Summary Building Condition Survey Report

of

Aberlour Primary School
Mary Avenue, Aberlour AB38 9PN

9th February 2024

Z00481 / ADC & NS

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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 Friday 9th February 2024.

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 windy and freezing with snow showers.

1.4. The premises comprise a primary school, constructed in a single storey with single storey outbuildings. The original school building was constructed circa 1897, extended in 1970 with further extensions in 2002 and 2023. The original part of the main school building is Category "B" Listed.

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

1.6. Pitched roofs were examined from ground level with the use of binoculars and with a drone. Accessible flat roofs were examined from a standard 3.80m ladder and with the use of a drone. Access was provided to all internal areas with the exception of the store rooms 1/9a, 1/31 and the external stores.

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 storey buildings with pitched and flat roofs.

2.2 The subjects are of natural stone, masonry and timber framed construction. Roofs are covered with natural slate and metal profile roofing to pitched roofs and mineral felt, GRP, lead and single ply membrane to flat roofs. Rainwater goods are half round and ogee cast iron gutters with hopper heads, UPVC gutters, cast iron and UPVC downpipes. External walls are of natural stone, masonry with roughcast finish, timber linings, metal profile and metal plank construction. Floors comprise concrete slab and suspended timber. Windows are UPVC, powder coated and timber sliding sash with single and double glazed units. External doors are timber (including "Listed"), PVC and powder coated.

Internally, ceilings are a combination of lath & plaster, plasterboard and suspended ceiling tiles, walls are plaster, plasterboard, timber panelling, blockwork and Wetwall. Floor coverings comprise carpet, carpet tiles, sheet vinyl, linoleum, decorative ceramic tile, timber parquet flooring, timber boards and concrete slab. Internal doors are generally timber panelled, solid core and hollow core some with glazed panels. Ironmongery comprises bakelite knobs and aluminium lever handles.

The heating system comprises 2 floor standing oil fired boilers and basic, dated controls. LTHW generated is pumped through partly insulated steel pipework, to mostly cast iron radiators throughout the building. A small number of steel panel and electric convector heaters supplement the heating system. The enhanced provision area of the school has underfloor heating, also supplied by the 2 oil boilers. The recently refurbished nursery area of the school has electrical convectors and also roof and wall mounted electrical radiant panels.

Hot water is generated by the oil boilers and stored and distributed to areas of the school by the 2 main calorifiers, situated in the kitchen store cupboard and the attic space above the corridor to the enhanced provision zone. A number of hot water storage tanks and electric point of use storage heaters are also installed throughout the building providing hot water to outlets. The recent nursery refurbishment and extension in 2023 incorporates electrical instantaneous point of use water heaters.

Cold water is supplied to building outlets via partly insulated copper pipework. 4 cold water storage tanks are located within attic spaces of the building. These supply cold water to building outlets and also hot water calorifiers. A recent refurbishment of the nursery zone has seen the cold water storage tank removed from the attic space above 1/27 classroom and the rooms within the nursery area are now direct mains fed, with no storage tanks.

A modern plastic double skinned oil storage tank is located externally, positioned within a metal mesh style, locked enclosure. Oil supply pipework is a mix of copper and steel and controls are dated.

Mechanical ventilation is provided throughout the building by means of varying sizes of electrical extract fans. These are generally located in toilets, kitchenettes and other rooms. A number of these fans are enabled by motion sense controls, while others are local on/off switch only.

The recent refurbishment to the nursery zone of the school has seen new lo carbon extract fans installed in almost all rooms.

A roof mounted large extract fan is installed above the kitchen. This fan removes cooking vapours and odours from the cooking appliances in the kitchen. A Local control unit enables on/off and speed control.

The Electrical installation comprises incoming supply cable, main distribution board and sub distribution boards located in electrical cupboard in 1/5c corridor. Further distribution boards are located in the kitchen, nursery zone and the enhanced provision zone of the building. General wiring appears to be PVC sheathed twin and earth mainly, however some evidence of existing mineral insulated, copper clad cabling was evident in roof spaces. Wiring accessories are mainly white plastic, however, some metal clad wiring accessories were also noted in some rooms.

The internal lighting system generally, is a mix of T5 and T8 fluorescent tube style light fittings. Some local replacement LED fittings are also installed. Lighting is generally enabled by local switches, although some areas are controlled via absence control sensors. A number of external lights are installed around the outside walls of the building. These are controlled by a time clock located within the school.

Internal emergency lighting is a combination of ceiling and wall mounted LED bulkhead fittings and micro LED spots and variations of the general light fittings. Some external light fittings also have self-contained emergency lighting provision.

A modern smoke detection and alarm system is installed throughout, with addressable control panel, field devices and connecting wiring being apparent in almost all rooms and circulation spaces.

A basic CCTV system is installed with 1 fixed camera located at the main entrance. It was not clear at the time of the survey where the footage from this camera was saved or viewable and if the system was functioning.

At the recent nursery refurbishment a modern CCTV camera has been installed in classroom 1/27. It is presumed that this system is wireless and is accessible and viewable through an application on a desktop computer or mobile device.

Automatic security door access systems are installed to the corridor doors to the enhanced provision zone, main entrance internal door (intercom) and to the main door of the recently refurbished and extended nursery zone. (fob and card reader system).

2.3 Building size – The properties GIFA is 1553m2.

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

- Slates slipped and missing.
- GRP roofs are blistered, not draining and ponding.
- Felt roof to boiler house leaking at the perimeter.
- Metal profile roofs have significant cut edge corrosion.
- Several chimneys have open pots, not capped or vented.
- Cast iron gutters and downpipes are part blocked and leaking.
- Roughcast walls are cracked and spalling.
- Timber windows have isolated rot.
- UPVC window seals are failing.
- Powder coated windows have missing ironmongery.
- Ramp to side has cracked and spalling render.
- External decoration is overdue.
- Lath and plaster ceilings are cracked.
- Plasterboard walls are damaged in isolated areas.
- Timber panelled doors are damaged and a poor fit.
- Carpets are soiled and worn.
- Sanitary ware is dated and cracked.
- Toilet cubicles are very dated with several previous repairs.
- Internal decoration is overdue.

3.2 Mechanical and Electrical Installations

- There is only 1 camera field of a CCTV system covering the school building.
- There is no intruder alarm installed in the building.
- A large percentage of the lighting is fluorescent tube type.
- The boilers and heating system have exceeded their recommended life.
- The cold water pipework in the main school has exceeded its recommended life.
- The hot water pipework in the main school has exceeded its recommended life.
- The main entrance doors to the school have no automated security access system.

3.3 External Areas

- Tarmacadam car park has surface erosion and potholes.
- Tarmacadam footpaths are cracked and raised by tree roots.
- Concrete panel fence has cracked posts and panels.
- Timber gates have extensive timber rot.
- Metal gates are a poor fit and require significant easing and adjusting.
- Stone walls are eroded and require repointing.
- External stores have rotten timber lintols.

4 Conclusion

4.1 A brief summary of the elements condition.

Element	Condition	Priority
Roofs	D	2
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	4
Decoration	C	3
Fixed Int. Facilities	B	4
External Areas	C	3
Outdoor Sports Facilities	N/A	

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

4.2 Improvements Recommended

To prevent or reduce, vandalism / damage / accelerated deterioration.

- Install a comprehensive field of CCTV.
- Install an intruder alarm system.
- Install automated security door access systems to all external doors.
- Upgrade internal lighting to LED.
- Upgrade heating system and heat source.

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. Overview of roofs

2. Timber roof structure

3. Timber sarking boards

4. Timber roof structure above Nursery

5. Timber roof structure above ASN

6. Plywood sarking

7. Metal roof structure above ASN corridor

8. Metal cladding to ASN corridor

9. Concrete roof slab over Boiler House

10. Slipped and broken slates

11.

12.

13.

14. Metal profile roof above ASN corridor

15. Cut edge corrosion

16.

17. Mineral felt and gravel roof covering

18. Rainwater penetration at perimeter

19. Lead roof above entrance

20. Lead roof above dormer window

21. SPM to new Nursery extension

22. GRP roof above Library - ponding

23. GRP roof above toilets

24. Roof cleaning required

25. Metal skylights

26. Metal skylights and broken slate

27. New skylight above Nursery

28.

29. Mineral fibre insulation above ceilings

30. Areas of missing insulation

31.

32. Ogee cast iron gutters

33.

34. Half round cast iron gutters

35. UPVC gutters

36. Isolated repairs required

37. Metal box gutters

38. Flat roof outlets

39. Cast iron hopper heads

40. Cast iron downpipes

41. UPVC downpipes

42. Leaking gutters

43. Blocked rainwater downpipes

44. Stone chimneys

45. Stone boiler flue

46. Redundant (capped) chimneys

47. Chimney pots not capped or vented

External Walls

48. Natural stone walls

49. Masonry walls

50. Steel framed walls to ASN corridor

51. Evidence of leaks/condensation at base of steel frame

52. Masonry/timber framed outbuildings

53. Rot in timber lintols

54. Natural stone walls

55. Fyfe stone feature walls

56. Roughcast walls

57.

58. Spalling roughcast

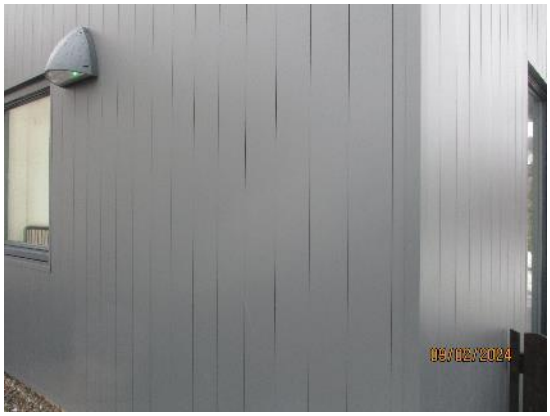
59. Cracked roughcast

60. Cracks at previous repairs

61. Timber cladding to ASN

62.

63. Metal plank cladding to new Nursery extension



64.

65. Timber panelled external doors

66. Timber door to Boiler House

67. Timber ledged & braced doors - outbuildings

68.

69. Powder coated doors – new Nursery

70.

71. Timber panelled double doors

72. Wet rot in door frames

73. Timber fire escape doors

74. PVC double doors

75. Powder coated double doors

76. Georgian wired glazing

77. UPVC small windows

78. UPVC medium windows

79.

80. UPVC large windows

81. Timber sliding sash windows

82. Wet rot in window frames

83. Timber sliding sash windows

84.

85. Powder coated windows

86. Poor fit with missing ironmongery

87. Powder coated windows to new Nursery extension

88.

89. Double glazed

90.

91. Isolated blown double glazed units

92. Typical lever handles

93. Ring pulls on sliding sash windows

94. Latches on sliding sash windows

95. Lockable lever handles

External Decoration

96. Painted cast iron and metal rainwater goods

97. Stained timber linings

98. Timber external doors

99. Painted timber and metal fences and gates

Steps and Ramps

100. Concrete steps to entrances

101. Concrete steps to Boiler House

102. Damage to nosings

103. Concrete ramps

104.

105. Spalling render to side ramp

106. New steps to ASN fire escape

107. Metal guard rail to main entrance

108. Galvanised tubular guard rail

109.

Floors

110. Concrete floor slab

111. Soiled carpet tiles

112. Worn carpet

113. Sheet vinyl

114. Some open joints in sheet vinyl

115. Timber parquet flooring

116. Open joints

117.

118. Decorative tile at front entrance

119. Painted concrete floor – Boiler House

Ceilings

120. Suspended ceiling tiles – main school

121. Suspended tiles - Nursery

122. Suspended tiles - Kitchen

123. Plasterboard ceilings

124. Water damaged plasterboard ceilings

125.

126. Cracked plastered ceilings

127. Lath & plaster ceilings

128. Damage to lath & plaster

129. Underside of metal profile roof

130. Concrete ceiling – Boiler House

Internal Walls

131. Timber stud partitions

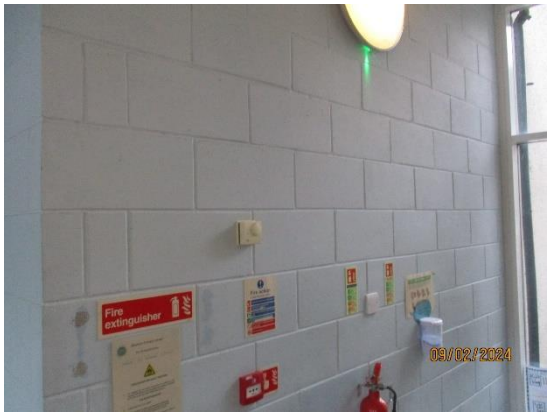
132. Plasterboard walls

133. Damage to plasterboard

134.

135. Lath & plaster walls

136. Damage to lath & plaster



137. Painted blockwork walls

138. Timber linings at low level

139.

140. Timber panelling at low level

141. Composite panelling in pupil toilets

142.

143. Ceramic tiles

144. Timber panelled doors

145. Timber panelled classroom doors

146. Timber flush doors

147. Veneered hallow core doors

148. Veneered solid core doors

149. Veneered solid core doors

150. PVC faced timber doors

151. Aluminium doors

152.

153. Timber cubicle doors – pupil toilets

154. Timber double doors

155.

156.

157. PVC borrowed lights – Dining room

158. Timber borrowed lights - Library

159. Broken glass

160. Timber borrowed lights - Nursery

161. Georgian wired glass in doors

162. Pyro glass in corridor fire doors

163. Bakelite door knobs

164. Aluminium lever handles

165. Stainless steel lever handles

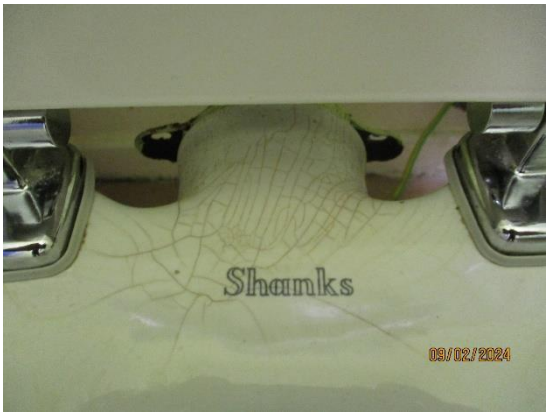
Sanitary Ware

166. Wall hung china urinals

167. PVC cistern

168.

169. Typical W.C.



170. Crazed porcelain

171. Staff W.C.

172. Pupil W.C.

173.

174. New pupil toilets in Nursery

175.

176. New china vanity basin - Nursery

177. China vanity basin

178. Typical wall hung basin

179. Pupil wall hung basin

180. Isolated cracking of basins

181. New vanity basin in ASN

182. Taps vary considerably

183. Motion sensor taps in Nursery

184. Sheet vinyl shower trays

185. PVC waste pipes

186. Copper waste pipes in pupil toilets

187. Lead waste pipe in staff toilet

188. Damaged lead pipe at floor level

189. Typical accessible toilet

190. Cubical partitions – Staff toilets

191. Vanity base unit

192. Commercial kitchen

193. Dated stainless steel sinks

194.

195.

196. Modern stainless steel sinks - Nursery

197. Modern sinks in ASN

198. Stainless steel inset sinks

199. Butler sink

200. PVC waste pipes

Internal Decoration

201. Marked ceilings

202. Peeling paint to walls

203. Soiled painted doors

204. Chipped paint to doors

205. Scratched door surfaces

206. Chipped and peeling joinery items

Furniture

207. Tables and chairs

208.

209. Typical base units and worktops

210. Modern kitchen units - Nursery

211. Staff room furniture

212.

Mechanical and Electrical Photographs

213. Oil fired boilers.

214. Heating control panel – boiler house.

215. Radiator – cast iron column – boys toilets.

216. Heating system pipework typical.

217. Wet convector heater – hall.

218. Electric convector – nursery refurbishment.

219. Hot water storage calorifier kitchen cupboard

220. Hot water storage calorifier – attic above 1/30

221. Point of use water heater – staff toilet.

222. Point of use water heater boys toilets.

223. Point of use water heater – staff room.

224. Pipework – hot and cold boys toilets.

225. Cold water storage tanks 1 and 2.

226. Cold water storage tank above 1/30 corridor.

227. Cold water storage tank 05 – kitchen attic space.

228. Pipework hot and cold – kitchen store.

229. Extract fan – wall mounted hygiene room 1/33

230. Extract fan ceiling mounted – staff toilet.

231. Extract fan / ductwork filters main kitchen.

232. Extract canopy – main kitchen.

233. Main electrical distribution board – corridor 1/5c

234. Distribution board – kitchen.

235. Distributionm board – nursery refurbishment.

236. Consumer unit – sensory room 1-39

237. Sockets typical room 1/37

238. Switches – lights. Typical

239. Incoming electrical supply – corridor 1/5c cupboard

240. Switchgear – corridor 1/5c

241. Lighting – staff room

242. Lighting – main hall

243. Lighting classroom 1/35

244. Lighting – corridor

245. Lighting – kitchen.

246. Lighting – nursery office refurb 2023

247. Emergency exit lighting typical.

248. Emergency exit spot light LED – nursery.

249. External lighting main school typical.

250. External LED lighting nursery refurb 2023

251. Fire alarm system control panel 1/1 lobby.

252. Fire alarm call point – corridor escape door.

253. Smoke detector head – boilerhouse.

254. Fire alarm strobe – nursery extension refurb 2023.

255. Door access system – 1/30 corridor

256. Door access intercom – main entrance internal door

257. Door access system – 1/30 corridor

258. Door access system emergency release – typical.

259. Person hoist system – hygiene room 1/33

260. Hoist system – room 1/40

External Works

261. Tarmacadam car park

262. Potholes

263.

264.

265. Overview of playground

266. Tarmacadam front playground

267. Previous patches and ponding

268. Tarmacadam rear playground

269. Cracks and previous patches

270. Playground equipment

271. Playground equipment in poor condition

272. Concrete paths

273. Tarmacadam paths

274. Cracked tarmacadam

275. Tarmacadam damaged by tree roots

276. Concrete steps

277. Timber boarded fence 1.80m

278. Timber boarded fence 0.90m

279.

280. Security mesh fencing

281.

282. Metal rail fencing

283. Metal railings to front boundary

284.

285. Metal railings to Boiler House

286. Timber boarded gates

287.

288. Wet rot in timber gates

289.

290.

291. Galvanised bar double gate

292. Security mesh gate

293. Metal mesh single gate

294. Metal mesh double gate

295. Metal rail gate

296. Stone walls to the perimeter

297. Erosion of pointing

298. Spalling pointing

299. Cracks to stone walls

300. Concrete post and panel wall

301. Cracked concrete panels

302. Cracked concrete posts

303. School signage

304.

305. Surface water drainage

306. Part blocked surface water gullies

307.

308.

309. Pupil shelter

310. Nursery shelter

311. Metal cycle hoops

312. Stainless steel cycle hoops

313. Cycle lock ups

314. Metal sheds

315. Polytunnel

316. Oil tank enclosure

317. Outbuildings

318. Grass sports field