block. Gas safety controls in the boiler house are basic and dated.

An automatic gas safety ventilation interlock system is installed in the kitchen, to ensure extract fans are operational while gas appliances are being used.

Mechanical ventilation is provided in toilets and in the main kitchen by electrical extract fans of varying sizes. A number of these fans are automatically operated via motion sensors in the rooms, while others are local on/off manual control only.

A large extract canopy and extract fan system is installed in the main kitchen to remove cooking fumes and vapours. This system is linked to the gas supply and must be proved to be operational before gas cooking appliances can be operated.

The Electrical installation comprises incoming power supply, with the main panel distribution board situated in room 1/10. Further distribution boards are located in zones of the main school building, hutted store and kitchen block. Steel wire armour sub mains cabling supplies these boards from the main panel board. General twin and earth wiring supplies outlets and accessories from the local distribution boards. Plastic dado trunking is installed in a number of rooms to house general wiring and provide surface for sockets and switches. Wiring accessories are a mix of flush and surface fitted white plastic types.

The lighting system comprises various styles of fluorescent tube light fittings. In the main school building these lights are controlled via motion sensors for convenience and energy saving purposes. Local controls are also available to allow users to override the motion sensors or adjust the lux output of the lights if required.

Various types of emergency lights are installed throughout, with micro LED type fittings, dedicated 2D bulkheads and self - contained variants of the general light fittings. All emergency lights are non-maintained types that only operate on demand. Test switches are installed throughout.

External building lighting is installed with various styles of fluorescent tube type fittings. These lights are controlled by a timeclock and photocell.

A modern smoke detection and alarm system is installed throughout the main school, comprising addressable control panel, heat and smoke detectors, call points, strobes and interfaces to disable electro-magnetic doors in the building. Only a small number of heat detectors are installed in the kitchen block, located in the main kitchen.

A modern intruder alarm system is installed throughout the main school and this does not extend to the kitchen block. Wall mounted motion sensors are installed generally at potential intruder entry points, with a user control pad to allow building users to set and unset system accordingly.

An electro-magnetic Paxton security door system is installed to the main entrance door of the main school, comprising video and audio user control unit external to the main door, with 2 handsets and viewing monitors situated in the reception office and Head teachers' office.

A modern CCTV system is installed, comprising only 1 camera located in the entrance lobby of the main building. Viewing monitor and digital recording unit is located in the head teachers' office.

2.3 Building size – The properties GIFA comprises:

School building GIFA	1200m2
Hut GIFA	95m2
Dining Hall GIFA	157m2
Total GIFA	**1452m2**

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 slates are slipped and broken.
- Soil vent pipe not sealed adjacent to the ridge.
- Skylights are corroded have missing putty and broken glass.
- Cast iron gutters and downpipes are cracked and leaking.
- Stone walls require isolated repairs and repointing.
- Masonry walls are cracked to the toilet extensions.
- Concrete steps to the basement are chipped and irregular.
- Window vents missing and ironmongery failing.
- Roof space insulation has isolated areas missing and disturbed.
- Lath & plaster ceilings are cracked and watermarked.
- Suspended ceiling tiles are dated, watermarked and sagging.
- Lath & plaster walls are cracked and watermarked.
- Timber suspended floors are uneven and creek in a number of locations.
- Linoleum floor coverings are cracked and lifting.
- Carpets and sheet vinyl are worn, soiled and scuffed.
- Internal doors are dated, twisted and ill-fitting with surface damage.
- Fire doors not closing together or sealing adequately.
- China WC's and wall hung basins are cracked.
- Stainless steel sinks are dated, damaged and cosmetically poor.
- The original cast iron waste pipes are partially blocked and corroded.
- Classroom base units and basin vanity units are life expired and in poor condition.

3.2 Hut (storage) Building

- Generally in poor condition outside and inside – Life expired.
- Corrugated iron roof is in very poor condition with corrosion, damage to the sheets and evidence of previous repairs.
- UPVC gutters are broken, leaking and inadequately supported.
- Cast iron downpipes are cracked, blocked and leaking.
- Timber cladding to external walls have rot, damage and missing sections.
- Ground level is too high at south corner and breaches the DPC.
- The timber frame to the external door has rot at the base.

- Internal fibreboard walls are damaged in a number of locations.
- Carpet and vinyl floor finishes are damaged and partially missing.
- Internal and external decoration is poor with peeling and flaking paint.

3.3 Dining Hall Building

- Clay ridge and hip pieces are cracked and have missing pointing.
- The chimney is not capped which could lead to internal dampness.
- Cast iron gutters and downpipes are cracked and leaking.
- Natural stone walls have surface erosion and some loose pointing.
- The smooth render base course is cracked and spalling.
- Ground level is too high at south corner and breaches the DPC.
- Lath & plaster ceilings have hairline cracking.

3.4 Mechanical and Electrical Installations

- Heating system gas boiler is life expired as per CIBSE guidelines.
- Heating system heat emitters are life expired as per CIBSE guidelines.
- Heating system controls are life expired as per CIBSE guidelines.
- Electric hot water storage tanks in the main school building are life expired as per CIBSE guidelines and showing evidence of significant corrosion.
- Electric point of use water heaters are life expired in the main school as per CIBSE guidelines.
- Hot and cold water distribution pipework is in poor condition throughout both buildings and nearing the end of useful life.
- Cold water tanks in the kitchen block are nearing the end of their useful life.
- Hot and cold water pipework throughout is poorly insulated.
- Gas safety controls in the boiler house are life expired as per CIBSE guidelines.
- Gas safety interlock system in the kitchen is nearing the end of its useful life.
- The Trend building management system installed is life expired as per CIBSE guidelines.
- The intruder alarm system installed is life expired as per CIBSE guidelines and does not cover the kitchen building.
- The fire detection and alarm system installed in the kitchen block only covers the main kitchen.
- Fire detection and alarm does not cover the building attic spaces.

3.5 External Areas

- The tarmacadam car park has surface damage and potholes.
- The tarmacadam playgrounds are cracked and raised by tree roots.
- The car park and playground surface water drainage is blocked.
- The chain link fence to the sports field is corroded and has damage to the north.
- The chain link fence on top of the stone walls is corroded.
- The stone retaining wall to the south east boundary is cracked, has dislodged stones and a considerable lean towards Forteath Avenue.
- The blockwork retaining wall with 4 Young Street is cracked horizontally.
- Concrete ramps are eroded with surface damage.
- Concrete steps to the north playground are cracked and damaged.
- Brick planters and tree surrounds are cracked and damaged by tree roots.

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

- Access to roof spaces and walkways should be improved to provide suitable access.
- Increase the field of intruder alarm detection system.
- Increase the field of CCTV system cameras.
- Upgrade lighting systems to LED from fluorescent tube.
- Upgrade BMS.
- Upgrade heat source. Options appraise to determine most suitable type.
- Review design of hot and cold water systems in the kitchen block to assess possibility of removing cold water storage tanks and putting all outlets to direct mains feed.

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. Exposed trusses in Hall

2.

3. Timber trusses in school roofspace

4 Stone chimney breast.

5. Timber roof trusses over Dining Hall

6. Timber sarking boards

7. Timber rafters to External Stores

8. Main school overview of slated roof

9. Slates are dated but in fair condition

10. Isolated missing/damaged slates

11.

12. Daylight visible around vent pipe (see 10)

13. GRP roof over Girls toilet

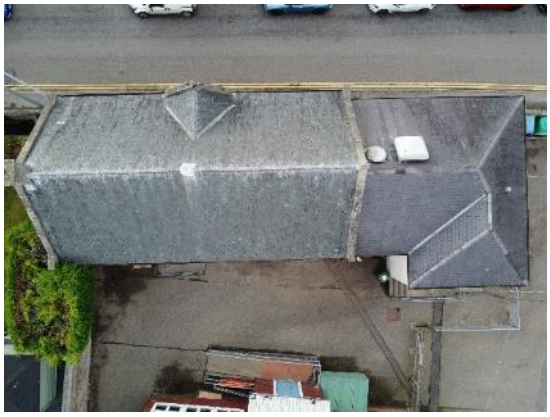
14. GRP blistered and uneven

15. Single ply membrane to dormer roofs

16. Hut corrugated iron roof - overview

17. Corroded and damaged corrugated iron

18.



19. Dining block – overview of slated roof

20. Chipped and broken slates

21.

22. External stores – overview of metal profile roof

23. Metal profile roof

24. Large skylight above Games Hall

25. Large skylight from inside

26. Various metal skylights

27.

28.

29. Metal skylights with broken glass

30. Velux windows to school roofs

31.

32. Insulation to school roofspace

33. Displaced mineral fibre insulation

34. No insulation above Boys toilet

35. Insulation above Dining Hall

36. Cast iron gutters to school building

37. Leaking cast iron gutters

38. Valley gutter to school

39. Valley gutter outlets

40. Slipped slate and blocked outlet above Games Hall

41. UPVC gutters to Hut

42. Unsupported upvc gutter

43. Leaking upvc gutters

44. Broken upvc gutter

45. Cast iron hopper heads and downpipes

46. Cracked, leaking cast iron downpipes

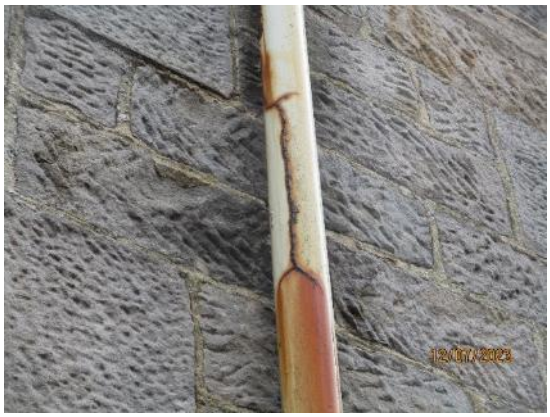
47.

48.

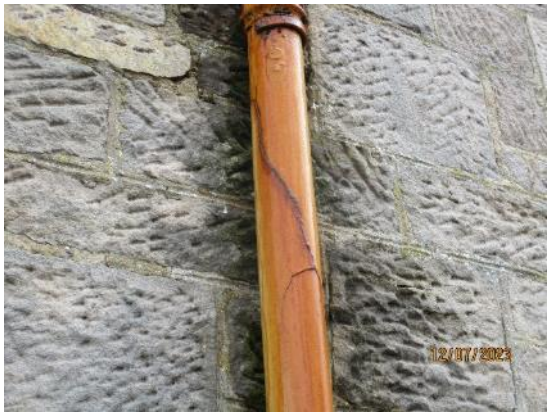
49. Cast iron downpipes to Hut

50. Cast iron hopper heads and downpipes to Dining Hall

51.



52. Cracked, leaking downpipes



53.

54.

55. Stone chimney to school

56. Stone chimney to Dining Hall

57. Clay pot not capped and vented

58. Timber framed bell tower

59.

60. Timber flag pole

61. Corroded flag pole brackets

External Walls

62. Stone walls to school building

63.

64. Masonry walls to school

65. Cracked masonry walls

66.

67. Rot in timber frame to Hut

68. Stone walls to Dining Hall

69. Masonry walls to Dining Hall

70.

71. Underfloor ventilation to school building

72. Original wall vents

73. Underfloor ventilation to Hut

74. Reduced ground level to Hut

75. Ground level too high

76. Underfloor ventilation to Dining Hall

77. Reduced ground level to Dining Hall

78. Stone finish to school building

79. Isolated pointing required

80. Surface erosion of stone walls

81. Cracked roughcast to school

82. Saturated timber linings to Hut

83. Rot and damage to timber linings

84.

85. Poor pointing and erosion to Dining Hall

86.

87. Spalling smooth render to Dining Hall

88.

89. Timber school entrance door

90. Timber fire escape doors

91. Timber double doors

92. Timber Hut entrance door

93. Timber Dining Hall entrance door

94. Large upvc windows to school

95. Isolated damage

96. Standard upvc windows to school

97. UPVC windows to Hut

98. Large upvc windows to Dining Hall

99. Standard upvc windows to Dining Hall

100. Double glazed upvc windows

101. Lockable lever handles to windows

102. Missing ironmongery

103. Surface damage to ironmongery

External Decoration

104. Peeling paint to barge boards

105. Peeling paint to louvered window vents

106. Peeling paint to cast iron rainwater goods

107. Timber doors

108. Metal gates

109. Timber gates

Steps and Ramps

110. Concrete entrance ramp to school

111. Surface erosion

112. Steep concrete ramp to Hut

113. Stone/concrete steps to Boiler Room

114. Irregular step height

115. Damage to stone steps

116. Concrete steps to Ding Hall

117. Galvanised guardrails to ramps

Floors

118. Uneven timber floor boards

119. Uneven timber floors

120. Sheet vinyl in the Games Hall

121.

122. School – Linoleum in cupboards etc

123. Cracked and lifting

124.

125.

126. School carpet to floors

127. Faded and worn

128.

129. Painted concrete floors in the school

130. Boiler Room painted concrete floor

131. Broken/missing quarry tile skirting

132. Damaged linoleum in the Hut

133. Carpet in the Hut

134. Timber floor boards

135. Sheet vinyl in the Dining Hall

136. Quarry tile in the Dining Hall

137. Timber staircases

138. Carpet and aluminium nosings to stairs

139. Plaster soffits to stairs

140. Timber handrails to staircases

Ceilings

141. School – textured finish on lath & plaster

142. Cracked lath & plaster ceilings

143. Dated suspended ceiling tiles

144. Damaged, sagging ceiling tiles

145. Timber linings to Games Hall

146. Plastered ceilings

147. Fibreboard ceilings in the Hut

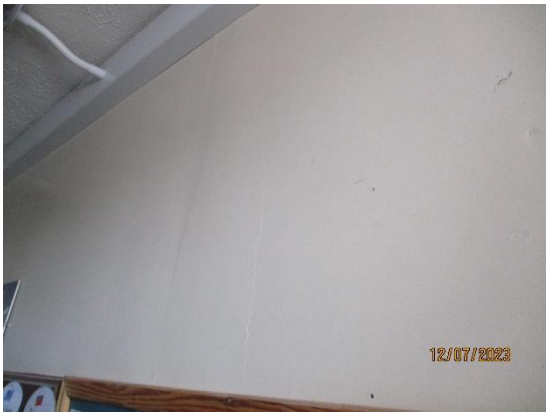
148. Dining Hall - Lath & plaster ceilings

149. Plasterboard ceilings

150. Borrowed lights below velux windows

151.

Internal Walls



152. Plasterboard walls

153. Wallpaper on lath & plaster

154. Lath & plaster walls

155. Damaged lath & plaster

156.

157. Cracked lath & plaster

158.

159.

160.Toungued & grooved timber linings

161. Plywood linings

162. Timber linings

163. Missing ceramic tiles

164. Wetwall in Kitchen

165. Lath & plaster in Dining Hall

166.

167. Fibreboard and timber straps in the Hut

168. Timber borrowed lights in the school

169.

170. School – Timber hallow core doors

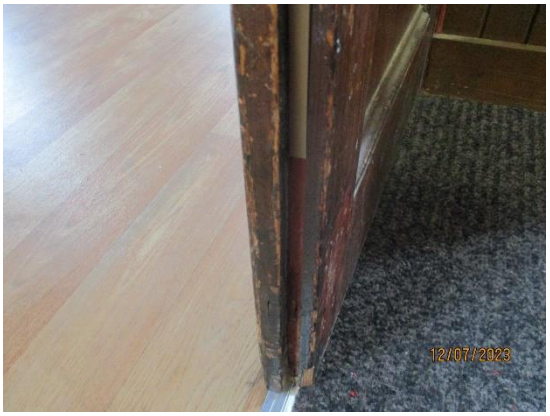
171. Damaged timber hallow core doors

172. Timber panelled doors

173. Timber panelled and part glazed doors

174. Timber panelled double doors

175. Gaps between door leafs



176. Missing intumescent strips

177. Timber veneered doors

178. Timber veneered double doors

179.

180. Fabric concertina doors

181. Acoustic bi-fold doors

182.

183. Timber panelled doors in the Hut

184. Timber hallow core doors in the Dining Hall

185. Timber panelled doors in the Dining Hall

186. Georgian wired glass to fire doors

187. Plain glass to classroom doors

188. Chrome knob ironmongery

189. Latches struck

190. Worn, defective ironmongery

191. Bakelite knobs in the Hut

Sanitary Ware

192. Stainless steel trough urinals

193. Plastic cisterns

194. Typical WC

195. Cracked sanitary ware

196. Wall hung china basins

197. Cracked china basins

198. Stainless steel vanity basins

199.

200. Vanity china basin

201. Cast iron waste pipes (Girls toilet)

202. Leaking cast iron waste pipes

203. Accessible toilet

204. Composite panel cubicle partitions

205. Dated cubicles and ironmongery

206. Composite panel vanity units

207. Commercial kitchen

208. Stainless steel classroom sinks

209. Stainless steel inset sinks

210. Cleaners Butler sink (Girls toilet)

211. PVC waste pipes

Internal Decoration

212. Peeling paint to ceilings

213. Watermarked ceilings

214.

215. Peeling paint

216. Watermarked plaster ceilings

217. Peeling paint to lath & plaster walls

218.

219.

220. Chipped paint to timber doors

221. Chipped paint to joinery items

Furniture

222. Classroom furniture

223.

224. Classroom base units

225. Chipped and water damaged worktops

226. Staff room furniture

227.

Mechanical and Electrical Photographs

228. Gas boiler – basement plant room. 0/1

229. Boiler flue into brick chimney 0/1

230. Heating control panel 0/1

231. Heating system fan convector heater.

232. Heating system fan convector dining room.

233. Radiator – steel panel typical.

234. Radiator cast iron – boys toilets.

235. Heating system pressurisation unit 0/1

236. Pipework – heating system 0/1

237. Pipework – heating system.

238. Hot water storage tank – kitchen block.

239. Hot water storage tank staff room.

240. Hot water storage tank boys toilets 1/28.

241. Hot water storage tank girls toilets.

242. Point of use water heater. Main school.

243. Point of use water heater upstairs toilet.

244. Cold water storage 2 tank kitchen attic.

245. Cold water storage tank 1 kitchen attic.

246. Pipework – cold water upstairs toilet.

247. Pipework – hot and cold girls toilet.

248. Gas pipework and shut off valve main school 0/1.

249. Gas pipework – kitchen incoming supply.

250. Gas safety control panel – kitchen interlock.

251. Gas solenoid valve. Kitchen supply.

252. Extract fan – kitchen.

253. Extract fan – girls toilet.

254. Extract canopy – kitchen.

255. Kitchen canopy extract fan in ductwork in kitchen attic.

256. Kitchen canopy fan terminal on roof.

257. Extract fan boys toilet.

258. Electrical incoming supply and hydro fuses.

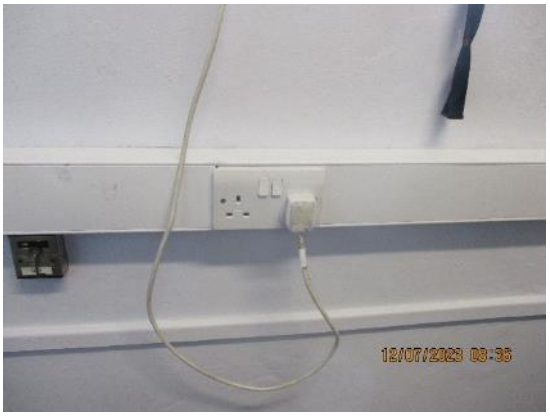
259. Electrical main DB – 1/10.

260. Electrical DB LP1 – 1/10

261. Electrical DBs – kitchen block cupboard.

262. Electrical consumer unit hutted store.

263. Electrical – DB basement plant room.



264. Socket and dado trunking typical.

265. Socket – dining room.

266. Light switches typical.

267. Isolation switches – kitchen.

268. Lighting – main hall main school.

269. Lighting – classroom typical.

270. Lighting – corridor typical.

271. Lighting – stores typical.

272. Lighting – main kitchen.

273. Lighting – dining room.

274. Emergency lighting typical. LED.

275. Emergency lighting dedicated bulkhead. LED

276. Emergency exit sign light typical.

277. External building lighting typical.

278. External building lighting kitchen block.

279. Emergency light test switch typical.

280. Fire alarm system control panel 1/2 entrance lobby.

281. Fire alarm call point.

282. Smoke detector/sounder typical.

283. Fire alarm strobe boys toilet.

284. Period bell programmer 1/10.

285. Period bell – corridor typical.

286. Disabled toilet alarm system DPT 1/27.

287. Disabled toilet alarm system alert panel in reception office 1/3 from 1/27.

288. Intruder alarm user control keypad.

289. Intruder alarm system motion sense detector.

290. Paxton main entrance security door user video/audio unit.

291. Paxton main entrance door security monitor and control handset reception office 1/3.

292. CCTV camera main entrance lobby.

293. CCTV monitor and recorder HT office.

External Works

294. Tarmacadam car park

295. Potholes and patches

296. Tarmacadam playground (East)

297.

298. Tarmacadam playground (South)

299. Tarmacadam damaged by tree roots

300.

301.

302. Tables and benches

303. Playground benches

304. Playground equipment

305.

306. Concrete steps (North entrance)

307. Damaged concrete steps

308. Concrete steps (South entrance)

309.

310. Brick planters

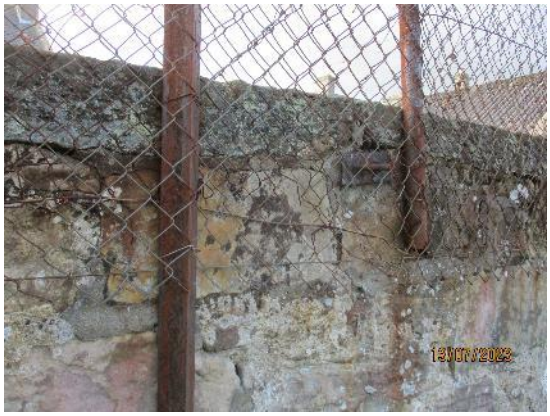
311. Damaged tree planters

312.

313. Damaged raised beds

314. Damaged chain link fencing

315. Chain link fencing to sports field



316. Corroded chain link posts

317. Timber boarded fence (car park)

318. Timber boarded fence (sports field)

319. High timber boarded fence

320. Galvanised mesh fence (car park)

321. Chain link above walls (south)

322. Timber boarded gates

323. Timber boarded double gates

324. High timber boarded gates

325. Galvanised bar vehicle gate

326. Metal bar gate (north entrance)

327. Metal decorative gate to Boiler Room

328. High stone boundary walls

329. Surface erosion

330.

331. Missing pointing

332. Concrete block walls

333. Horizontal cracking

334.

335. School signage

336. Surface water flooding (West playground)

337. Blocked drainage

338.

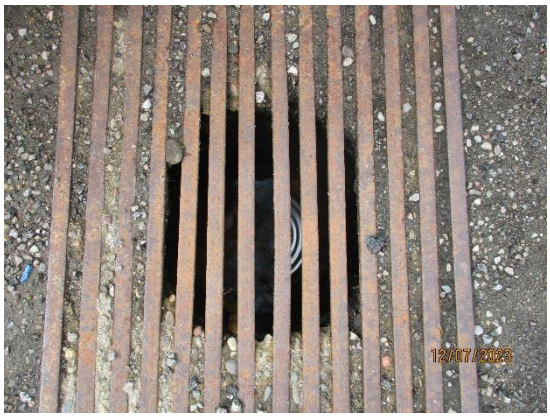
339. Blocked playground drainage

340. Silt from surface flooding

341. Silt blocking drainage

342.

343. Silt blocking gullies



344. Metal can lid, blocking car park gully

345. West playground shelter and stores

346. East playground shelters

347. Galvanised cycle hoops

348. Gas meter house

349. Rotten, twisted timber doors

350. Timber utility pole (BT)

351.

Outdoor Sports Facilities

352. Grass sports field

353. Metal basket ball hoop stands