

# **Summary Building Condition Survey Report**

of

# Rothes Primary School Green Street, Rothes AB38 7BD

# 2<sup>nd</sup> and 3<sup>rd</sup> September 2024



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## **Appendices:**

- A Limitations and Exclusions
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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 Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> September 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 mild with heavy rain showers and sunny spells.
- 1.4. The premises comprise a primary school and separate nursery both constructed in single storeys, with various single storey outbuildings including a HORSA hut. The old school building (Nursery) was constructed circa 1880 with the main school building being constructed circa 1916. While the school is not "Listed", it is recorded on the Canmore Register as a site of historical 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 and a drone. The flat roof to the central courtyard, all other flat and shallow pitched roofs, were examined with the use of a drone. Access was provided to all internal areas, the only area not accessible was the external store between the pupil shelters.
- 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 two single storey buildings with various outbuildings, all under pitched and flat roofs.
- 2.2 The principal subjects are of natural stone construction with a HORSA hut constructed from a reinforced concrete frame. Roofs are covered with natural slate, metal profile and corrugated asbestos to pitched roofs and mineral felt and GRP to flat roofs. There is a timber framed belltower, two stone chimneys and one brick chimney. Fascia boards and soffits are timber. Rainwater goods comprise half round and ogee cast iron, half round and ogee UPVC and half round asbestos gutters, discharging to cast iron, UPVC and asbestos downpipes. External walls to the main buildings are of natural stone construction with brick and roughcast finish to the HORSA hut. Floors comprise concrete slab and suspended timber. Windows to the main buildings are UPVC with double glazed units and aluminium with single glazed units (all boarded up) to the HORSA hut. External doors are generally timber with UPVC to the Nursery.

Internally, ceilings are a combination of lath and plaster, plasterboard, suspended ceiling tiles and timber linings. Walls are lath and plaster, plaster, plasterboard, ceramic tiles, Wetwall with timber linings at low level. Floor coverings comprise carpet, carpet tiles, sheet vinyl, herringbone parquet flooring, timber boards and concrete slab. Internal doors are generally hallow core and timber panelled with glazed panels, aluminium and bakelite ironmongery.

The heating system in the main school comprises 2 natural gas fired floor standing boilers. These are replacements in recent years. Steel pipework carries pumped hot water from the boilers around the building to terminate in fan convector emitters and steel panel radiators. A small number of electrical fan convector heaters supplement the heating system in some rooms. Heating distribution pipework is only partly insulated.

The control system for the heating system is basic and dated.

The heating system in the nursery building consists of wall mounted electrical digital convector radiators. These incorporate thermostats.

Domestic hot water in the main school is also generated by the gas boilers and stored in a floor standing calorifier in the basement plant room. Partly insulated copper pipework conveys hot water around the building to outlets, in a pumped circuit.

Hot water in the nursery building is generated by an electrical point of use storage water heater located above the main plant room. Distribution pipework is partly insulated copper.

Cold water in the main building is supplied to outlets in the building via partly insulated copper pipework. Outlets are a mixture of direct mains fed and tank fed. 4 Separate cold water storage tanks are located in the attic of the property.

Cold water in the nursery building is direct mains fed with no storage tanks and via insulated copper pipework.

Steel gas pipework is installed from the gas meter near the front boundary of the site underground to the basement plant room. This steel pipework continues into the plant room to supply the gas boilers. A basic set of gas safety controls are installed in the plant room.

Mechanical ventilation is installed by means of electrical extract fans in toilets and kitchens in both nursery and main school buildings. These fans are of varying output and both wall and ceiling mounted types. Manual switches provide control.

A further commercial size, bespoke stainless steel canopy and extract fan is installed in the main school kitchen, situated directly above the cooking appliances with the exhaust duct terminating horizontally through the north wall of the building.

Electrical power in the main school comprises incoming cable to main busbar in cupboard 1/9a. Fuse type distribution boards are generally installed in the mains school, with some modern distribution boards and consumer units also installed. General wiring is a mix of MIC and PVC sheathed twin and earth and multi core types. Wiring accessories are a mix of flush and surface fitted white plastic, with some metal clad accessories in rooms such as the basement plant room.

A modern distribution board is installed in the nursery building with subsequent PVC sheathed twin and earth and multi core cables. Accessories are white plastic surface and flush fitted types.

The lighting system in the main school building and nursery buildings consist mainly of fluorescent tube style fittings. A small number of pendants are also still operational. The main hall has been upgraded to LED fittings in recent years and the nursery building has modern downlights in some rooms.

Emergency lighting is installed throughout both buildings consisting mainly of independent LED bulkheads. A number of the general light fittings also incorporate self-contained emergency lights and battery packs. Emergency exit running man signs are installed generally at exit doors and on escape routes and a number of maintained LED bulkhead emergency fittings are installed externally at exits.

External building lighting is generally fluorescent tube packette style fittings. These are operated from timeclocks inside the building.

A modern smoke detection and alarm system is installed throughout the main building. This consists of addressable control panel, field wiring and field devices.

A smoke detection and alarm system is also installed independently in the nursery building. It is understood that this system is proposed to be upgraded to L2 and a quote has been approved for the upcoming works.

An Intruder alarm system is installed in the main school building, comprising user control panel and a number of motion detectors located around the building, generally at potential intruder entry points.

A modern CCTV system is installed in the main school building. This consists currently of 8 external and 1 internal camera. This CCTV system has been installed in recent years.

## 2.3 Building size – The properties GIFA is

School – 1,145m2 Nursery – 159m2 HORSA hut – 145m2 Total GIFA – 1,449m2.

2.4 Condition codes and priority categories.

CONDITION SUMMARY MATRIX		
Good - A		
Satisfactory - B		
Poor - C		
Bad - D		
N/A		

Performing well and operating efficiently
Performing adequately but showing minor deterioration
Showing major defects and/or not operating adequately
Life expired and/or serious risk of imminent failure
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

- Repairs to slipped and broken slates.
- Rooflights leak and are discoloured.
- Chimney requires repointing, masonry repairs, cap and vent.
- Lead repairs to belltower.
- The roof space has isolated areas of rainwater penetration.
- Cast iron ogee gutters leak extensively and are insecure in isolated areas.
- Valley gutters are partially blocked.
- Timber facias and soffits are rotten where gutters have been leaking.
- Stone external walls require isolated areas of repointing.
- The operation of the high level windows to the courtyard has failed.
- Concrete ramps and steps have cracks and surface erosion.
- Plaster and plasterboard ceilings have isolated areas of cracking and water damage.
- Several internal doors are dated although functional.
- Isolated areas of timber flooring are uneven.
- Several carpets are soiled and worn.
- Some sink base units are worn and damaged.

### 3.2 Nursery Building

- Repairs to slipped and broken slates.
- Cover plates to redundant roof vents are punctured and slipped.
- Stone chimney requires repointing and stabilisation.

### 3.3 HORSA Hut

- Leaking corrugated asbestos roof.
- Brick chimney requires repairs, pointing, cap and vent or removal.
- Leaking asbestos and UPVC gutters.
- Isolated cracking and spalling of the concrete frame.
- All windows are boarded up, glazing is broken.
- Plasterboard ceilings are damaged by rainwater penetration.
- Internal doors are damaged with missing ironmongery.

#### 3.4 Mechanical and Electrical Installations

- Lighting in both buildings is primarily inefficient fluorescent type tubes and life expired.
- Electrical distribution boards in the main school are dated fuse type and life expired.
- General wiring in the main school is MICS and life expired.
- Wiring accessories in the main school are life expired due to age.
- The heating feed and expansion tank in the attic is badly corroded.
- Heating pipework in the main school is dated and reaching the end of its useful life.
- Heat emitters in the main school are dated and approaching the end of their useful life.

#### 3.5 External Areas

- Tarmacadam access and car park has potholes and extensively cracked surface.
- Tarmacadam playground has sunken areas and raised ironworks causing ponding.
- Chain link fence to the car park is corroded and leaning.
- Sandstone perimeter retaining wall has holes through to the external stores.
- Stone retaining wall to the NE of the play area is leaning slightly.
- Stone and blockwork perimeter walls require isolated repointing.
- Corrugated asbestos roof to the old pupil shelter, has broken sheets.
- Metal profile roof to the external store has cut edge corrosion.
- External stores and the old pupil shelter require various roofing, joinery and masonry repairs.

## 4 Conclusion

## 4.1 A brief summary of the elements condition.

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

- Monitor the leaning stone retaining wall to the NE of the play area.
- Expand the field of intruder alarm motion sensors.
- Install CCTV applicable to the nursery building.
- Upgrade the fire alarm system in the nursery building as per recommendation and quote from Moray Fire.
- Replace the calorifier in the main school. Consider unvented hot water system.
- Replace the heating feed and expansion tank in the attic.
- Replace the cold water storage tanks in the attic or consider modifying the main school building to be mains fed cold water with no storage tanks.
- Install a building energy management system.
- Install Paxton NET2 or similar type door access systems to external doors.
- Replace MICS general wiring in the main building.
- Replace old electrical distribution boards in the main building.
- Replace wiring accessories in the main building.
- Upgrade general lighting in the main building to LED with automatic controls.
- Install mechanical extraction fans in toilets currently without.
- Upgrade the heating system controls to incorporate adequate room temperature sensors.

## 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**



**Site Overview** 

## **Roof Structures**



1. School building – Timber trusses



2. Former ridge vents removed



3. Isolated areas of water ingress



4. Timber sarking boards



5. Nursery – Exposed timber trusses



6. Horsa hut - Reinforced concrete frame



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7. Old shelter – Timber rafters

8. Isolated woodworm



9. External stores – Mono-pitch rafters



10. Rainwater penetration



11.

# **Roof Coverings**



12. School overview



13. Natural slate



14. Slipped and broken slates



15.



16. Metal profile to Kitchen Lobby



17. Mineral felt to flat roof enclosing the courtyard



18. Felt is reaching the end of its useful life



19. Cracked and peeling surface



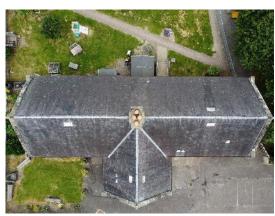
20. Cracked flashings and upstands



21. GRP layer to Boiler House concrete roof



22.



23. Nursery slate roof





24. 25. Slipped and broken slates



26. Horsa hut – Corrugated asbestos



27. Heavy moss coverage



28. Broken ridge capping (left of chimney)



29. Old shelter – Corrugated asbestos



30. Moss coverage trapping moisture



31. Broken asbestos sheets



32. External stores – Natural slate



33. Missing and broken slates



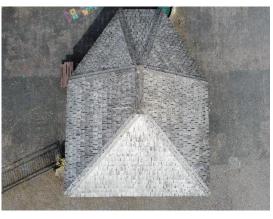
34. Daylight visable internally



35. Metal profile roof



36. Cut edge corrosion



37. Pupil shelter – Timber shingles



38.



39. GRP pyramid roofs, weathered and leaking



40. UV degradation



41. Limited light penetration



42. Metal skylight



43. Polystyrene insulation to skylight



44. Nursery – Zinc vent covers



45. Holes in zinc



46. Zinc cover plates slipped and punctured



47. Rotten fascia and soffits



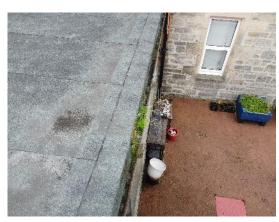
48.



49. School – Mineral fibre insulation laid on ceilings



50. School - Cast iron ogee gutters



51.



52. Ogee gutters leaking



53. Ogee gutters collapsing



54. School – UPVC ogee gutter to parts of roof



55.



56. Nursery - Half round cast iron gutters



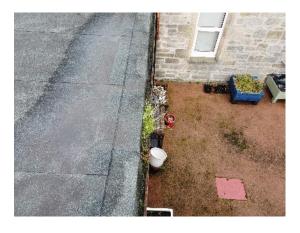
57. Horsa hut – Asbestos gutters to rear



58. Old shelter - Half round cast iron gutters



59.



60. Part blocked gutters



61. Vegetation in downpipes



62. Vegetation and silt blocking valley outlets



63. Outlets discharge into cast iron hopper heads



64. Vally gutter outlets silted up



65. Cast iron decorative hopper heads



66. Cast iron rainwater downpipes



67. Internal cast iron downpipes



68. Cast iron connection to UPVC



69. UPVC rainwater downpipes



70. North point atop belltower



71. Timber framed belltower (no bell)



72. Decorative leadwork to belltower upstand



73. Lead capping torn



74. Daylight visible from former rope hole



75. School chimney – loose cope, missing pointing



76. Damaged cope, missing pointing



77.



78. Nursery chimney stack



79. Missing pointing and haunching



80. Horsa hut redundant brick chimney



81. Cracked brickwork



82. Cracks to both sides

# **External Walls**



83. School & Nursery - Stone structure



84. Horsa hut – Reinforced concrete frame



85. Isolated cracking of the frame



86. Spalling concrete, exposing reinforcement



87. Vertical crack in corner post



88. Suspended timber, underfloor ventilation



89. Stone surface and pointing – generally good



90. Isolated cracking and re-pointing required



91. 92.





93. Timber linings to Kitchen Lobby



94. Roughcast on brickwork to Horsa hut



95. Stone walls to external stores



96. Cracking to masonry walls



97.



98. Timber entrance and fire escape doors



99. Timber TG&V door to courtyard



100. Open joints and damage to the surface



101. Timber double fire escape doors



102. Timber door to Horsa hut side entrance



103. Timber door screwed shut



104. Wet rot to timber doors



105. Double timber doors to Horsa hut front elevation



106. Timber doors to external stores





107. 108.



109. School - UPVC small windows



110. High level windows to the courtyard



111. Typical UPVC windows to the school



112. Internal view



113. Nursery – UPVC medium windows



114. Nursery – UPVC large windows



115. Horsa hut windows boarded up



116. Some windows boarded internally



117. Horsa hut aluminium windows



118. UPVC windows are double glazed



119. Aluminium windows have broken single glazing



120.



121. Lever handles to UPVC windows



122. Winding mechanism for high level windows



123. Faulty winding mechanism



124. Winding cable disconnected at window

# **External Decoration**



125. Timber fascia's and soffits peeling



126. Timber doors peeling



127.



128. Cast iron rainwater goods



129. Metal and timber fencing



130. Metal and timber gates

# Steps & Ramps



131. Concrete stairs to Boiler House



132. Minor surface damage



133. Concrete steps to entrances and exits



134. Tarmacadam ramp



135. Concrete ramp



136. Concrete ramp cracked and breaking up





137. 138. Galvanised guardrails

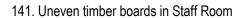




139.

## **Floors**







142. Horsa hut concrete slab



143. Outbuildings – Concrete slab



144. School – Carpet to floors



145. Soiled and worn carpets



146. Carpet repairs



147. Sheet vinyl flooring



148.



149. Open joints to sheet vinyl



150. Parquet herringbone flooring



151. Timber sports floor



152. Open joints to timber sports floor



153. Painted concrete floor



154. Nursery carpet flooring



155. Nursery sheet vinyl flooring



156. Nursery timber board flooring



157. School – Ramsey ladder

## **Ceilings**



158. School – Suspended ceiling tiles



159.



160. School Kitchen – Suspended ceiling



161. School – Plasterboard / Lath & plaster



162. Watermarked ceiling finishes



163. Water damage previous repairs



164. Nursery – Plasterboard ceilings



165. Nursery – Timber linings



166. Horsa hut – Plasterboard ceilings



167. Water damaged ceilings



168.

## **Internal Walls**



169. School - Plasterboard / Lath & plaster linings



170. Isolated cracking to wall finishes





171. 172.





173. 174. Timber linings at low level





175. 176. Wetwall to Kitchen and Nursery



177. Ceramic wall tiles



178. Water damage to window ingoes



179. Timber panelled and part glazed doors



180.



181. Timber flush doors



182. Timber doors with glazed porthole



183. Timber double doors



184. Electrical cupboards



185. Timber veneered doors



186. Timber veneered double doors



187. Nursery – timber doors



188. Horsa hut – timber panelled doors



189. Clear glass to classroom doors



190. Clear and obscure glass to potholes



191. Georgian wired glass to internal doors



192. Aluminium door knobs



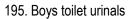
193. Metal traditional pull handles



194. Horsa hut – Bakelite door knobs

# Sanitary Ware







196.



197. Modern pupil toilets



198. Infants toilets



199. Boy's toilets



200. Dated toilets



201. Girl's vanity basins



202. Boy's vanity basins



203. Wall hung basins



204. Wall hung corner basin



205. China shower tray



206. PVC waste pipes



207. Accessible toilets



208. Composite panel cubicle partitions



209. Composite panel vanity units



210. Fibreboard vanity units



211. Surface damage to vanity units



212. Commercial kitchen





213. 214. Modern stainless steel kitchen sinks



215. Dated stainless steel kitchen sinks



216. Inset stainless steel sinks







218. School kitchen butler sink



219. Nursery butler sink



220. Leaking PVC sink waste pipes



221.

# **Internal Decoration**



222. Watermarked ceilings



223. Previously wallpapered ceilings



224. Peeling & damaged paint to walls



225. Painted concrete floors



226. Painted timber doors



227.



228.



229. Joinery items

## **Furniture**



230. Classroom tables and chairs



231. School - modern sink base units



232.



233. Nursery - modern sink base units



234. School - Typical base units



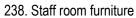
235. School – dated sink base units with damage





236. 237.







239. Chair fabric torn, soiled and worn

#### **Mechanical and Electrical**



240. Gas boiler no.2 basement boiler room



241. Gas boiler no.1 basement boiler room



242. Control panel basement boiler room



243. Gas incoming pipework basement boiler room



244. Pipework – heating system basement boiler room



245. Fan Convector heater typical main school



246. Radiator – steel panel. Hall main school.



247. Radiator – electric convector nursery building.



248. Pipework – heating distribution main school



249. Pipework – heating system basement boiler room.



250. Hot water calorifier – basement boiler room.



251. Pipework hot water typical main school



252. Point of use water heater nursery mezzanine.



253. Hot water pipework – nursery building.



254. Cold water tank – mains school attic. (Girls)



255. Cold water tank attic main school. (kitchen supply)



256. Cold water tanks 1+2 main school attic (near office)



257. Cold water pipework – main school (boys wc)



02/05/2024 14:51

258. Extract fan – main kitchen above dishwasher

259. Extract fan – kitchen storeroom.



260. Extract fan – boys toilets main school.



261. Extract fan - main school.



262. Extract fan and canopy – main kitchen. Integrated fan unit.



263. Extract fan controller - main kitchen.



264. Main busbar and switchboard. Incoming supply.



265. Consumer unit – Head teachers office store.



266. Distribution board – nursery entrance corridor.



267. Distribution board - Horsa Hut.



268. General wiring from DBs in main electric cupboard.



269. Switches and sockets - horsa hut.





270. Classroom socket and trunking - typical.

271. Light switches hall main school.



272. Lighting – boys toilets main school.



273. Lighting hall – main school.



274. Lighting main school classroom typical.



275. Lighting – nursery main play room.



276. Lighting – store typical main school.



277. Lighting – main school kitchen.



278. Emergency light LED bulkhead typical main school.



279. Emergency light sign – main hall.



280. Emergency sign light – nursery corridor.



281. Emergency lighting external.



02/09/2024 16:002

282. External lighting main school typical.

283. External lighting nursery building.



284. Fire alarm system control panel main school.



285. Fire alarm system control panel nursery.



286. Fire alarm system control panel – main entrance.



287. Smoke detection head typical.



288. Smoke detector and wiring nursery main play room.



289. Smoke detector and wiring main attic.



290. Disabled toilet alarm system – access WC.



291. Period bell – main school corridor typical.



292. Intruder alarm control panel – main school.



293. Electric servery roller shutter door main school.



294. Door access user unit main entrance.



295. Door entry system owner device main school.



296. CCTV DVR and monitor main school.



297. CCTV camera - main school.

#### **External Works**



298. Car park entrance



299. Tarmacadam car park potholed



300. Car park surface breaking up



301. Tarmacadam crazed and cracked



302. Tarmacadam playground to front



303. Tarmacadam playground to side



304. Tarmacadam playground to rear



305. Cracked and eroded surface



306. Sunken and cracked surface



307. Previous repairs causing tripping hazards



308. Silted surface where water ponds



309. Raised iron works



310. Playground equipment – tables and benches



311.



312. Playground benches



313.



314. Nursery – brick pavior footpaths



315.



316. Metal hoop railings to front boundary



317. Timber boarded division fencing



318. Chain link fencing to perimeter wall



319. Leaning, corroded chain link fence to car park



320. Galvanised frame and mesh fencing



321. Metal bar vehicle gates





322. 323. Metal bar personnel gates



324. Metal hoop double gate



325. Timber boarded gates



326.



327. Galvanised framed, large timber gate



328. Galvanised frame and mesh gate



329. Stone boundary wall to perimeter



330. Spalling render and missing pointing



331. Loose masonry and missing pointing



332.



333. Stone boundary wall behind stores



334. Weathered and eroded with holes through wall



335.



336. Hole in wall from inside the external stores



337. Blockwork and roughcast wall to western boundary



338. Cracking and missing pointing



339. School signage



340. Road gullies – surface water drainage



341. Bike shelter



342. Cycle hoops



343. Timber summer house



344. Old pupil shelter (out of service)



345. Timber sheds



346. Stone external stores



347.



348. Pupil shelter



349. Gas meter house



350. Grass play area



351. Grass and trees landscaping