Summary Building Condition Survey Report

of

Knockando Primary School
Knockando, Ballindalloch AB38 7RY

11th and 12th June 2024

Z00488 / ADC & NS

CONTENTS

1. Introduction

1.1. This report has been prepared by Andrew Clark MRICS, MCIOB and Neal Stewart Building Services Engineer, of Moray Council. The report is confidential to Moray Council and is not intended for public release without Moray Council's express approval. The report summarises the condition of the property condition at the time of the survey, periodic reviews of material condition will be required. An inspection of the property was undertaken on Tuesday 11th and Wednesday 12th June 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 cool and windy with rain showers.

1.4. The premises comprise a school, games hall and dining block, all constructed in single storey with single outbuildings. The school was constructed circa 1900, the games hall (HORSA hut) was constructed circa 1950 and the dining block was constructed circa 1970.

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

1.6. Pitched roofs were examined from ground level with the use of binoculars and a drone. 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 roof spaces above the north extension and the east classroom.

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 three single storey buildings with pitched and flat roofs.

2.2 The subjects are of masonry construction (school), concrete framed construction (games hall/HORSA hut) and timber framed construction (dining block). Roofs are covered with natural slate and “Decra” roof sheets (school) with tree stone chimneys; corrugated asbestos sheets (games hall/HORSA hut); and mineral felt (dining block) to pitched roofs and GRP to the flat roof of the school. Rainwater goods are half round cast iron to the school and dining block with asbestos half round gutters to the games hall/HORSA hut. External walls are of natural stone, some with a roughcast finish, to the school; brick with a roughcast finish to the games hall/HORSA hut; and timber linings to the dining block. Floors comprise concrete slab and suspended timber to the school; concrete slab to the games hall/HORSA hut and suspended timber to the dining block. Windows are aluminium/powder coated metal and upvc with double glazing, to the school; aluminium and metal “Crittall” with single glazing to the games hall/HORSA hut; timber and upvc with single and double glazing to the dining block. External doors are timber, some with Georgian wired glass.

School building internally, - ceilings are a combination of painted plasterboard and suspended ceiling tiles, walls are painted lath and plaster, painted plaster, painted plasterboard and timber linings at low level. Floor coverings comprise carpet, sheet vinyl, quarry tiles and concrete slab. Internal doors are generally hallow core timber with glazed panels and aluminium ironmongery.

Games Hall internally, - ceilings are painted plasterboard, walls are painted brickwork, painted plasterboard. Floor coverings comprise carpet, vinyl tiles and linoleum. Internal doors are hallow core timber and panelled timber and bakelite ironmongery.

Dining Block internally, - ceilings are painted fibreboard and painted plasterboard, walls are painted fibreboard, painted plasterboard and ceramic tile. Floor coverings comprise timber boards, carpet, sheet vinyl, linoleum and quarry tiles. Internal doors are generally hallow core timber and aluminium ironmongery.

The heating system comprises an oil fired, open flued, cast iron heat exchanger type boiler as the heat source. Heated water is distributed around the main building via steel, insulated pipework. Some of this pipework is uninsulated in areas. Heat emitters in the main school building are steel panel of varying ages with TRVs. A basic, old style control panel and control system provides time and sequence control. The heating system in the gym hall building comprises electrical wall mounted convector and fan convector heaters. Heating in the canteen building is also provided by electrical wall mounted convector and fan convector heaters. Both canteen and gym hall buildings heating systems have independent control from the main school.

Domestic hot water in the main building is generated mainly by the oil fired boiler and then stored and distributed via copper pipework, from an unvented hot water cylinder located in the basement plant room. Areas of distribution pipework are uninsulated.

A number of electrical point of use storage heaters provide local hot water for main building classrooms and main playgroup room.

An electrical direct heated unvented storage cylinder and copper pipework distribution circuit provide domestic hot water in the main kitchen, with further electrical point of use water heaters serving cloakroom in the canteen building.

No hot water systems are installed to the games hall building.

Cold water outlets in main school building and the canteen building are direct feed from the mains supply. Copper distribution pipework is uninsulated in places. No storage tanks are installed in any of the buildings. Gym building has no requirement for installation.

A modern plastic, double skinned oil tank installed in an outdoor metal fenced locked enclosure, has been installed as a replacement in recent years. New oil feed copper sheathed pipework has also been installed to the appliance in the basement plant room.

Mechanical ventilation is provided in the games' hall by 4 electrical wall mounted heat recovery type extract fans. These fans have local on/off controls in the games' hall. Further electrical extract fans are installed in the main kitchen and an inline interlocked fresh air supply to the basement plant room for oil combustion purposes.

Pupil or staff toilets do not incorporate mechanical extract generally.

Electrical installation comprises incoming supply cable(s) main busbar and distribution boards located in the main school reception office cupboard. General wiring is a mix of PVC sheathed and mineral insulated copper clad cabling, either concealed in building fabric or in metal/plastic conduit and trunking. Wiring accessories in the main school are white plastic with some rooms having metal clad back boxes and plates. An independent supply cable feeds the busbar chamber and distribution boards for the gym hall building, located in room 1/30. More modern DBs are installed in the gym hall building. General wiring in the gym appears to all be original micc.

A further independent power supply cable enters the kitchen block 1/15 entrance lobby cupboard. DBs are MCB and fuse type protective devices for circuits. General wiring appears to be original micc. Wiring accessories are plastic flush and surface mounted and some metal clad boxes and plates.

The lighting system in the main school building consists generally of fluorescent tube T5 and T8 batten type light fittings, which are controlled locally by on/off switches.

The games hall and canteen building lighting systems are also mainly fluorescent T5 and T8 battens. Some original pendant style fittings are installed in these buildings with all lights being local controlled by on/off switches.

Emergency LED 3w bulkhead fittings are installed throughout all 3 buildings for emergency lighting systems, with the canteen and games hall buildings having had these systems recently upgraded and installed in 2020.

A modern smoke detection and alarm system is installed throughout all 3 buildings. The main school system appears to be a mix of hard wired and radio wireless link type system, incorporating smoke and heat detectors, call points, control panel and sounders/combined detector sounders.

The canteen and games hall fire alarm circuits have recently been upgraded in 2023. These systems now incorporate call points, smoke and heat detectors. These 2 systems are wireless / radio link type systems that are designed to link with the main fire control panel in the main building.

A modern audio/video capable door entry system has recently been installed at the main school entrance internal door. Handsets are located in the head teachers' office and reception office allowing authorised building personnel to control access to this door.

No intruder alarm system in installed in the property.

A basic CCTV system is installed in the main school building, comprising 1 fixed camera at the main entrance, with DVR and monitor located in the reception office.

2.3 Building size – The properties GIFA is :-

School Building	353m2
Games Hall (HORSA)	95m2
Dining Hall	212m2
Total GIFA	660m2.

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

- Stone skew stones are eroded and crumbling.
- Two chimney pots are not capped and vented.
- Cast iron gutters are leaking at stop ends and joints.
- External walls and roughcast is cracked to the Boys toilet.
- External decoration is overdue with exposed cast iron and timber elements.
- Suspended ceiling tiles are peeling and in poor condition.
- Internal walls are cracked at the external corners of the Staff Room.
- Ceramic tile splashbacks are in poor condition with previous repairs.
- Suspended timber floors are uneven and require further investigation.
- Sheet vinyl is damaged and lifting in isolated areas.
- Internal decoration is overdue.
- Sink base units are life expired and are collapsing.

3.2 Games Hall (HORSA Hut)

- Corrugated asbestos roof is covered with moss and damaged in isolated areas.
- Asbestos gutters are blocked and leaking.
- The concrete frame of the external walls is cracked in isolated areas.
- Crittall windows are in poor condition, broken glass and 75% boarded internally.
- Internal doors and ironmongery are life expired.
- Internal decoration is overdue.

3.3 Dining Block

- Felt roofing is life expired with previous repairs.
- Plywood fascia, soffits and gables are rotten and collapsing.
- Cast iron gutters are leaking.
- Timber windows are rotten.
- External decoration is overdue with exposed timber.
- Damp and mould growth in the south/west store.
- Ceramic wall tiles are boss and missing in isolated areas.
- Sink base units are life expired and are collapsing.

3.4 Mechanical and Electrical Installations

- The main oil boiler is life expired due to age and is in poor condition. There is no back up boiler for this installation.
- Heating system pipework is approaching the end of its useful life.
- Heating system pipework is uninsulated in areas.
- Steel panel radiators are reaching the end of their useful life.
- Heating system controls are life expired due to age and no BEMS is installed.
- Toilet rooms in the main school and kitchen block have no mechanical extract systems installed.
- Electrical point of use water in the staff room is approaching the end of its useful life.
- Hot and cold water distribution pipework is uninsulated in areas.
- A number of distribution boards in the main school are life expired due to age and contain fuses/fuse wire protective devices.
- Distribution boards in the canteen building are life expired due to age and contain fuses/ fuse wire protective devices.
- Main busbar and associated switchgear in the games' hall building is life expired due to age.
- General wiring in the main school building is life expired due to age.
- General wiring in the canteen building is life expired due to age.
- General wiring in the games' hall building is life expired due to age.
- Wiring accessories in the main school building are life expired due to age.
- Wiring accessories in the canteen building are life expired due to age.
- Wiring accessories in the games' hall building are life expired due to age.
- Some electrical convectors in the main school, canteen and games hall buildings are life expired due to age.
- The CCTV system is only a 1 camera field.
- There is no intruder alarm system installed in either of the buildings.

3.5 External Areas

- Tarmacadam (shared) access road is extensively potholed.
- Surface water drains are blocked.

4 Conclusion

4.1 A brief summary of the elements condition.

Element	Condition	Priority
Roofs	D	1
Floors & Stairs	C	3
Ceilings	C	3
Ext. Walls, Windows & Doors	D	2
Internal Walls & Doors	B	4
Sanitary Services	B	4
Mechanical	C	2
Electrical	C	2
Decoration	C	2
Fixed Int. Facilities	C	3
External Areas	B	4
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.

- Investigate maintenance responsibility of the private access road (potholed).
- Improve access to School roof space for essential maintenance - ladder and walkways.
- Improve access from old roof space to north extension roof space.
- Provide access to the roof space above classroom 2 (room 1/14).
- Replace asbestos roof covering and guttering to the Games Hall (HORSA hut).
- Increase the field of CCTV.
- Install an intruder alarm system linked to a call centre.
- Install a BEMS.
- Replace the existing oil fired boiler with 2. (1 to act as back up)
- Replace the heating system pipework and heat emitters.
- Upgrade the heating system controls.
- Upgrade internal lighting to LED.
- Replace original electrical wiring and life expired switchgear.
- Replace life expired electric convector heaters.
- Insulate all uninsulated water distribution pipework.
- Install time controls on hot water tank immersion heaters to allow programmed switching off.

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 school site

2. School building – timber trusses

3. Timber sarking boards

4. Access to north wing

5. Games Hall roof structure

6. Dining Hall roof structure

7. School building – natural slate

8.

9.

10. Recently replaced clay ridge tiles

11. Metal sheet “Decra” to north wing

12. Minor surface erosion

13. GRP to flat roof, blistered and uneven

14.

15. Corrugated asbestos to Games Hall

16. Extensive moss coverage

17. Damaged asbestos roof sheets

18. Felt roof to Dining Hall

19. Felt to shallow pitch

20. Evidence of previous repairs

21.

22. Collapsing plywood soffit to Dining Hall

23.

24. Minimal mineral fibre insulation to School building

25. Cast iron gutters to school building

26. Sagging cast iron gutters

27. Part blocked asbestos gutters

28.

29. Leaking gutters

30. Cast iron gutters to Dining Hall

31. Cast iron gutters part blocked

32. Rainwater gullies, part blocked

33.

34. Cast iron hopper heads and downpipes to school building

35. Cast iron downpipes

36.

37. Surface corrosion

38. UPVC downpipes to Games Hall

39. Cast iron downpipes to Dining Hall

40. Cast iron SVP's to school building

41. Cast iron SVP to Games Hall

42. Stone chimney

43.

44. Boiler house chimney

45. Boiler house flue

46. Two uncapped chimney pots

External Walls

47. Stone walls to school building

48.

49. Eroded, crumbling skew stones

50.

51.

52. Concrete framed walls to Games Hall

53. Isolated cracking to concrete frame

54. Underfloor ventilation to the school building

55. Underfloor ventilation to the school building

56. Floor level to Games Hall

57. Floor level to Dining Hall

58. Underfloor ventilation to Dining Hall

59. Pointing to stonework

60. Painted textured render to entrance and toilets

61. Roughcast to north wing

62. Isolated cracking to textured render

63.

64. Painted roughcast to Games Hall

65. Timber linings to Dining Hall

66.

67. Timber double doors to school entrance

68. Timber fire exit door - school

69. Timber double doors to Games Hall

70. Timber single door to Games Hall

71. Timber double doors to Dining Hall

72. Timber single door to Dining Hall

73. Timber fire exit door – Dining Hall

74. Small aluminium windows

75. Medium aluminium windows

76. Large aluminium windows

77. Large windows internally

78. PVC window in school reception

79.

80. Small metal windows to Games Hall

81. Medium metal windows to Games Hall

82. PVC windows to Dining Hall

83. Small timber windows to Dining Hall

84. Rot in timber windows

85. Large timber windows

86. Rot in timber windows

87. Timber windows internally

88. Double glazing to aluminium windows

89. Double glazing to PVC windows

90. Single glazing to timber windows

91. Broken glazing to Games Hall, below internal linings

92.

93. Typical lever handle

External Decoration

94. Timber fascia boards - school

95.

96. Timber fascia – Dining Hall

97. Timber soffit – Dining Hall

98. Cast iron rainwater goods

99. Timber windows

100.

101. Timber doors

Steps and Ramps

102. Concrete step - school

103. Concrete steps – Games Hall

104. Concrete steps – Dining Hall

105. Concrete ramp – Games Hall

106. Galvanised guard rail – Games Hall

Floors

107. Suspended timber floors

108. School – Carpet worn

109. School – Carpet soiled

110. School – Sheet vinyl

111. School – Damaged vinyl

112. School – Vinyl lifting

113. School – Quarry tile to Boys Toilet

114. Painted concrete floor to Boiler House

115. Games Hall – Vinyl tile

116. Games Hall - Linoleum

117. Dining Hall - Carpet

118. Dining Hall – sheet vinyl

119. Dining Hall – Quarry tile to Kitchen

120. Dining Hall – Timber boards to dining hall

121.

122. Concrete stairs to basement

123. Damaged concrete nosings

Ceilings

124. School – Suspended ceiling tiles

125.

126.

127.

128. Plaster and plasterboard ceilings

129. Timber boarded ceiling

130. Games Hall – Plasterboard ceilings

131. Dining Hall – Fibreboard ceilings

132.

Internal Walls

133. School – Stone and concrete block walls

134. Games Hall – Brickwork walls

135. Dining Hall – Timber stud partitions

136. School – Lath & plaster wall finish

137. School – plastered walls

138. School – Plasterboard walls

139.

140. School – Timber linings at low level

141. School – Ceramic tiled splashbacks

142.

143. Games Hall – Plasterboard walls

144. Dining Hall – Fibreboard walls

145. Dining Hall – Boss ceramic tiles

146. Dining Hall – Loose and missing ceramic tiles

147. School – Timber hallow core doors

148. Some with vision panels

149. School – Timber double doors

150. School – Timber panelled door

151. School – Timber double doors

152. School – Toilet cubical doors

153. School – Timber veneered doors

154. Games Hall – Timber hallow core door

155. Games Hall – Timber panelled door

156. Dining Hall – Timber hallow core doors

157. Dining Hall – Timber solid core double doors

158. Dining Hall – Veneered single doors

159. Dining Hall – Veneered double doors

160. Georgian wired glazing to doors

161. Typical lever handles

162. Aluminium push bar

163. Rim locks and brass knobs

164. Rim locks and Bakelite knobs

Sanitary Ware

165. Stainless steel trough urinal

166. Stainless steel cistern

167. Typical pupil toilets

168.

169.

170. China vanity basins – pupil toilets

171. Wall hung basins – Staff & Dining Hall

172. Hairline cracks in basins

173. PVC waste pipes

174. Accessible toilet - School

175. Vanity units in pupil toilets

176. Commercial kitchen

177.

178. Stainless steel kitchen sinks

179.

180. Stainless steel inset basin

181. Cleaners butler sink

182. PVC waste pipes

Internal Decoration

183. Painted ceilings

184. Concrete frame in the Games Hall

185. Painted walls

186.

187. Painted brickwork

188. Timber skirtings and joinery items

Furniture

189. Classroom tables and chairs

190. Kitchen base units

191.

192.

193. Staff room furniture

194.

Mechanical and Electrical Photographs

195. Oil boiler – basement 0/33.

196. Oil storage/supply tank. External.

197. Heating control panel – basement 0/33.

198. Heating feed and expansion tank – attic space.

199. Heating pipework – basement 0/33

200. Heating pipework – attic space.

201. Radiator – main school classroom.

202. Radiator – school staff toilet.

203. Electric fan convector – games hall.

204. Electric convector canteen library room.

205. Electric radiant panels. Canteen block classroom.

206. Electric halogen heaters – games hall.

207. Hot water storage cylinder – kitchen.

208. Hot water storage cylinder – basement.

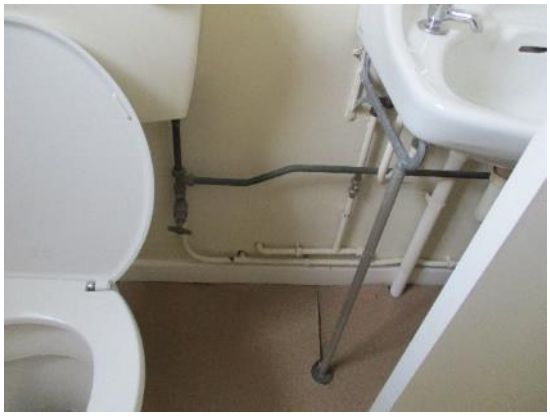
209. Point of use water heater – classroom 1/9

210. Point of use water heater – playgroup 1/22

211. Point of use water heater – staff room 1/13

212. Pipework – hot water girls toilets 1/4

213. Pipework – cold mains girls toilets 1/4



214. Pipework – cold mains staff toilets 1/2

215. Extract fan – main kitchen.

216. Extract fan – main kitchen roof.

217. Extract fans – heat recovery type. Games hall.

218. Supply fan system – basement 0/33

219. Switchgear – DBs and busbar/isolators – games hall store 1/30

220. Switchgear – 1/8 office cupboard

221. DB – example. 1/8 reception office cupboard

222. Switchgear – canteen block 1/15 cupboard.

223. General wiring out of DBs – games hall. 1/30 store.

224. General wiring from DBs 1/8 office cupboard.

225. Switch – lighting. Girls toilets 1/4

226. Switches and sockets playgroup 1/22

227. Lighting – boys toilets 1/6

228. Lighting – playgroup 1/22

229. Lighting – games hall.

230. Lighting – canteen block library.

231. Lighting class store 1/23

232. Lighting – access toilet 1/3

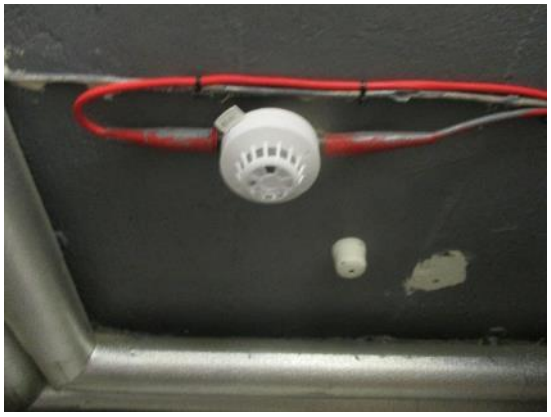
233. External lighting – canteen block.

234. External lighting – main school.

235. Emergency lighting class 1/14

236. Emergency exit lighting games hall.

237. Fire alarm system control panel main school.



238. Smoke detector main school 0/33

239. Smoke detector (wireless) canteen block library.

240. Fire alarm call point main school 1/1 entrance.

241. Fire alarm system radio link hub. Canteen block.

242. Fire alarm system radio signal transmitters - canteen block.

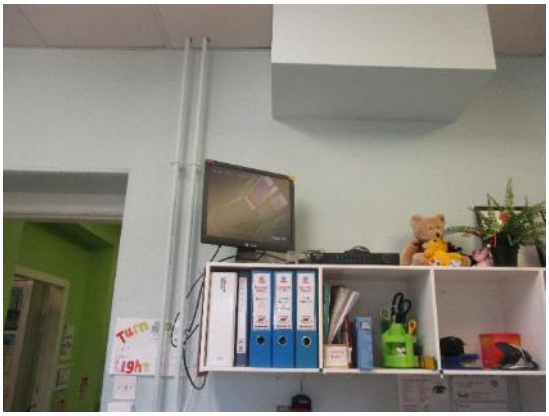
243. Disabled toilet alarm system access WC 1/3

244. Paxton NET2 door entry system – main school.

245. Period bell system – main school.

246. Hearing induction loop system – 1/8 office.

247. CCTV fixed camera main school main entrance.



248. CCTV DVR and monitor 1/8 office reception.

External Works

249. Shared tarmacadam access road

250. Significant potholes

251. Tarmacadam access to car park

252. Tarmacadam car park

253. Isolated cracking and surface erosion

254. Tarmacadam playground to the rear

255. Cracked and damaged surface

256. Tarmacadam speed hump

257. Concrete footpath to Games Hall

258. Paving slab footpath to rear of Games Hall

259. Cracked and uneven paving slabs

260. Tarmacadam footpath to Dining Hall

261. Gravel footpath to rear of Dining Hall

262. Paving slab apron to long jump runway

263. Security mesh fencing

264. Concrete post and wire mesh fencing

265. Isolated erosion of concrete posts

266. Timber post and wire mesh fencing

267. Tubular rail separation to rear of school

268. Timber boarded fence to garden area

269. Security mesh single gates

270. Security mesh vehicle gates

271. Natural stone walls to the perimeter of the school

272. Isolated repointing required to stabilise the masonry

273. School signage

274.

275. Surface water road gully drainage

276. Timber external store

277. Rotten windows

278. Rotten door

279. Pupil shelter

280. Galvanised cycle hoops

281. Timber shed – Long jump

282. Timber shed – by Dining Hall

283. Oil tank enclosure

284. Galvanised framed polytunnel

285. Timber utility poles

286. Landscaping – grass and trees

287. Grass sports field

288.