

Summary Building Condition Survey Report

of

Speyside High School and Leisure Centre Mary Avenue, Aberlour AB38 9QU

1st to 5th April 2024



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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 1st to Friday 5th April 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 cold and windy with rain and snow showers.
- 1.4. The premises comprise a school, swimming pool and community centre, constructed in single and two storey buildings with single storey outbuildings. The school was constructed circa 1976 with the pool being commissioned in 1996 and the school extended in 2014.
- 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 the Boiler House access, other flat roofs were examined with the use of a drone. Access was provided to all internal areas with the exception of the SSE enclosure 1/97a, Classroom stores 1/79 & 2/15 and the Chemical Store (part of 2/55).
- 1.7. All mechanical and electrical building services were inspected as far as reasonably practical. Domestic water supply pipework, heating pipework, alarm systems cabling and small power systems cabling was in most cases concealed in internal walls or under floor spaces and not reasonably practical to inspect. An effort has been made to assess the age and likely condition of these elements by using historic data, where available, to pinpoint the likely age of materials.
- 1.8. Extract and supply fan ventilation systems were tested by switching on and observing operation only. A detailed inspection of fan units, ductwork or controls has not been carried out during the non-intrusive survey.
- 1.9. Fire and intruder alarm systems were visually inspected for condition and age as far as reasonably practical and no physical testing was carried out on these services during the survey.

2. Property Description and Methodology

- 2.1 The property comprises of a single and two storey building with pitched and flat roofs.
- 2.2 The subjects are of masonry, steel framed timber framed and glulam portal framed construction. Roofs are covered with concrete tiles and metal profile to pitched roofs and single ply membrane to the flat roofs of the school and community centre, with mineral felt to the storage outbuilding. Rainwater goods are half round UPVC with internal and external UPVC downpipes. External walls are of masonry, steel framed and timber framed construction, clad with roughcast, faced blockwork, composite panels, high level timber cladding and timber cladding to the Biomass plant house. Floors comprise concrete slab and suspended concrete to the first floor. Stairs are concrete and steel, with vinyl treads and risers. Windows are aluminium, aluminium/pvc, pvc, powder coated aluminium and powder coated timber with double and triple glazed units, with double glazed Velux windows to pitched roofs. External doors are timber, aluminium, pvc, metal and powder coated metal.

Internally, ceilings are a combination of plaster, plasterboard, timber linings, fibre ceiling tiles and suspended ceiling tiles. Walls are plasterboard, painted brick, facing brick, Wetwall and ceramic tile. Floor coverings comprise carpet, carpet tiles, sheet vinyl, linoleum, quarry tiles and concrete slab. Internal doors are generally solid core timber and veneered timber with glazed panels and aluminium ironmongery.

The heating system heat source comprises a Biomass boiler and associated plant room installation. This boiler along with a 13000 Litre buffer vessel is the primary heat source for the building heating and hot water systems. 2 floor standing oil fired boilers and associated plant act as a back up to the biomass boiler in times of high demand, or during fault conditions. The biomass installation includes an external large volume fuel store, which incorporates automatic feed systems to the boilers.

A large volume steel oil storage tank is situated in a bunded room adjacent to the oil boiler plant room. Steel pipework and control valves deliver oil to the boilers on demand. The oil pipework installation also incorporates an automatic shut off valve that acts in the event of fire in the plant room.

Generated hot water is circulated around the building via partly insulated existing steel pipework to terminate in natural and fan convector heaters generally in the main school building. The 2014 constructed extension/community centre building and the SFL department of the school have underfloor heating systems, comprising plastic underfloor pipework and local controls and manifolds. The heating and hot water systems are controlled by a Trend building energy management system which offers remote control and monitoring via an internet web page service. The software for the building energy management system has recently been upgraded from Trend 963 to Trend Vision.

Domestic hot water is also generated by the biomass/oil boilers on demand and is stored for the main school generally in 2 recently replaced calorifiers in the main plant room. Hot water distribution pipework has also been recently replaced in the main school building by new in 2022, after a number of phases of work. The SFL department of the main school has its own hot water distribution system, with an independent calorifier situated in the attic space above the 1st floor and partly insulated copper pipework throughout. The community extension building also has its own hot water storage and distribution system, with a floor standing copper calorifier situated in the roof space above the corridor and insulated copper pipework to outlets. During the recent phases of upgrade work, the school science department has had newly installed insulated copper distribution pipework and an unvented storage cylinder. All hot water systems in the building incorporate pumped circulation distribution circuits.

Cold water is a mix of direct mains and tank fed systems throughout the building. A large GRP sectional storage tank is located in the tower structure above the oil boiler plant room and this serves the main school. Further cold water tanks are located within the swimming pool plant room 0/58 to supply the pool water systems. The science department on the 1st floor of the main school building has had a Category 5 fluid break tank and booster pump system installed, (2022) and this serves the science department cold water outlets, together with the hot water storage cylinder. This tank is located in the attic space above the 1st floor science rooms. Cold water pipework in the main school building has been recently replaced during phases of work circa 2020-2022.

The main school building has an LPG gas pipework distribution system installed, which serves the technical classrooms on the ground floor and the science classes on the first floor. This pipework system is also visible within the food technology classrooms on the ground floor, but appears to be disconnected and supplies no cooking appliances. Some science classrooms incorporate gas safety control panels, which test classroom pipework for leaks before starting up, however some rooms only have manual key operated isolation valves, which allow teachers to turn the room gas supply on or off. The gas supply in technical class 1/38 was observed to be cut off with supply pipework capped.

Mechanical ventilation is provided in numerous rooms throughout the whole building. Local electrical extract fans are installed in toilets and general rooms in the main school. These range from domestic sized wall and ceiling mounted fans, to large volume roof mounted fans for large volume rooms such as the dining room and GP hall. These fans generally, tend to be controllable by local motion sense controls and enabled via the light switch.

The 2014 extension also has electrical extract fans installed throughout, providing local ventilation for toilets and other spaces. These are generally motion sense activated and enabled through the lighting circuits/switches. These fans are a variety of wall mounted, ceiling mounted and in line ducted types. A dedicated large volume air handling unit is situated in the attic space above the community centre rooms. This unit provides supply and extract air to the performance hall and is controlled via the building energy management system. A further heat recovery type air handling unit is also located in the attic space above the community centre and this serves the practice rooms. The community centre fitness rooms and classrooms at the north and south gable ends of the building, incorporate electric damper actuated automated windcatcher ventilation systems. These can be controlled either manually or by automatic CO2 level or temperature set points.

A 3rd dedicated air handling unit is situated in the swimming pool hall boxed in, above the deep end.

A large volume capacity roof mounted extract fan and bespoke stainless steel canopy installation serves the cooking appliances in the main school kitchen. This is locally controlled and is rate adjustable according to working conditions.

The main school building incorporates a radon monitoring/ventilation system. This comprises an in line extraction fan located external to classroom 1/19 on the ground floor. This fan serves the building sub floor and is assumed to run continuously or on demand according to radon level sensors.

A local air conditioning split system is installed in the main school kitchen, with 2 further local air conditioning split systems being installed in the fitness room within the community centre. All these systems incorporate local remote control facility and generally provide cooling air to these rooms on demand.

The electrical installation comprises incoming supplies at switchgear room 1/98a and kitchen staffroom 1/96b where main switchboards and sub switchboards are located. Sub mains cabling travels through under floor and ceiling voids to supply further sub switchboards and general lighting and power distribution boards located in various locations around the building. General wiring is generally twin and earth pvc insulated cabling, which is contained in a mix of plastic dado trunking to metal cable tray and containment. Some MICS cabling exists mainly as the supplies to the heating system fan convector heaters.

Electrical power systems, including sub mains cabling, distribution boards, general wiring has been almost all upgraded during phases of works circa 2015. A small percentage of the main school building contains original distribution boards and original circuit wiring. Wiring accessories throughout are a mix of white plastic flush fitted/surface fitted and metal clad surface fitted types.

The lighting system in the main school has also generally been upgraded in recent years (circa 2015) and includes a mix of LED type fittings and fluorescent tube types. Lighting is generally motion sensor activated in populated areas of the building. External building lighting is also a mix of LED style fittings and fluorescent tube. External lights are controlled via time controls within the school and are assumed to incorporate lux sensor enabling/disabling controls.

An emergency lighting is installed throughout the whole building and consists of a variety of LED spotlights/bulkheads and self-contained variants of the general light fittings. Some fluorescent tube style emergency light fittings are still in operation in the building and a number of emergency bulkhead fittings are installed external, generally at fire escapes or external exits.

External floodlights and pole mounted lanterns are installed external to the community centre extension and within the external football pitches.

A modern fire detection and alarm system is installed throughout the building and as per inspection and assessment by a designated fire alarm system service contractor, is to an L5 standard. This system comprises control panel, repeater panel for the community centre extension, field devices such as smoke and heat detectors, call points, bells and strobes.

The community centre extension incorporates an external storage tank and pump room system which supplies a fixed sprinkler system withing the rooms and spaces of the extension building. Fixed steel pipework provides the distribution system for this installation.

External to the site there is also a designated firefighting storage tank designed to supplement the fire hydrant main system around the site, or be the principal source of water to use in the event if firefighting. Both firefighting system storage tanks are enclosed withing fenced perimeters to deter unapproved access.

A moder digital Intruder alarm is installed throughout the building, comprising user control panel, system wiring and field sensors, generally located at potential intruder entry points.

Door access security systems are installed at a number of internal and external doors throughout the building. Generally these consist of swipe card readers or incorporate user control audio units and release buttons that allow building staff to control access through some doors.

A modern CCTV is installed throughout the building. This system consists of approximately 28 internal and 4 external cameras. Images from cameras can be viewed on monitors located in the janitors' office and at the community centre reception office.

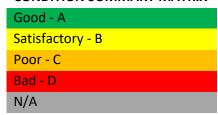
All access toilets incorporate toilet alarm systems for user protection.

2.3 Building size – The properties GIFA is:

Ground floor 5079m2
First Floor 2307m2
2014 Extension 892m2
Total GIFA 8278m2

2.4 Condition codes and priority categories.

CONDITION SUMMARY MATRIX



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 High School and Swimming Pool Building

- Flat roofs ponding, not discharging water to the downpipes.
- Flat roofs and box gutters partly obstructed with vegetation and require cleaning.
- UPVC rainwater goods are brittle and damaged.
- Roughcast is worn and cracked in isolated areas.
- Windows are in poor condition, draughty, broken ironmongery.
- Double glazing units have failed seals with condensation between the panes.
- External timber doors are ill-fitting with some wet rot.
- External decoration is overdue.
- Internal brick walls have isolated cracking.
- Internal doors are dated, worn, ill-fitting and damaged.
- Sheet vinyl/linoleum is cracked and punctured in isolated areas.
- Some carpets are worn and soiled.

3.2 Extension - Community Centre / Music & Drama

- Flat roofs and box gutters partly obstructed with vegetation and require cleaning.
- Timber fascia boards have isolated areas of rot.
- Composite wall panels are springing and insecure in isolated areas.
- Some carpets are worn and soiled.

3.3 Mechanical and Electrical Installations

- Main school building heat emitters natural and fan convectors are life expired by age, although still generally operational.
- Main school heating distribution pipework is life expired by age.
- A large amount of fluorescent tube style light fittings are installed in the main school building.
- A number of electrical extract fans in the main school building are non-operational.
- The air handling unit serving the swimming pool above the deep end is nonoperational and life expired by its age.
- 2 of the system pumps within the biomass boiler plant room have failed and are displaying fault lights.
- A large number of CCTV cameras are not working.

- Some electrical switchgear main switchboard and sub switchboard are original and life expired by age.
- A number of science classrooms with LPG systems have no automatic gas safety controls.
- A number of external doors in the main school have no automated access controls systems installed.
- The return loop circuit for hot water to the science classrooms is not working as per its design. There is no circulation at a number of subordinate loops. (Recently installed in 2022). (Reported to the contract administrator under defects liability period)

3.4 External Areas

- Tarmacadam car park uneven, ponding and potholed.
- Tarmacadam footpaths damaged by tree roots.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Provide suitable ladder access to multi-level flat roofs for inspection, repairs and maintenance.
- Install door access systems to selected external and internal doors to enhance security.
- Upgrade remaining fluorescent tube light fittings to LED.
- Increase the field of CCTV cameras.

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 all roofs



2. Tiled roofs to original quadrangle



3. Flat roofs above Games Hall, Pool etc



4. Timber trussed roof above staff room



5. Timber sarking boards



6. Timber trussed asymmetric roof



7. Timber trussed roof above front aspect



8. Glulam joists



9.



10. Timber trusses to flat roof above Kitchen



11. Timber trussed roof above extension



12. Plywood sarking



13. Timber trusses and timber sarking above extension



14. Glulam trusses - extension



15.



16. Concrete tile to school roofs



17.



18. Concrete tile to extension roofs





20. Single ply membrane to flat roofs - rear



21. SPM to front flat roof

19.



22. SPM valleys to asymmetric roofs



23. SPM roofs to extension



24. SPM roof between pitched roofs



25. Metal profile roof to Biomass plant



26. Glazed roof to Community reception



27. Mineral felt roof to external store



28. Water ponding on mineral felt roof



29. Flat roofs require cleaning



30.



31. Extensive moss on flat roofs



32. Water ponding on front flat roof



33. GRP pyramid rooflights



34. Internal view



35. Velux windows



36.



37. Windcatchers above extension



38.



39. PVC fascia and bargeboards



40. Timber plywood fascia boards



41. Laminating plywood fascia



42. Laminating plywood soffits



43. Laminating plywood fascia



44.



45. Mineral fibre insulation to pitched roofs



46. Isolated areas of missing insulation



47. Mineral fibre insulation above extension



48. Areas without insulation





49. UPVC gutters

50.



51. Gutters partially blocked with vegetation



52. Flat roof box gutters - partially blocked



53. Loose and missing downpipe grills



54. Box gutters require cleaning



55. Box gutters flooding



56. UPVC downpipe outlets



57. Internal downpipe partially blocked



58. UPVC downpipes



59. Damage to UPVC downpipes



60. Metal downpipes



61. Boiler house brick stack



62. Significant crack in brick stack

External Walls



63. Steel frame to Games Hall



64. Roughcast walls



65.



66. Cracked masonry/roughcast





67.

68. Worn eroded roughcast



69. Fyfe stone feature walls



70. High level timber linings



71. Isolated damage and missing boards



72. Timber cladding to Biomass Plant House





73. Composite panels to parts of extension

74.



75. Some boards have sprung



76. Aluminium electric sliding double doors – main entrance



77. Aluminium electric hinged double doors – Community reception



78. Timber double doors



79. Surface wet rot



80. Powder coated double doors



81. Powder coated bi-fold doors



82. Timber single doors



83. PVC fire escape from SFL



84. Steel security doors – Biomass Plant



85. Georgian wired glazing



86. Isolated broken panes



87. Typical aluminium sliding sash windows



88. Internal view



89. Aluminium windows with PVC internal finish



90. Powder coated windows - Extension



91. Internal view



92. Timber windows with powder coated external finish



93.



94. PVC window to Common Room



95. PVC framed SFL conservatory



96.



97. Typical double glazing units



98. Peeling solar film



99. Condensation between panes



100. Glazing seals missing



101. Condensation between panes



102. Triple glazing to extension



103. Typical thumb turn to aluminium windows



104. Broken / inoperable thumb turns



105. Lever handles worn



106. Lever handles missing



107. Various lever handles



108.

External Decoration



109. Fascia boards peeling



110. High level lining boards



111. Textured wall finish



112. Timber doors



113. Timber doors cracked and peeling



114. Timber fencing overdue

Steps and Ramps



115. Concrete steps to Plant Room



116. Broken nosings



117. Concrete steps to fire escapes



118. Concrete ramp to entrance



119. Concrete ramps from fire escapes



120.



121. Concrete ramp to social area



122. Surface erosion of concrete ramps



123. Galvanised balustrade to ramps



124. Galvanised tubular rail

Floors



125. Concrete beam & block floor



126. Sheet vinyl - school





127. 128. Sheet vinyl – GP Hall





129. Sheet vinyl cut 130. Sheet vinyl peeling/missing





131. Sheet vinyl damaged in science classes

132.





133. Linoleum cracked and peeling

134.





135.

136. Carpet to class rooms





137. Carpet worn and soiled

138.



139. Quarry tile to toilets



140. Uneven quarry tiles with missing grout



141. Isolated regrouting required



142. Pool quarry tile gutter with missing grout



143. Pool quarry tile with missing grout



144.



145. Painted concrete floors



146. Paint and skim coat peeling



147. Worn painted floors



148. Sheet vinyl to extension



149. Welded joints failing



150. Peeling vinyl coved skirting



151. Carpet - Drama, Music



152. Carpet worn and soiled



153. Timber boards – Performance area



154. Concrete stairs - Ground to first floor



155. Timber stairs – GP Hall



156. Steel stairs - SFL to Guidance



157. Concrete stair in Plant Room



158. Steel ladder from Boiler Room



159.



160. Vinyl treads and risers



161. Carpet treads and risers



162. Plastered soffits

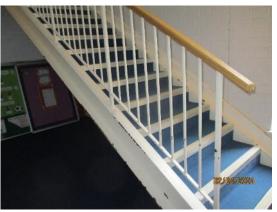




163. 164. Timber balustrade







166. Steel balustrade with timber handrails



167. Timber balustrades to GP Hall



168. Removable timber guardrail to GP Hall

Ceilings





169. Suspended ceilings - school

170.





171.

172. Damaged suspended ceilings







175. Plasterboard ceilings



176. Fibre tile ceilings



177. Damaged fibre tile ceilings



178. Watermarked fibre ceiling tiles



179.



180. Timber slat ceilings





181. Timber boarded ceilings

182.



183. Timber slat ceilings to changing rooms



184. Concrete ceilings to plant rooms







186. Suspended ceilings - Extension





187. Plasterboard to vaulted ceilings

188.

Internal Walls





189. Brick internal walls

190. Timber stud internal partitions

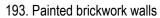




191. Facing brick in corridors

192.







194. Isolated cracking of brick walls















199.

200. Isolated damage to plasterboard walls



201. Hairline cracking



202. Water damage – Underfloor heating manifolds







204.





205.

206. Wetwall to Changing Rooms



207. Previous repairs to ceramic tiled walls



208.



209. Ceramic tiles to shower areas



210. Timber borrowed lights - Technical





211.

212. Timber borrowed lights - Music



213. Timber borrowed lights - Library



214. Timber solid core classroom doors



215. Surface damage to internal doors



216.





217.

218. Timber solid core doors - SFL



219. Timber solid core double doors



220. Timber veneered doors



221. Timber veneered doors to extension



222.



223. Timber veneered double doors - Extension



224. Georgian wired glazing



225. Aluminium lever handles



226. Damaged door ironmongery







Sanitary Ware







230. Damaged outlets



231. China cisterns



232. Staff WC's



233. Pupil WC's



234. Pool WC's



235. Wall hung china basins



236. Various taps



237. Isolated hairline cracks



238. Isolated chipped basins



239. China vanity basins - Extension



240. Plastic shower trays





241. 242. PVC waste pipes





243. Accessible toilets



245. Composite cubicle partitions



246. Isolated repairs required



247. Composite vanity units



248. Commercial kitchen



249. Stainless steel kitchen sinks



250. Stainless steel inset sinks - SFL



251. China inset sinks – Science etc



252.



253. Large china inset sinks – Room 32



254. Cleaners Butler sinks



255. Butler sinks in rooms 19 & 20



256. Stainless steel sluice sink - SFL



257. PVC waste pipes

Internal Decoration





258. Paint peeling from ceilings

259.





260. Chipped paint on walls

261. Paint peeling from walls





262. Damaged decoration

263.







265.



266.



267. Paint peeling from concrete floors

Furniture



268. Classroom tables and chairs



269.



270. Specialist tables and chairs



271. Library tables and chairs



272. Woodwork benches



273. Metalwork benches



274. Science rectangular benches



275. Science octagonal benches





276. 277. Social area furniture





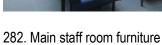
278. Sink and base units





280. 281. Staff room furniture – Music, Drama







283. Seats are soiled



284. Tables are worn

Mechanical and Electrical Photographs



285. Biomass boiler and auxiliaries



286. Biomass wood pellet store



287. Oil boiler no.1



288. Biomass plant room buffer vessel



289. Control panel – biomass plant room



290. Control panel - oil plant room



291. Pipework - heating. Oil plant room



292. Plate heat exchanger - oil plant room.



293. Pressurisation unit – biomass plant room.



294. Pipework – heating. Biomass plant room.



295. Radiator – steel panel. Guidance room 3/201



296. Fan convector. Male changing room.



297. Convector heater (wet) pupil toilets.



298. Fan convector. Classroom typical.



299. Calorifier – extension attic space for extension.



300. Calorifier 1 (of 2) oil boiler plant room.



301. Calorifier – attic above 3-201 to 3-205 (SFL)



302. Hot water storage tank. CAT 5 attic above science.



303. Hot water pipework (new) attic above science.



304. Pipework – hot / boys toilets.



305. Pipework – hot water (new) HE store.



306. Pipework - hot (new) pupil toilets.



307. Cold water storage tank. (Pool system) 0/58



308. Cold water tank. (Above oil plant room)



309. Cold water tank (above 3-201 to 3-205) (SFL)



310. Pipework cold (new) at tank above oil plant room.



311. Pipework (cold) in attic above science. (new)



312. Pipework – cold (new) cleaners' cupboard.



313. LPG pipework. Science class.



314. LPG pipework and controls external.



315. Gas safety control panel – 1/38



316. Gas safety control panel. Chemistry class.



317. Oil storage tank and controls.



318. Oil supply meter and pipework. Oil plant room.



319. In line extract fans – 1/54 gym store



320. Extract fan - typical



321. Extract fan – roof mounted above dining room.



322. Extract fan - kitchen. Roof mounted.



323. Air handling unit 1. Performance room in extension.



324. Air handling unit 2. Extension practice rooms.



325. Air handling unit 3. Swimming pool hall.



326. Air con unit. Fitness room in extension.



327. Air con unit. Kitchen.



328. Kitchen air con. Outdoor unit.



329. LEV system – woodwork class.



330. LEV collector unit. External to woodwork class.



331. LEV – science technician room fume cupboard.



332. Windcatcher unit. Extension fitness room.



333. Sprinkler tank – extension external.



334. Sprinkler system – pump and control room extension external.



335. Sprinkler system – control panel. Extension entrance corridor.



336. Sprinkler system distribution and connection pipework to heads. Extension ceiling void.



337. Switchgear – main DB switchgear room.



338. DB - Sub switchboard - kitchen store



339. Distribution boards HE store.



340. Distribution boards – Woodwork machines room.



341. Distribution boards – community centre cupboard.



342. Distribution board – kitchen.



343. Distribution board – cleaners cupboard 1^{st} floor.



344. Sub mains cabling HE store 1/18



345. General wiring – oil plant room.



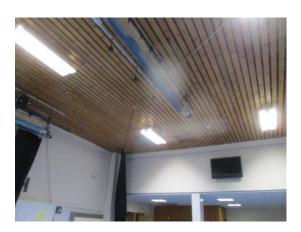
346. Incoming phase wiring supplies. Switchgear room.



347. Wiring accessories. Reception office.



348. Wiring accessories. SFL laundry room.



349. Lighting – GP hall.



350. Lighting – corridor at GP hall.



351. Lighting – stairs and corridors typical.



352. Lighting – classroom typical.



353. Lighting – pupil toilets.



354. Lighting – corridor 1/76



355. External lighting – extension footpath.



356. External lighting – extension perimeter walls.



357. External floodlights – sports pitches.



358. External lighting and emergency floods – main school external door.



359. Fire alarm system call point – SFL fire escape.



360. Fire alarm control panel main entrance 1/1



361. Fire alarm repeater panel extension reception.



362. Smoke detection head – typical.



363. Lightning conductor – top of chimney.



364. Lightning conductor earth cable. From ridge - main school.



365. Disabled toilet alarm indicators – school reception office.



366. Disabled toilet alarm system room 1/67.



367. Period bell system – example bell.



368. Phone system – com centre extension office.



369. Hearing loop portable induction unit. Comcentre reception.



370. Intruder alarm keypad – janitors office.



371. Intruder alarm detector – typical.



372. Door access intercom – SFL department.



373. Staff protection alarm system. Extension reception.



374. Door guard alarm unit fire exit 1/48a



375. Paxton door security panel. Janitors' office.



376. Paxton system swipe card reader. Janitors room.



377. CCTV camera main school corridor.



378. CCTV camera corridor 1/48 main school.



379. Platform lift main school.



380. Electric auto roller door kitchen servery hatch.

External Works

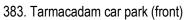




381. Tarmacadam access road

382.







384. Tarmacadam car park (side)



385. Pot holes and surface erosion



386. Dips in surface holding water



387. Pot holes 388. Dips in surface holding water



389. Tarmacadam basketball court



390. Concrete bollards



391. Galvanised bollards and chains



392.



393. Steel painted bollards



394. Timber benches



395. Tables and benches



396. Brick paviour footpaths



397.



398. Isolated damage



399. Paving slab footpaths



400. Tarmacadam footpaths



401.



402. Tarmacadam footpaths damaged by tree roots



403.



404. Paving slab courtyards

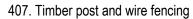




405. Broken paving slab courtyards

406.







408. Timber board fencing







410. Chain link fencing



411. Damaged chain link fencing



412. Security mesh fencing to all weather pitches



413.



414. Block retaining wall



415. Isolated cracking



416.





417. School signage

418.





419.

420. Car park and road drainage





421. Blocked drainage

422. Bin store



423. Pupil octagonal shelter



424. Bike shelter



425. Timber sheds



426.



427. Metal shed



428. Greenhouse



429. Timber clad external store



430. Damage to internal finishes



431. Rotten, damaged and boarded windows



432. Rot in timber cladding



433. Composite sprinkler plant house



434. Biomass plant house



435. Timber BT utility pole



436.



437. Grass and trees landscaping



438. Landscaping beds with bushes and shrubs

Outdoor Sports Facilities



439. Grass sports field



440. Steel football goal posts



441. Extensive corrosion to goal posts



442. Galvanised rugby posts



443. Chipped paint to rugby posts



444. Damaged basketball hoop and stand