Summary Building Condition Survey Report

of

New Elgin Primary School
Bezack Street, Elgin IV30 6DP

18th & 19th January 2023

Z00457 / 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 18th and Thursday 19th January 2023 with a further roof survey carried out on Wednesday 15th February 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 freezing and windy with rain and snow showers.

1.4. The premises comprise a primary school, constructed in single and two storeys with single storey outbuildings. The school was constructed circa 1905, extended circa 1970 with a temporary building constructed circa 2008 and a new Nursery extension circa 2013. Although not "Listed" the school is on the Canmore register as a site of historic interest.

1.5. The property was occupied during our inspection which was thus limited by the nature and extent of fixtures and fittings and of decorative finishes. In particular, the existence of fitted floor finishings throughout limited any inspection of the underlying floor structure. Framing out of walls and plasterboard linings conceal the underlying structure and it is possible that defects relating to moisture ingress may exist which are not revealed internally. Please also note and consider the Limitations and Exclusions Section, which is appended to this report.

1.6. Pitched roofs were examined from ground level with the use of binoculars. Flat roofs were examined by drone survey, no access was gained to the flat roofs. Access was provided to all internal areas.

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 and flat roofs.

2.2 The subjects are of masonry, concrete frame and timber temporary form construction. Roofs are covered with natural slate to pitched roofs, standing seam metal to the shallow pitch of the new Nursery and single ply membrane to all flat roofs. Rainwater goods are generally half round cast iron with ogee cast iron to part of the original school and ogee UPVC gutters to the ASN building. Pitched roofs have metal and timber skylights, flat roofs have GRP domed rooflights and a lantern cupola above the Kitchen. External walls are of natural stone, concrete frame and masonry infill panels, brickwork, roughcast and composite insulated metal panels. Floors comprise concrete slab, beam & block and suspended timber. Windows are UPVC and timber to the school buildings with powder coated aluminium windows to the new Nursery. All windows have double glazed units. External doors are timber and powder coated aluminium.

Internally, ceilings are a combination of painted plaster, painted plasterboard, fibre ceiling tiles, timber linings, concrete, composite panels and suspended ceiling tiles. Walls are painted plaster, painted plasterboard, ceramic tile and wet wall panels. Floor coverings comprise carpet, carpet tiles, vinyl tiles, sheet vinyl, timber boards, Terrazzo flooring and concrete slab. Internal doors are generally timber with glazed panels and timber hallow core doors to cupboards etc all with brass and aluminium ironmongery.

The heating system in the main school has recently undergone a number of phases of upgrade from 2017. New modular natural gas condensing boilers, carbon steel insulated pipework and upgraded controls, together with a mix of low surface temperature steel panel radiators, steel panel radiators and fan convector heaters, now provide heating to spaces and rooms of the main school building. In the nursery extension underfloor heating is installed in some rooms and low surface temperature steel panel radiators in the remaining rooms. In the independent ASN building, electric wall mounted convector heaters provide heating in the rooms and spaces. A small number of areas of the main school have not been upgraded for heating but it is assumed that these will follow in upcoming phases of ongoing work.

A Trend BMS system provides on-site monitoring and remote control for the heating system, through internet connection for permitted users.

Hot water is also generated by the new modular boilers in the main school. A recently installed stainless steel calorifier provides instantaneous heating and storage of domestic hot water, which is circulated around the main school building through a pumped, insulated, copper pipework circuit. In the nursery an independent copper hot water storage cylinder provides storage of domestic hot water, which is circulated around the nursery rooms via a pumped, insulated, copper pipework circuit. The source of heating for this hot water in the nursery is also from the boilers in the main school plant room, with a back up electrical immersion heater available if required.

Hot water in the independent ASN building is provided by 2 point of use electric water heaters. Hot water is distributed around the ASN building by copper pipework, which is mostly concealed.

Hot water distribution pipework has recently been upgraded in the main school although some areas are yet to be completed. It is assumed that these areas are to follow in upcoming phases of ongoing work.

Cold water is distributed around the main school by recently upgraded insulated copper pipework. Some areas of the main building are yet to be upgraded but are assumed to be pending in upcoming, ongoing phases of work. Cold water in the nursery is also distributed by copper, insulated pipework. The independent ASN building cold water distribution pipework is also insulated copper. Both the main building/nursery and ASN building cold water supplies are directly from the mains, with no cold water storage tanks now installed.

Gas supply pipework is welded, painted steel, which can only be seen in part due to being concealed under the floor space of the main school. It does not appear that gas pipework has been included in the scope of works for recent upgrades and should be monitored closely for future replacement, due to its age.

Mechanical ventilation is provided in the main school toilets and kitchen rooms by ceiling or wall mounted electrical extract fan of varying sizes and outputs. The nursery extension mechanical ventilation is provided by ceiling mounted electrical extract fans and also 2 heat recovery type ventilation systems.

Extract ventilation is provided in the ASN building toilets by electrical wall mounted extract fans. Controls for fans are generally local on/off switch only.

The electrical installation in the main school building consists of incoming power supply at the meter room 1/3. LV cabling carries power supplies to distribution boards from meter room 1/3 in the main school.

A number of distribution boards are located around the main school building and these distribute lighting and power supplies to local circuits through general wiring throughout the school. Separate distribution boards and circuits exist for both the nursery extension and ASN building. Wiring accessories are a mix of white plastic flush and surface mounted, to modern brushed steel and anthracite coloured switches and sockets in the nursery extension. The rooms within the ASN building have secondary consumer units installed to provide RCD socked protection.

The lighting system consists of varying styles of fluorescent tube style, recessed downlights and wall mounted up and down light fittings throughout the main school, nursery extension and ASN building. All internal lights are controlled via manual on/off switches only.

A modern smoke detection and alarm system is installed throughout the main school, with addressable control panel, detector heads and field devices. A good number of rooms in the main school have no detector heads installed.

The nursery extension also has modern fire system detector heads and field devices installed throughout. These devices are connected to the main school fire alarm control panel. The ASN building has a dated fire alarm control panel and field devices, which are linked to the main school control panel via a relay control switch installed in the ASN building.

A modern intruder alarm system is installed throughout the main school, consisting of user control panel and PIR field sensors, generally located at potential intruder entry points.

A separate intruder alarm keypad and field system of PIR sensors is also installed in the nursery extension.

A dated intruder alarm panel and system of field PIR sensors is installed in the ASN building, but it is not clear from the visual survey inspection, whether this system is working.

Security door entry control systems are installed at the main school internal entrance door, nursery extension entrance doors and also the main entrance of the ASN buildings. Both the nursery doors and the ASN main entrance are fob activated types, with the nursery and main school also having video and audio units to allow building staff to communicate with people before allowing entry.

Disabled toilet pull chord alarm systems have been installed in the access toilets within the main school, nursery and ASN building toilets respectively. These systems comprise pull chord for activation with remote indicator panels out with the toilets to alert building users.

A modern CCTV system is installed with external and internal cameras covering areas of the main school building and the nursery extension. Cameras of different ages and type are part of this system due to the system being extended through time. At the time of the survey only 6 cameras out of a total of 22 were working. This had been reported for attention and repair by the school.

2.3 Building size – The properties GIFA is 3,339m2.

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 Buildings

- Slate roofs are in need of repair and reaching the end of their useful life.
- Roughcast finish has surface erosion, cracking and spalling in several areas.
- Brickwork repairs required to exposed brickwork.
- Timber windows are rotten in several locations.
- Timber external doors require routine maintenance.
- Suspended ceiling tiles are in poor condition in the original school.
- Plastered walls are cracked and spalling.
- Some carpets are soiled and worn.
- Some vinyl floors are cracked and worn, vinyl tiles are in poor condition.
- Internal doors are dated, damaged and reaching the end of their useful life.
- Vanity units in toilets are in need of repair.
- Several sink base units are dated and in poor condition.
- Original WC cubical panels are dated and damaged.
- Internal decoration is overdue and decoration of the timber lining boards is particularly poor.

3.2 ASN Base (Portacabin Type Building)

- Irregular fall on gutter.
- Missing/damaged rainwater downpipes.
- Plywood underbuilding screen damaged by rainwater penetration and wet rot.
- Guardrails to external ramps suffer from wet rot.

3.3 Mechanical and Electrical Installations

- Room 1/28 Gents toilet in main school has no mechanical extraction
- Main school fire alarm system is only part coverage and no smoke detectors are installed in a large number of rooms.
- General/emergency lighting in rooms G07/G08 internal and external stores in Nursery extension does not work correctly.
- Large entrance hall GO9 in nursery extension has inadequate ventilation to keep CO2 levels down when fully populated with pupils.

- Gas supply pipework under floor space of main school is life expired as per CIBSE guide M for indicative life expectancy.
- Heating pipework and radiators in block ground and 1st floor is life expired.
- Hot and cold water distribution in block ground and 1st floor of main school is life expired.
- The upstand directly above the cookers in the main school kitchen requires cleaning on a regular basis. Kitchen staff state that this is not happening.
- The intruder alarm system in the ASN building does not appear to be working.
- The original BMS control panel and keypad in the main school plant room is life expired as per CIBSE guide M.
- A large number of CCTV cameras footage is not visible through the viewing monitor.
- General lighting in all 3 buildings is fluorescent tube type and could be upgraded for LED to save energy and prolong life of tubes / bulbs.

3.4 External Areas

- Paving slab footpaths cracked and broken.
- Playground drainage is blocked.
- Playground shelter requires concrete and brickwork repairs.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Provide access to roof space above 1/34 to 1/37.
- Upgrade general lighting to LED to save energy and to reduce cost of bulbs and improve lux levels. Associate with automatic on/off sensor controls.
- Review fire alarm standard in main school building.
- Upgrade external lighting in main building.
- Replace intruder alarm system in ASN building.
- Upgrade remaining original heating system and hot and cold water distribution pipes in areas of main school.

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. Old school central timber trusses

2. Trusses resting on stools

3. Concrete beam roof to two storey building

4. Decking below concrete slab roofs

5.

6. Steel roof joists to ASN building

7. Natural slate to old building

8. Slipped and broken slates

9.

10.

11. Single ply membrane

12. SPM to two storey building

13.

14. Standing seam to New Nursery

15. Copper to dormer roofs

16. Debris on flat roofs

17.

18. Skylights to old hall

19.

20.

21.

22. Georgian wired glass

23. Domed GRP rooflights

24.

25. PVC cupola above Kitchen

26.

27. Cast iron ogee gutters

28. Half round cast iron to perimeter

29. Vegetation in gutters

30. UPVC ogee gutters to ASN building

31. SPM valley gutters

32. Part blocked gutter to New Nursery

33. Cast iron hopper heads and downpipes

34. UPVC downpipes

35. Cast iron soil vent pipes

36. Water tank tower and boiler chimney

External Walls

37. Brickwork external walls

38. Natural stone external walls

39. Concrete framed masonry walls

40. Concrete framed external walls

41. Composite panels to ASN building

42. Ventilation below timber floors

43. Ventilation to stone building

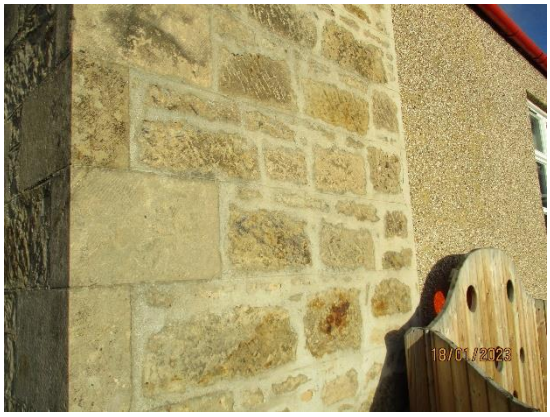
44. Ground level close to DPC

45. Plywood screening below ASN building

46. Brick walls to New Nursery

47. Brickwork to external store

48. Damaged brickwork



49. Stone walls to old building

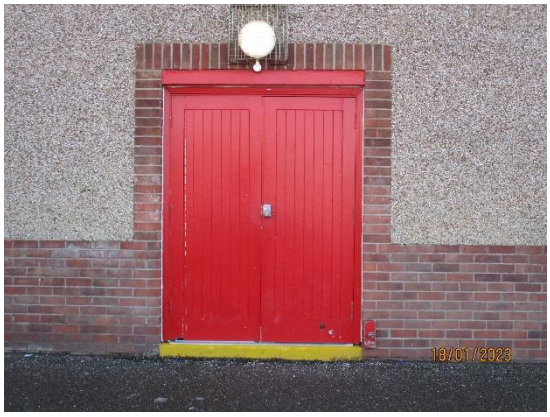
50. Spalling roughcast

51.

52. Composite panels to ASN building

53. Timber entrance doors

54. Timber glazed fire exits



55. Timber doors

56. Single timber fire exit doors

57. Steel single doors

58. Powder coated aluminium doors

59.

60. Powder coated patio doors

61. Timber windows

62. Rotten timber window frames

63.

64.

64. UPVC windows to ASN building

65. UPVC windows to school building

66.

67. Glazing seals failing

68. UPVC windows internally

69. Steel centre pivot window

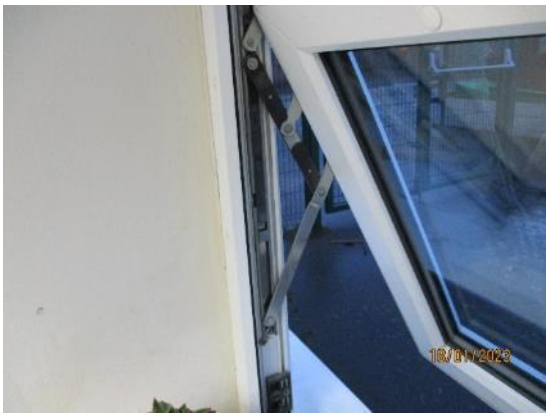
70. Aluminium windows to New Nursery

71. Double glazing

72. Blown double glazing units

73. Lockable lever handles

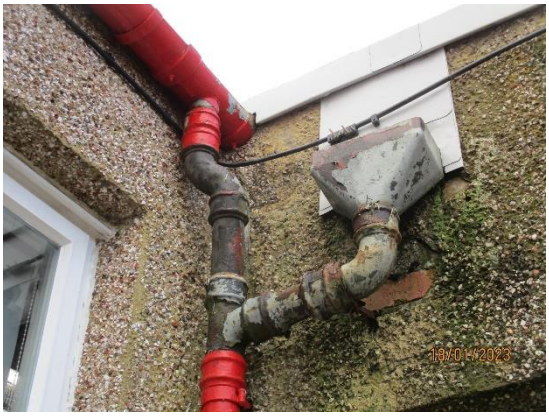
74. Cantilever top hung window ironmongery



75. Window hinge mechanism

External Decoration

76. Rainwater goods



77.

78. Timber guardrails and fencing

79. Metal gates

Steps and Ramps

80. Concrete ramps

81.

82. Timber ramps (ASN building)

83. Concrete steps to Room 12

84. Timber steps (ASN building)

85. Concrete steps to Boiler House

86. Metal tubular guard rail

87. Galvanised guard rail

88. Timber guard rail

89. Wet rot in timber posts

Floors

90. Concrete beam floors

91. Beam & block floors

82. Sheet vinyl flooring to corridors

83. Sheet vinyl flooring to classrooms

84. Sheet vinyl flooring to toilets

85. Tape repairs to vinyl

86. Open joints in vinyl flooring

87.

88. Surface damage to vinyl flooring

89. Vinyl tiles

90.

91.

92. Damaged carpet flooring

93.

94. Soiled and worn carpets

95. Terrazzo flooring

96. Cracked Terrazzo flooring

97. Timber boarding (Stage)

98.

99. Timber boarding to cupboards

100. Painted concrete floors

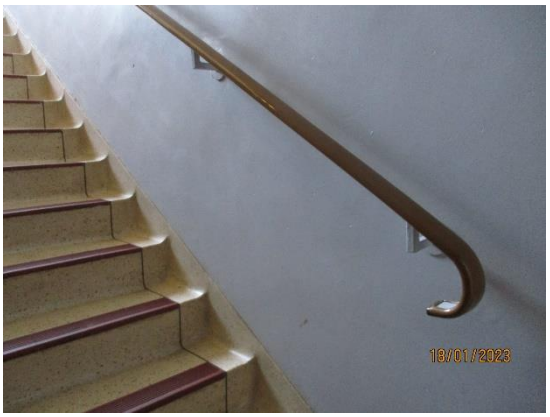
101.

102. Concrete stairs

103. Terrazzo treads and risers

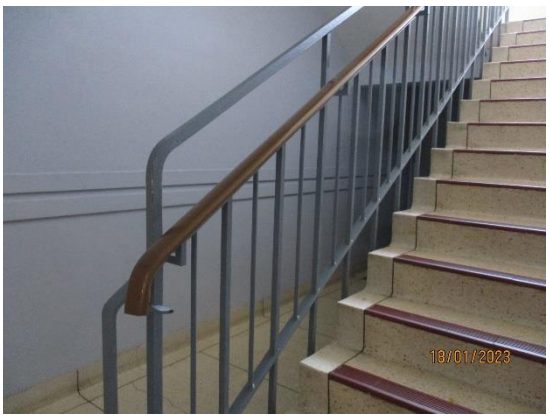
104. Vinyl treads and risers

105. Timber stairs (Stage)



106. PVC coated handrails

107. Tubular metal handrails



108. Metal balustrades

Ceilings

109. Suspended ceiling tiles

110.

111. Watermarked ceiling tiles

112.

113. Plaster/plasterboard ceilings

114.

115. Cracked and spalling plaster

116.

117. Previous repairs to cracks

118.

119. Fibre tiles

120.

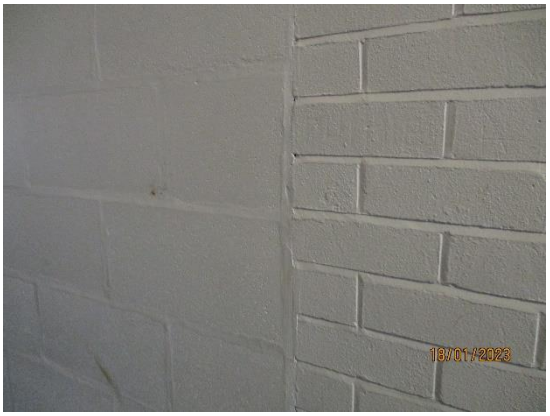
121. Watermarked fibre tiles

122. Beam & block ceilings

123.

124. Composite panel ceilings (ASN)

Internal Walls



125. Brick and block walls

126. Plastered walls

127. Plastered walls with curved top

128. Damage to plastered walls

129. Cracked plaster walls

130.

131.

132. Failed taped joints to plasterboard

133. Plasterboard walls with no decoration

134. Timber linings

135. Wetwall

136.

137.

138. Ceramic tiles

139.

140. Borrowed lights

141.

142. Timber hallow core doors

143. Timber hallow core cupboard doors

144. Double timber fire doors

145. Timber double doors

146. Corridor doors

147. Veneered doors

148.

149. Georgian wired glass

150. Brass ironmongery

151.

152.

153. Chrome ironmongery

154. Missing ironmongery

155. Aluminium ironmongery

156. Metal rim locks

Sanitary Ware

157. Urinals

158.

159. Stainless steel urinal troughs

160.

161. Typical WC

162.

163. PVC vanity basin

164. China vanity basin

165. Vanity basin

166. Stainless steel inset basin

167. Wall hung basins (various)

168. Pedestal basins

169. Composite trough basins

170. Copper and PVC waste pipes

171. PVC shower tray

172. Accessible toilets

173. Composite cubical partitions

174. Dated cubical partitions

175. Damaged cubical partitions

176. Vanity units

177. Damaged vanity units

178.

179. Commercial kitchen

180. Stainless steel kitchen sinks

181. Stainless steel inset sinks

182. Dated stainless steel inset sinks

183. Cleaners butler sinks

184. PVC waste pipes

Internal Decoration

185. Water marked plaster/plasterboard ceilings

186. Timber linings to ceilings

187. Watermarked fibre tiles

188. Paint peeling from plastered walls

189.

190.

191. Paint chipped and peeling on joinery items

Furniture

192. Classroom tables and chairs

193.

194. Sink base units

195. Misaligned doors

196. Dated sink base units

197. Damaged sink base units

198.

199. Staffroom furniture

200.

Mechanical and Electrical Photographs

201. Boilers – Plant room 0/71

202. Control panel – heating. 0/71

203. Pressurisation unit – heating – 0/71

204. Pipework – heating system. 0/71

205. Wet convector – main school. 1/33

206. Radiator – cast iron. Non upgraded part of main school

207. Radiator – main school 1/6 upgraded.

208. Radiator – LST type. Nursery extension GO5

209. Electric convector – ASN building.

210. Electric convector with guard. ASN building.

211. Calorifier – hot water storage. Main school 0/71

212. Pipework – hot and cold new. Main school 1/39

213. Pipework – hot and cold existing. Main school 1/63

214. Hot water tank and pipework. Nursery GO2 utility.

215. Point of use hot water storage unit. ASN building

216. Pipework – hot and cold in ASN building typical.

217. Pipework – hot and cold and heating main school service duct.

218. Pipework – existing hot and cold in main school.

219. Gas pipe supply to plant room 0/71 in service duct under main school floor.

220. Gas pipe – supply to plant room under main school floor.

221. Extract fan 1/17 boys toilets main school

222. Extract fan above cookers main school kitchen1/44

223. Extract fan ASN building typical 1-67 toilets

224. Extract fan nursery – Utility GO2 room

225. Heat recovery ventilation unit. Nursery toilets GO5

226. Heat recovery unit. Serves nursery kitchen area

227. Air conditioning indoor unit. Main school kitchen 1/44

228. Air conditioning outdoor unit main school kitchen 1/44

229. Distribution board main school 1/3 typical.

230. Main switch for canteen. Main school 1/3

231. Distribution board main school 1/60

232. Distribution board main school 1/3

233. Distribution board nursery utility room GO5

234. Distribution board – Nursery utility room GO5

235. Distribution board – ASN building 1/79

236. Consumer unit / RCD protection ASN building typical.

237. Sockets main school typical

238. Sockets and dado trunking nursery typical.

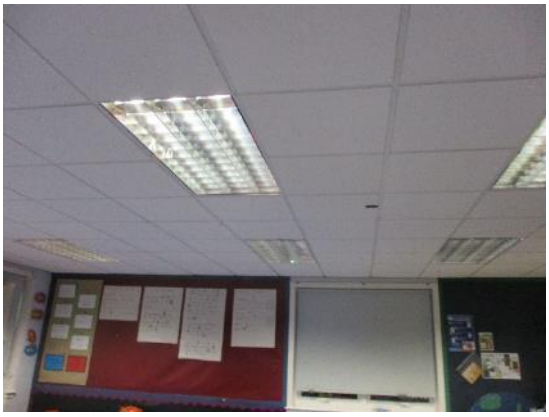
239. General wiring – ASN building ceiling space.

240. General and controls wiring main school 0/71

241. LV cabling – 1/3 meter cupboard main school

242. LV cabling – cleaners 1/39 main school

243. Lighting – main school toilets and corridors typical



244. Lighting – main school classroom typical

245. Lighting main school dining hall 1/41

246. Lighting main school hall 1/33

247. Lighting main school class typical

248. Lighting – nursery extension entrance

249. Lighting – nursery large room GO9

250. Lighting – nursery toilets GO5

251. Lighting ASN building typical classroom

252. Lighting – ASN corridors typical

253. Lighting controls main school typical

254. Lighting control ASN building typical

255. Emergency lighting – main school typical at exits.

256. Emergency exit lighting main school typical.

257. Emergency lighting ASN building typical exit.

258. Emergency lighting (maintained) nursery.

259. Emergency lighting main school hall

260. External emergency light main school entrance

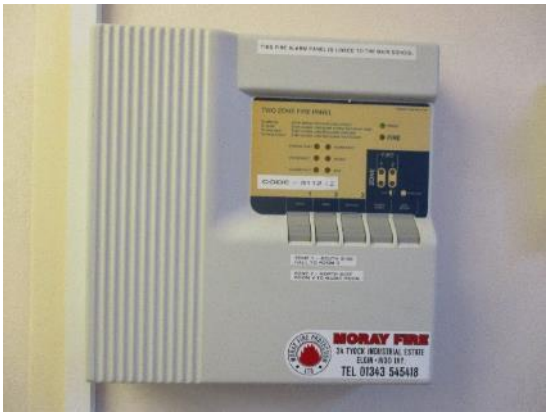
261. External lighting main school example

262. External lighting – ASN building example

263. External lighting – nursery extension.

264. External lighting main school

265. Fire alarm control panel main school 1/1



266. Fire alarm control panel ASN building

267. Fire system detection head – main school and ASN building typical

268. Fire system – call point main school and ASN building typical

269. Fire detection system – strobe device typical.

270. Fire alarm system wiring – typical.

271. Period bell controller – main school

272. Period bell typical main school and nursery extension

273. Disabled alarm system remote indicator. Main school reception office

274. Disabled alarm system pull chord activation. ASN building – typical.

275. Induction loop system. Nursery extension

276. Intruder alarm keypad main school room 1/2

277. Intruder alarm keypad – Nursery extension.

278. Intruder alarm PIR main school typical.

279. Door access unit – nursery entrance from school.

280. Door access control handset – nursery.

281. Door access intercom – Main school reception for internal entrance door.

282. Door access fob reader – ASN building main entrance.

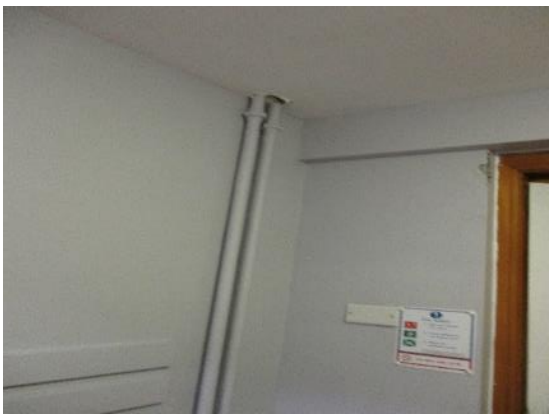
283. CCTV external camera main school entrance.

284. CCTV monitor and recorder main school 1/2

285. Electric window opening motors main school 1/41

286. Electric window controls main school 1/41

287. Cold water supply pipework ASN building.



288. Pipework – heating system.

289. Pipework – new heating system.

290. New heating pipework under school floor.

External Areas

291. Rear tarmacadam cap park

292. Tarmacadam playground

293. Playground furniture

294. Tarmacadam footpaths

295. Paving slab footpaths

296. Damaged paving slabs

297. Timber post and rail fencing

298. Security mesh fencing

299. Metal bar fencing

300.

301. High security mesh to playing field

302. Metal chain link fencing

303. Galvanised fencing

304. Concrete post and chain link

305. Timber boarded fencing

306. Timber boarded gate

307. Timber double gates to flaying field

308. Metal bar gates

309. Vehicle metal bar gates

310. Metal framed security gates

311. Natural stone walls

312. School signage

313. Playground drainage

314. Blocked drainage

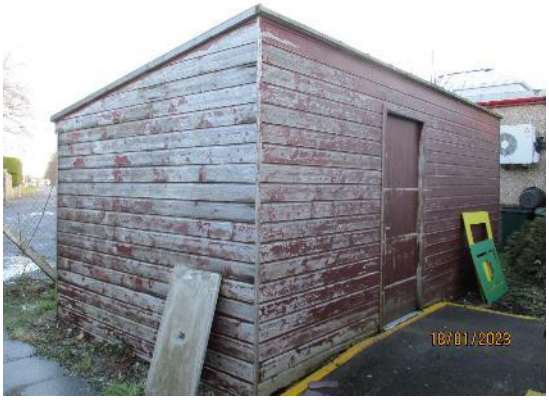
315. Blocked, flooded drainage

316. Playground shelter

317. Spalling concrete structure

318. Galvanised framed bike shelters

319.



320. Timber sheds