



Summary Building Condition Survey Report

of

**Keith Grammar School and Leisure Centre
School Road, Keith AB55 5GS**

9th to 12th October 2023 and 22nd to 25th January 2024



Z00438 / ADC & NS

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1. Introduction

- 1.1. This report has been prepared by Andrew Clark MRICS, MCIOB and Neal Stewart Building Services Engineer, of Moray Council. The report is confidential to Moray Council and is not intended for public release without Moray Council's express approval. The report summarises the condition of the property condition at the time of the survey, periodic reviews of material condition will be required. An inspection of the Grammer School was undertaken on 9th to 12th October 2023 and the Community Centre on 22nd to 25th January 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 Grammer School inspection, the weather conditions were mild and windy with occasional showers. At the time of the Leisure Centre inspection, the weather conditions were cold with high winds and rain showers.
- 1.4. The premises comprise a secondary school and leisure centre with pool, constructed in single and 2 storey blocks with single storey outbuildings. The school was constructed circa 1960 and extended in 1972 with the leisure centre and pool being constructed circa 1974 and extended in 2006.
- 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 isolated store rooms and three rooms on the first floor of the canteen block (Block K).
- 1.7. All mechanical and electrical building services were inspected as far as reasonably practical. Domestic water supply pipework, heating pipework, alarm systems cabling and small power systems cabling was in most cases concealed in internal walls or under floor spaces and not reasonably practical to inspect. An effort has been made to assess the age and likely condition of these elements by using historic data, where available, to pinpoint the likely age of materials.
- 1.8. Extract and supply fan ventilation systems were tested by switching on and observing operation only. A detailed inspection of fan units, ductwork or controls has not been carried out during the non-intrusive survey.
- 1.9. Fire and intruder alarm systems were visually inspected for condition and age as far as reasonably practical and no physical testing was carried out on these services during the survey.

2. Property Description and Methodology

- 2.1 The property comprises of single and two storey buildings with pitched and flat roofs.
- 2.2 The subjects are of masonry construction. Roofs are covered with slate, copper and metal profile to pitched roofs with single ply membrane, mineral felt and GRP to flat roofs. Outbuildings also have corrugated asbestos roofs. There is a masonry and roughcast chimney with two clay pots towards the west end of the school. Rainwater goods comprise half round cast iron gutters and downpipes, deep flow and box section UPVC gutters and downpipes and metal box gutters to perimeters with single ply box gutters to flat roofs. External walls are generally of masonry construction, surface finishes comprise, roughcast, granite stone, sandstone, facing brick and blockwork, timber cladding, pvc cladding and metal profile sheeting. Floors comprise concrete slab and suspended timber. Windows are UPVC to the main school building, Block M and the Leisure Centre with aluminium powder coated windows to Block K. All windows have double glazed units. External personnel doors are mainly timber with aluminium and powder coated doors to parts of the Leisure Centre, aluminium up and over doors to some of the outbuildings.

Internally, ceilings are a combination of plaster, plasterboard, fibre ceiling tiles, suspended ceiling tiles and timber lining boards. Walls are plaster, plasterboard, timber linings at low level, wetwall, composite tiles and ceramic tiles. Floor coverings comprise carpet, carpet tiles, sheet vinyl, linoleum, timber boards, Terrazzo tiles and concrete slab. Internal doors vary considerably, original solid core, hollow core and veneered timber, plus newer veneered timber doors. Some doors have clear and Georgian wired glazed panels and ironmongery comprises a mixture of aluminium knobs and lever handles.

The heating system consists predominantly of 3 floor standing, natural gas, open flued, cast aluminium body, condensing boilers which produce low temperature hot water that is pumped around the building via steel, insulated pipework. Rooms and spaces are heated via steel panel radiators and these are a mix of conventional wall mount above skirtings, high level wall mount and also ceiling mounted types in the main school building. A small number of electric convector and fan convectors are installed in a small number of rooms to supplement the heating system. A Trend BEMS is installed to control and allow monitoring of the system. This is network linked and viewable remotely to permitted users.

The kitchen block is heated generally by electric under floor heating, with a number of rooms having independent electric convector heaters.

The music block is heated by electric steel panel radiators and these are relatively new, having been installed in recent years circa 2020. A number of Dimplex electric fan convectors are also installed in the music block rooms.

Domestic hot water system in the main building is also generated by the gas boilers, then stored and distributed via a storage calorifier located in the basement plant room. Distribution pipework is generally copper and is only insulated in parts, going by what can be seen. A small number of point of use electric water heaters are also installed in the main school building.

Hot water in the kitchen block is generated by electric immersion heater, with 2 original storage calorifiers located in a kitchen cupboard. Distribution pipework is original copper and is only insulated in parts.

Hot water in the music block is also generated by electric immersion heater. A copper storage cylinder stores the hot water and distributes it around the building via a pumped, copper return circuit. Pipework is only insulated in parts.

Cold water in the main building is fed to outlets via generally, original copper pipework. 2 plastic cold water storage tanks are located in a roof mounted tank housing structure 3/132. Outlets around the building are a mixture of direct mains and tank fed

Cold water in the kitchen block is also conveyed to outlets via original copper pipework, which is only insulated in parts. A plastic cold water storage tank is located in the attic space above the stairs. Cold water is a mix of direct mains and tank fed in this block.

Cold water in the music block is supplied to outlets via original copper distribution pipework, which is only insulated in parts. A plastic cold water storage tank is situated in a roof mounted tank housing in this block and outlets are a mixture of direct mains and tank fed as required.

Steel gas pipework supplies natural gas to the basement boiler house and to the gas boilers. A weighted drop valve, emergency stop button and fire wire arrangement provides emergency cut off to the gas supply to the boiler house in the event of fire or emergency.

Steel gas pipework extends into the main building to provide natural gas supplies for Technical, Science and Food technology classrooms. A number of these classrooms have had upgrades carried out in recent years with modern press fit stainless steel gas pipework installed in the rooms themselves up to appliances. These rooms also have automatic gas safety control panels installed, which comprise electric solenoid valve, emergency stop buttons, soundness proving systems and carbon monoxide sensors as an interlock to the gas supply. Some existing rooms have original gas pipework remaining. The gas meter housing is shared with the sport and leisure centre gas meter and supply pipework.

Mechanical ventilation is provided throughout the main school building and music block by electrical extract and supply fans. These fans are wall, window and ceiling mounted as required and generally have local control switching for enabling. A number of fans installed in toilets are operated by PIR devices which also enable the room lighting. A number of rooms and spaces also have extract fans installed in recently installed roof lights (circa 2020). These are generally controlled by local switches, however toilet fans tend to be PIR automatic enabled.

An LEV system with outdoor collector unit is installed in the technology department classrooms. This was installed circa 2016 and covers 2 classrooms and a work room.

LEV is also installed in science department classrooms. Some classrooms and technicians prep rooms have fume cupboards with vertical, fan assisted exhaust chimneys.

In the kitchen block main kitchen, 2 x roof mounted extract fans situated above the stainless steel canopy capture and remove cooking fumes/vapours and exhaust to outside. These fans are high/low speed controllable, with local control in the kitchen.

The main school basement boiler house has an in line supply fan and associated ductwork installed from external wall to basement to provide combustion and cooling air for the boilers/plant room. This is assumed to be interlocked with the boilers via the BEMS.

The assembly hall in the main school has electric motorised window openers installed to open and close the high level windows as required.

Only 1 cooling air conditioning system is currently installed and this is within staff cloakroom 1/105. This system was previously required due to a comms cabinet being installed in this room and appears to be no longer required or used.

The electrical installation comprises incoming electrical supply, main switchboard located in room 1/67, with sub switchboards and busbars located in the kitchen block kitchen cupboard and music blocks. Separate busbars/tariffs are installed for the main school, kitchen and music blocks. Sub mains cabling is installed throughout the 3 school buildings conveying lighting and power supplies to a large number of distribution boards, generally split into zones of the buildings. A number of classrooms have either 32a RCD units installed or individual consumer units to provide control and circuit protection. General wiring is thought to be 40+ years old, however a number of local upgrades and additions have been made throughout the years which could not be specifically verified for age. Wiring accessories are generally white plastic, surface and flush mounted, with certain rooms having metal clad boxes and plates as required.

General wiring is mostly concealed within building fabric, metal and plastic conduit and trunking.

The lighting system in all 3 school buildings has been upgraded in recent years, with a large number of varying style led fittings. Some areas such as circulation corridors have fluorescent tube T5 and T8 type fittings, however these were also installed as part of works circa 2013/2014 and are in good condition. Generally, almost all lighting is PIR controlled, with local switches being available to allow dimming or isolation of the lights.

Emergency lighting is installed throughout all 3 school buildings, consisting of variations of the standard light fittings, which incorporate self-contained battery packs and switching units.

Emergency exit sign lights are also installed throughout all 3 school buildings at fire exits and on escape routes generally.

External building lighting is installed around the perimeters of the external walls of all 3 buildings. These light types are a mix of LED and fluorescent tube fittings and are controlled by time clocks located within the school.

A modern Smoke detection and alarm system is installed throughout all 3 buildings. Comprising addressable control panel, repeater panels, break glass call points, sounders and heat and smoke detection heads. It should be noted that not all rooms have smoke or heat detector heads.

A modern Intruder alarm system is installed throughout the main school building comprising user control panel, field wiring and PIR sensors generally installed at potential intruder entry points.

A modern CCTV system is installed throughout all 3 buildings with a recent expansion and upgrade of the field of cameras taking place in circa 2021. Approximately 36 external and internal cameras provide images which are processed and recorded and saved by a digital unit located in the janitors' office.

An automatic Paxton door entry system is installed at the current reception extension external door. This is a video and audio system, with user control located within the staff occupied reception.

Two x 300kg platform lifts are installed in the main school building and there are also 3 200kg 1 person electric traction hoist systems installed in the ASN department of the main school building.

Sport and Leisure Centre

Natural gas condensing boilers provide LTHW to heat the spaces within the sport and leisure centre. Rooms have a mix of steel panel radiators, convector heaters and trench heaters. A number of air handling units also provide warm air heating to spaces and rooms. A small number of electrical convector heaters supplement the heating system.

A plate heat exchanger separates the LTHW circuit and the pool heating pipework.

Hot water is also generated by the natural gas boilers and stored in a copper calorifier situated in the main boiler house. Copper pipework allows domestic hot water to circulate around the building in a pumped loop.

Control systems for the heating, hot water and ventilation systems are mainly Trend BMS, although some ventilation and air handling systems are independent conventional control only.

Cold water is supplied to outlets around the building via copper pipework. A number of outlets are fed directly from the mains supply, with the remaining being supplied by 2 cold water storage tanks situated above the boiler house.

Steel gas pipework feeds the sport and leisure centre boilerhouse from the gas meter housing near to the site north boundary. This travels underground and enters the boilerhouse at low level before travelling at high level to the appliances. The gas supply incorporates a fire wire type safety shut off, with a weighted drop gas isolation valve and independent push button.

Ventilation is provided throughout the building by a mixture of natural, electrical extract and supply fans, heat recovery units and air handling units. Most electrical extract fans have local switched on/off control only.

There are also a number of split system air conditioning units located throughout the sport and leisure centre in various rooms. Some of these units are capable of providing heating as well as cooling. All air conditioning units have local controls only.

Electrical power supply enters the sport and leisure centre in plant room 1/7 and in the main boiler house, where dated bus bars and distribution boards provide control and safety protection for all lighting and small power circuits. Some distribution boards have been upgraded in recent years to contain up to date circuit protection devices. General wiring appears to be mainly PVC sheathed twin and earth and is concealed in areas and also contained within metal and plastic conduit and trunking in other areas.

Wiring accessories are mainly white plastic surface and flush mounted. Some areas of the building have metal clad boxes and plates.

Lighting throughout the sport and leisure centre is a mix of LED / fluorescent tube and sodium type light fittings. Some areas have motion sense control whereas the vast majority of the building has local switched control.

Emergency lighting is installed throughout the building and is a mix of bulkhead LEDs, self - contained variants of the general light fittings and emergency exit sign lighting.

A modern smoke and fire detection system is installed with addressable control panel, repeater panel and field devices throughout the building.

Disabled toilet alarm systems are installed in a number of changing rooms and toilets within the sport and leisure centre. At the time of the survey the systems in the health suite rooms were being upgraded to incorporate an addressable master control panel, located at the reception.

A pool alarm system is installed, allowing pool staff to raise alarm if required. This comprises push buttons on the pool hall walls and individual user necklace type push buttons.

An underwater CCTV system is also installed in the swimming pool, allowing on duty attendants to monitor safety of pool users.

A number of external doors have local alarm devices installed to prevent unauthorised entry.

Main entrance reception doors are electronic motion sensor enabled.

A modern intruder alarm system is installed in the building.

A modern CCTV system is installed with internal and external fixed cameras.

A passenger lift and a small number of person hoist systems are installed in the sport and leisure centre.

2.3	Building size –	The Grammar School GIFA is	5966m ²
		Block K (Canteen) GIFA is	898m ²
		Block M (Music) GIFA is	310m ²
		Community Centre GIFA is	<u>2241m²</u>
		Total GIFA is	9415m².

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 Grammar School Buildings

- Flat roof box gutters blocked with vegetation and debris.
- Chimney pots not capped and vented.
- Cast iron downpipes leaking and corroded.
- Roughcast cracked and spalling to Block K (Canteen).
- Double glazing blown to Block M (Music).
- External timber doors have wet rot, are a poor fit with daylight visible internally.
- External decoration overdue.
- All ceiling finishes (plaster, plasterboard, fibre tile, suspended tile) are watermarked in isolated areas.
- Plastered walls have isolated cracks and surface damage.
- Timber floating floors on the first floor, creak and are very noisy.
- Vinyl floor finishes have isolated areas of damage.
- Internal doors are worn and heavily soiled.
- Some wash hand basins are dated and cracked.
- Cleaners sinks are cracked and crazed.
- Terrazzo cubicle partitions are cracked in several locations.
- Counter tops are worn, damaged and watermarked.
- Sink base units are collapsing.

3.2 Community Centre Building

- Mineral felt and GRP roofs are reaching the end of their useful life.
- Balloon gratings are missing from most downpipes.
- UPVC downpipes are insecure and missing.
- Box gutters and the valley gutter are partially blocked with poor drainage.
- Timber fascia boards have wet rot and poor decoration.
- Roughcast and brick walls are cracked.
- Concrete steps to external doors are broken.
- External decoration is overdue.
- Internal hollow core doors are worn with surface damage.
- Sheet vinyl floor coverings have open joints.
- Carpets are worn and soiled.

3.3 Mechanical and Electrical Installations

- Electrical incoming supply, switchboards, sub mains cabling and a large number of distribution boards are life expired and should be considered for upgrade.
- Hot and cold water distribution pipework in the kitchen block is life expired and should be considered for upgrade.
- Hot water storage calorifiers in the kitchen block are life expired and should be considered for upgrade.
- A small number of electric convector heaters in the main building are life expired.
- Hot and cold water pipework in the main school building is life expired and should be considered for upgrade.
- Hot and cold water pipework in the music block is life expired and should be considered for upgrade.
- Hot water storage tank in music block is life expired and should be considered for upgrade.
- Cold water storage tanks in kitchen block and music block are life expired and should be considered for upgrade. (It is worth assessing whether these buildings can be mains fed systems with no cold water storage tanks.)
- Electric under floor heating in kitchen block is thought to be life expired and should be considered for upgrade.
- A number of rooms and classrooms in the main school building have no smoke detection heads.
- A number of extract fans in the music block recording rooms are defective.

Sport and Leisure Centre

- Pool air handling (supply) unit has exceeded its anticipated life and is in poor condition.
- Pool hall extract fan has exceeded its anticipated life and is in poor condition.
- Swimming pool lighting has exceeded its anticipated life and is in poor condition.
- The hot water storage calorifier has exceeded its anticipated life and is in poor condition.
- Hot water distribution pipework has exceeded its anticipated life and is in poor condition.
- Cold water distribution pipework has exceeded its anticipated life and is in poor condition.

- External building lighting is in poor condition and is not LED.
- General internal lighting in areas is in poor condition and is not LED.
- The air handling unit serving upstairs is in bad condition and has exceeded its useful life.
- Some roof mounted extract fans have exceeded their anticipated life and are in poor condition.
- Areas of general wiring has exceeded its anticipated life.
- Large percentage of electrical switchgear has exceeded its useful life and does not contain modern circuit protection devices.
- Heating panels in the sports hall have exceeded their anticipated life and are in poor condition.

3.4 External Areas

- Tarmacadam car park is patched and pot holed.
- Paving slab and concrete footpaths are broken and uneven.
- Concrete ramps eroding and require resurfacing.
- Tarmacadam footpath at the Leisure Centre is damaged by tree roots.
- Surface water drainage partially blocked.
- Timber post & wire perimeter fence is partially collapsed.
- Stone boundary walls require repointing.
- Stone wall to neighbouring property is leaning towards the car park.
- Outbuilding asbestos roofs broken and leaking.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

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

- Provide splashbacks to all wash hand basins.
- Increase the field of intruder alarm sensors in the grammar school.
- Install electronic door access control devices and units to all external doors incorporating fire alarm interfaces to disable in the grammar school.
- Consider altering K and M blocks hot and cold water systems to direct mains fed so no cold water storage tanks are required.
- Replace all identified life expired electrical switchgear in the sport and leisure centre.
- Replace all fluorescent tube lighting in the sport and leisure centre with LED fittings.
- Replace the life expired pool hall air handling supply unit and extract fan and upgrade the controls.
- Install humidity or CO2 sensors to enable room extract fans.

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. Grammer school overview



2. Blocks K and M overview



3. Swimming Pool overview



4. Games hall overview



5. School timber pitched roof



6. Timber sarking boards



7. Glulam beams – Games Hall



8. Glulam beams – Swimming Pool



9. Slated pitched roofs



10. Moss coverage



11. Slipped and broken slates



12. Copper roofs to Gym Halls



13. Surface discolouration of copper roofs



14. Metal profile roof to Hall and Stage



15.



16.



17. Asbestos roofs to Store and Cycle Shelter



18. Damaged asbestos roofs



19. Single ply to flat roofs



20. Mineral felt to Shelter and Garage



21. Single ply membrane to Blocks K and M



22. Single ply to Leisure Centre - Ponding



23.



24. Raised fixings



25. Single ply to Swimming Pool



26. Circular roof above Meeting Room



27. Mineral felt to Games Halls



28.



29. Mineral felt above Admin



30. GRP roof above Games Hall Store



31. GRP bubbling and blistering



32. SPM roofs ponding



33.



34. SPM to Block K



35. SPM to Block M



36. Cleaning required above Games Halls



37. SPM box gutter above Meeting Room



38. Various GRP rooflights to School



39.



40. Internal view



41.



42. GRP rooflights to Leisure Centre



43.



44. PVC fascia and barge boards - School



45. Timber fascia boards - School



46.



47. PVC fascia boards – Leisure Centre



48. Mineral fibre insulation - School



49. Mineral fibre insulation to flat roofs - School



50. Lack of insulation above Sauna



51. UPVC gutters - School



52.



53. Metal box gutters to new entrance



54.



55. UPVC gutters – Leisure Centre



56. SPM box gutters - School



57. SPM box gutters need cleaning



58. Box gutters and outlets blocked



59. Block M – blocked box gutters



60.



61. Felt box gutters blocked – Leisure Centre



62. SPM box gutters part blocked -Leisure Centre



63.



64. Cast iron downpipes leaking - School



65.



66. UPVC downpipes - School



67. Cast iron downpipes – Leisure Centre



68. UPVC downpipes insecure – Leisure Centre



69. Leisure Centre downpipes missing



70. Internal downpipes missing balloon gratings



71. Internal downpipes part blocked



72. Masonry chimney stack



73. Clay pots are open



74. Roughcast finish is cracked

External Walls



75. Ground level



76. Roughcast walls



77. Cracked roughcast



78.



79.



80. Timber linings



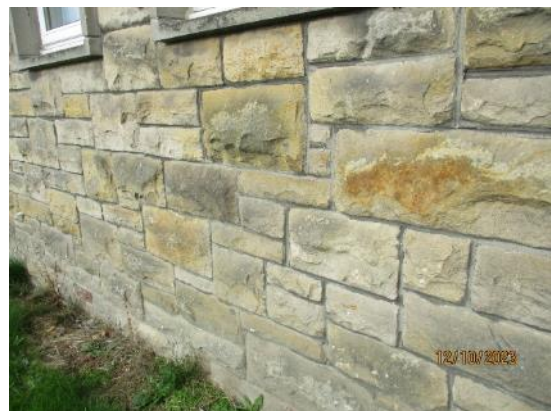
81. Granite stone walls



82.



83. Sandstone walls at pupil entrance



84.



85. Slate tiles above pupil entrance



86. Metal profile lift enclosure



87. Roughcast walls to Games Hall



88.



89. Cracks in roughcast



90.



91.



92.



93. Timber linings to Meeting Room



94. Fyfe stone walls to Pool and Admin



95. Brick walls at low level



96. Solid core timber fire escape doors



97. Delamination of timber doors



98. PVC fully glazed doors



99. Powder coated doors



100. PVC part glazed doors



101. Timber double fire escape doors



102. Gaps around external doors



103. PVC electric doors - School



104. Aluminium electric doors – Leisure Centre



105. Aluminium double doors - School



106. Garage up and over doors



107. Georgian wired glass



108. Aluminium ironmongery



109. PVC small windows - School



110. PVC medium windows - School



111. PVC windows internally



112. PVC large windows - School



113. Timber windows – water tank house



114. Powder coated windows – Block K



115. Powder coated large windows – Block K



116. PVC windows – Block M



117. Timber curved screen – Leisure Centre



118.



119. Powder coated large windows



120. PVC medium windows – Leisure Centre



121. Double glazed windows



122. Blown double glazed units – Block M



123.



124.



124. Lockable lever handles

External Decoration



125. Canopy soffits



126.



127. Cast iron downpipes



128. Timber external doors



129.



130. Metal separation rails



131. Metal fencing



132. Timber fencing



133. Cycle hood frames



134. Metal frames to outbuildings

Steps and Ramps



135. Concrete steps to fire exits



136. Concrete steps to boiler room



137. Isolated damage to concrete steps



138. Concrete steps to Leisure Centre staff room



139. Broken concrete steps to plant rooms



140. Concrete ramps to fire exits



141. Surface erosion of concrete ramps



142. Galvanised tubular guard rails



143. Polycarbonate canopy to new entrance



144. Concrete/felt canopy to pupil entrance

Floors



145. Timber suspended first floor - School



146. Noisy timber floating floors



147. Suspended concrete floor around pool



148. Suspended concrete first floor – Leisure Centre



149. Sheet vinyl/lino - School



150. Cracked and damaged sheet vinyl



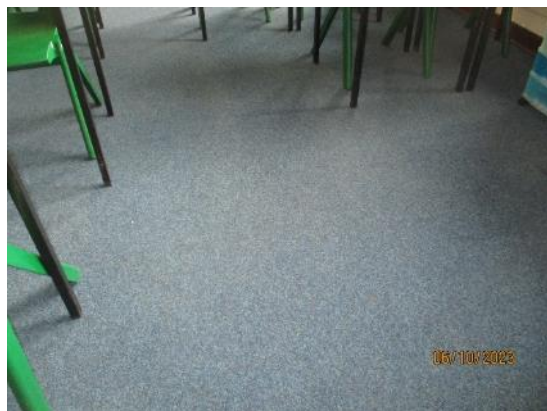
151.



152.



153. Carpet floor finish - School



154.



155. Isolated damage



156. Uneven substrate



157. Terrazzo tile with isolated damage



158. Timber floor boards



159.



160. Timber boards to store rooms



161. Ceramic tile - Kitchen



162. Quarry tile in toilets and showers



162. Isolated re-grouting required



163. Painted concrete floors



164. Carpet floor finish – Leisure Centre



165. Damaged carpet



166. Worn and soiled carpet



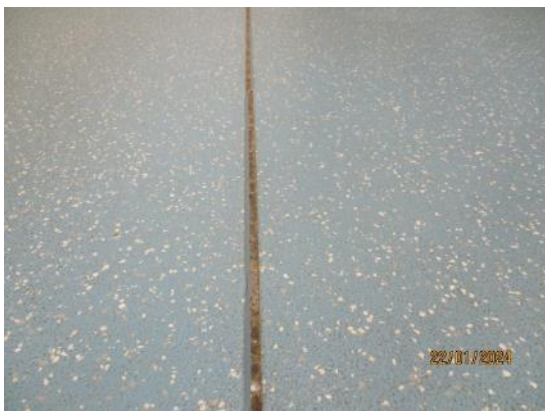
167. Sheet vinyl – Leisure Centre



168. Sheet vinyl – Games Hall



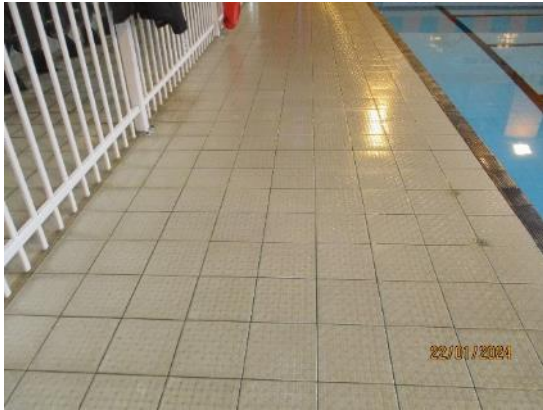
169. Peeling skirting and open joints



170.



171.



172. Quarry tile to pool and changing room



173. Painted concrete floors



174.



175. Concrete stairs - School



176. Timber stairs to the stage



177. Metal spiral stair to boiler room



178.



179. Concrete stair to Block K



180. Concrete stairs – Leisure Centre



181.



182. Timber stair in Plant Room



183. Vinyl treads and risers - School



184. Damage around guard rails



185. Damaged treads



186. Vinyl treads and risers – Leisure Centre



187. Plastered soffits - School



188. Plastered soffits – Leisure Centre



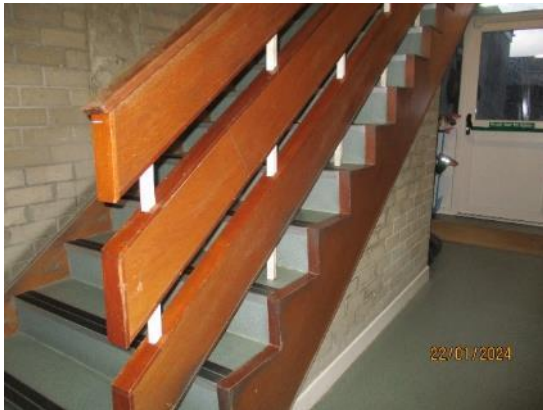
189. Aluminium balustrades - School



190. Timber handrails – Block K



191. Metal and timber balustrades – Block K



192. Timber balustrades – Leisure Centre



193. Stainless steel handrails – Leisure Centre

Ceilings



194. Suspended ceiling tiles - School



195.



196. Watermarked ceiling tiles



197.



198. Ribbed fibre ceiling tiles



199. Fibre ceiling tiles



200. Water marked fibre ceiling tiles



201.



202.



203. Damaged fibre ceiling tiles



204. Plaster/plasterboard ceilings - School



205. Failed taped joints



206. Watermarked plasterboard ceilings



207.



208. Concrete ceilings



209. Suspended ceiling tiles – Leisure Centre



210. Watermarked suspended ceilings



211.



212. Watermarked fibre tiles – Leisure Centre



213. Plasterboard ceilings – Leisure Centre



214. Timber linings – Pool, Games Hall



215. Concrete ceilings – Plant rooms

Internal Walls



216. Masonry/plaster walls - School



217. Brick external walls



218.



219. Terrazzo partitions in Toilets/Changing Rooms



220. Cracking at the feet



221.



222.



223. Masonry external walls – Leisure Centre



224. Plaster internal linings - School



225. Cracked plaster



226. Impact damage



227. Cracked plasterboard walls



228. Impact damage



229. Timber linings (low level)



230. Timber linings in Gyms



231. Composite tile at pupil entrance



232. Wetwall



233. Wetwall in toilets



234. Wetwall in Kitchen – Block K



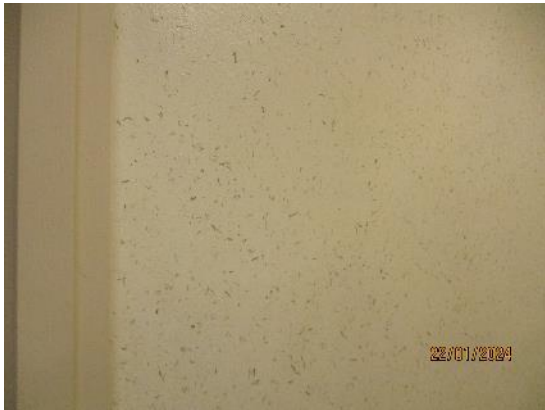
235. Ceramic tiles in Kitchen



236.



237. Ceramic tiles as splashbacks



238. Plaster/plasterboard walls – Leisure Centre



239.



240. Brickwork internal walls



241. Timber linings – Leisure Centre



242.



243. Composite panelling – Leisure Centre



244. Wetwall to pool showers



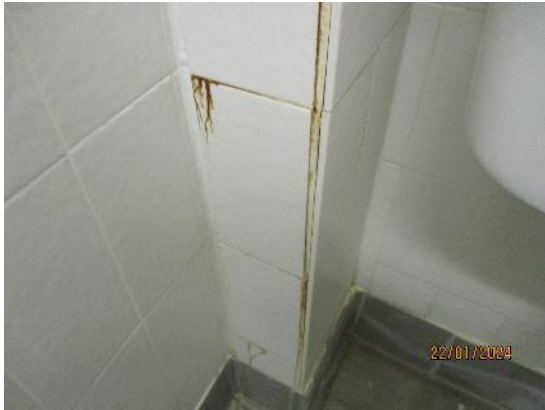
245.



246. Ceramic tiles - showers



247. Ceramic tiles around the pool



248. Cracked and loose ceramic tiles



249. Blistered, laminating window sills



250.



251. Timber borrowed lights - School



252. Powder coated borrowed lights – Leisure Centre



253. Glazed screens - School



254. Timber veneered doors - School



255.



256. Timber veneered double doors



257.



258. Varnished timber doors



259. Damaged face



260. Damaged hollow core doors



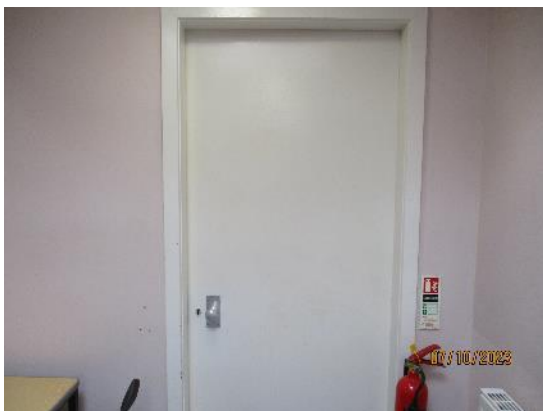
261. Timber varnished doors



262. Timber double doors



263. Timber cubicle doors



264. Painted hollow core doors



265. Powder coated double doors



266. Timber doors – Leisure Centre



267.



268. Timber double doors



269. Timber solid core doors



270. Timber veneered doors



271. Timber veneered double doors



272. PVC fully glazed doors



273. Georgian wired glass



274. Aluminium lever handles



275.



276. Chromed, faulty lever handles

Sanitary Ware



277. Stainless steel trough urinals - School



278.



279. China urinals – Staff and Block M



280.



281. China urinals – Leisure Centre



282. School W.C.'s



283. Dated/loose WC's



284.



285. Typical WC – Leisure Centre



286. Dated WC's



287. Wall hung basins - School



288. China vanity basins - School



289.



290. Stainless steel wall hung basin – Changing Room



291. Pedestal basin



292. Cracked basin



293. China hall hung basins – Leisure Centre



294. Motion sense taps – Pupil toilets



295. Accessible shower cubicles



296. Level access shower trays



297. Chrome waste pipes



298. Accessible toilets - School



299. Accessible toilets – Leisure Centre



300. Toilet cubicle partitions



301.



302. Changing room cubicles



303. Vanity units – pupil toilets



304. Commercial kitchen



305. Stainless steel sinks - School



306.



307. Stainless steel inset sinks



308.



309. Stainless steel sinks – Leisure Centre



310. Stainless steel inset sinks



311. China inset sinks - Science



312. Large china inset sinks



313.



314. Cleaners Butler sinks



315. Surface crazed and cracked



316.



317. UPVC waste pipes

Internal Decoration



318. Ceilings



319. Rooflight surrounds



320. Walls



321.



322. Painted concrete floors



323. External timber doors



324. Internal timber doors



325.



326. Joinery items

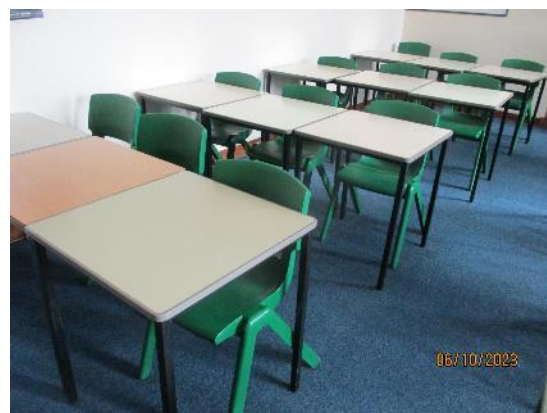


327.

Furniture



328. Classroom tables and chairs



329.



330.



331. Science benches and stools



332.



333. Technical work benches



334. Home Ec Worktops and stools



335. Leisure admin furniture



336. Canteen tables and chairs



337. Canteen soft furnishings



338.



339. Base units and worktops - School



340.



341.



342. Collapsing base units



343. Worn worktops



344. Missing base units



345. Collapsing base units – Leisure Centre



346. Lockers - School



347. Lockers – Leisure Centre



348. School staff room



349.

Mechanical and Electrical Photographs



350. 3 no. natural gas fired boilers.



351. BEMS main control panel.



352. Heating system pipework main school plant room.



353. Heating pipework main school internal.



354. Ceiling mounted radiators main assembly hall.



355. High level wall mounted radiator main school.



356. Electric fan over door heaters main school.



357. Electric fan convector K Block typical.



358. Rointe electric panel convector – M Block typical.



359. Steel panel radiator Main school typical.



360. Hot water storage calorifier main school.



361. Hot water calorifiers kitchen block



362. Hot water storage cylinder Music block



363. Point of use water heater main school.



364. Hot water copper pipework main school.



365. Hot water copper pipework M Block typical.



366. Cold water tanks main school.



367. Cold water tank K Block



368. Cold water tank – M Block roof.



369. Cold water pipework Main school



370. Cold water pipework at main school tank.



371. Cold water pipework K block tank room.



372. Cold water pipework M block tank room.



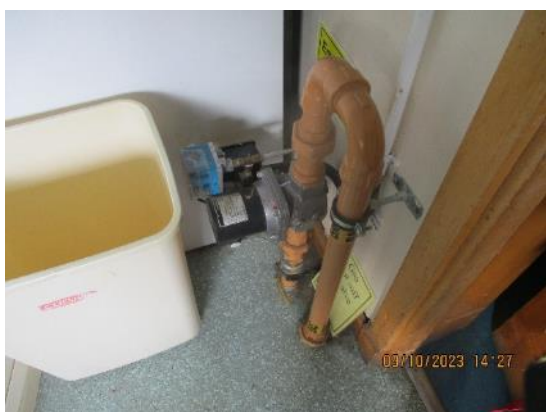
373. Cold water pipework – M Block typical.



374. Gas supply pipework entering plant room with weighted drop isolation valve.



375. Gas supply pipework to boilers.



376. Gas supply pipework entering HE room



377. Gas pipework entering HE and science departments



378. Gas supply pipework entering science class.



379. Gas safety room control panel typical.



380. Gas pipework technology dept classroom.



381. Gas safety control panel technology class.



382. Extract fan in rooflight typical – main school.



383. Extract fan class 1-86 main school.



384. Extract fans in roof light K Block.



385. Extract fans in rooflights – M block.



386. LEV system – Technology dept.



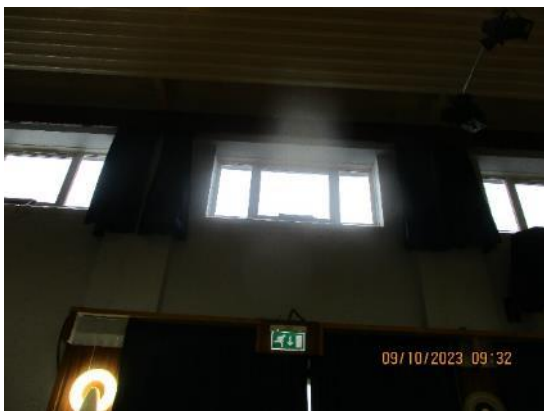
387. LEV extractor hood technology dept.



388. LEV collection unit and fan – Technology dept.



389. LEV – Fume cupboard science dept.



390. Electric windows – assembly hall 1/66



391. Kitchen canopy extract fan – K Block roof.



392. Kitchen extract canopy – K Block.



393. Supply fan and ductwork – plant room main school.



394. Main switchboard – incomer main school 1/67



395. Switchgear and busbar – K Block.



396. Switchgear – kitchen block.



397. Switchgear and busbar – Music block.



398. Distribution boards – Main school typical



399. Distribution boards – woodwork class main school.



400. Distribution boards – Art dept main school.



401. Distribution boards – science dept main school.



402. Consumer unit science class main school typical.



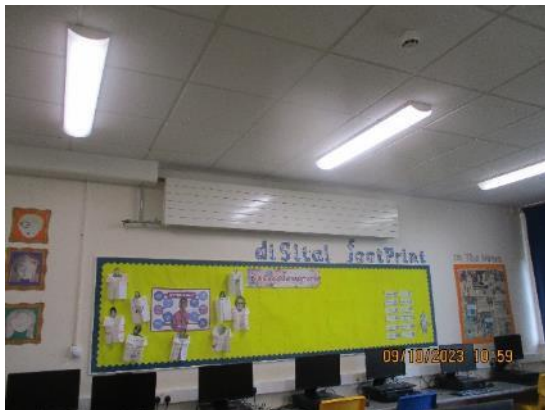
403. 32A RCD – classroom typical.



404. Consumer unit – Music block



405. Consumer unit class 1-86 main school.



406. LED Lighting class 1-86 main school



407. Lighting 1/74 girls toilets main school.



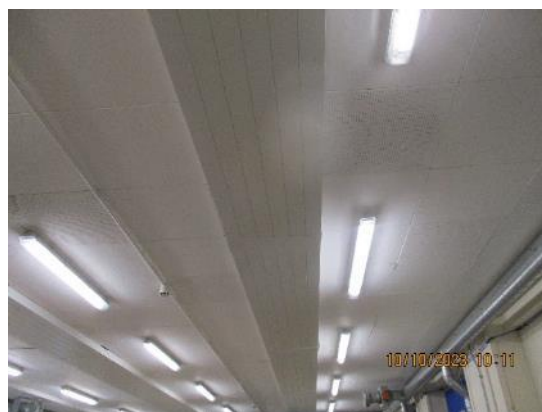
408. Lighting 1/77 maths base main school.



409. Lighting – main school ASN dept.



410. Lighting – corridor of main school typical.



411. Lighting – technology dept main school.



412. Lighting – assembly hall 1/66 main school.



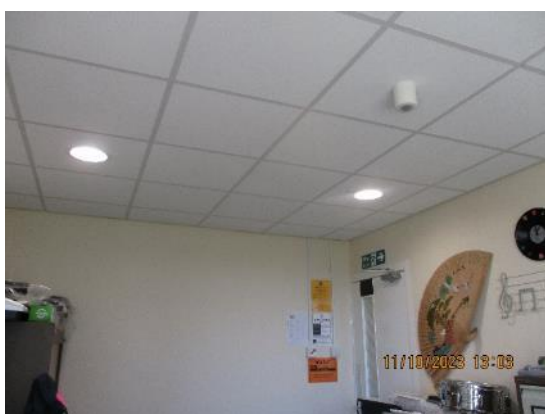
413. Lighting – upstairs corridor main school.



414. Lighting – K Block dining room.



415. Lighting – K Block upstairs corridor.



416. Lighting – M block.



417. Emergency exit lighting main school.



418. Emergency lighting main school.



419. Lighting incorporating emergency fittings K Block upstairs.



420. External lighting – K block entrance.



421. External lighting main school building.



422. Fire alarm control panel 1/2 corridor main school.



423. Fire alarm control panel new reception corridor.



424. Fire alarm call point typical.



425. Fire alarm interface for reception security door.



426. Smoke head typical main school.



427. Fire alarm call point K block.



428. Intruder alarm keypad janitors office 1/70



429. Intruder alarm PIR typical.



430. Disabled toilet alarm alert unit. 1/76 Toilet



431. BEMS control panel/outstation. Main school.



432. Period bell timeclock – janitors 1/70



433. General wiring under stage.



434. Platform lift 1/116 – front view.



435. Lift shaft from ground floor. 1/116



436. Platform lift 2 – front view.



437. Lift 2 – upstairs view.



438. CCTV camera – dining room K block



439. CCTV distribution cabinet – K block



440. CCTV camera entrance lobby main building.



441. CCTV camera assembly hall main building.



442. CCTV camera ASN dept main building.



443. CCTV camera internal corridor main building.



444. CCTV camera external. Main building.



445. Boiler chimney termination roof view.

Sport and Leisure Centre Mechanical and Electrical Photographs



446. Natural gas condensing boiler



447. Gas boiler flue pipe terminations



448. Steel panel radiator office 1/4



449. Convector heater – playgroup room



450. Heating pipework and pool plate heat exchanger



451. Heating pipework plant room 1/7



452. Hot water calorifier and pipework



453. Hot water pipework - typical



454. Main BMS control panel



455. Control panel – boiler house



456. Control panel – boilers and pumps



457. Control panel – pool pumps.



458. Cold water storage tank – pool systems top up.



459. Pool system pumps and pipework.



460. Sand filter vessels and pipework – pool systems.



461. Pipework in service duct under pool.



462. Cold water storage tank internal view.



463. Cold water storage tank external view.



464. Cold water service pipework typical.



465. Cold water distribution pipework typical.



466. Air conditioning unit fitness room.



467. Air conditioning external units on roof.



468. Air handling unit on roof.



469. AHU – heat recovery plant room 1/7



470. Air handling unit plant room 1/7



471. Air handling unit ductwork 1/S21



472. Pool hall air handling unit 1/S21



473. Air handling unit above sauna in roof void.



474. Extract fan for pool hall in service duct under pool.



475. Extract fan – changing village.



476. Gas supply pipework in boiler house.



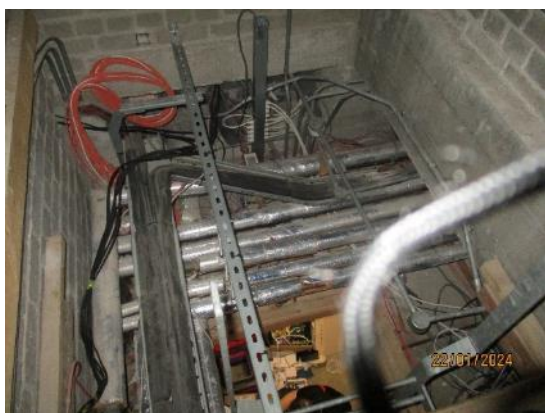
477. Gas meter housing and pipework.



478. Switchgear – plant room 1/7



479. Switchgear – boiler house 1/S22



480. Cabling and pipework in roof service void.



481. Consumer unit sports hall store cupboard



482. Distribution board 1/7



483. Distribution board cleaners room upstairs playgroup



484. Switches – sports hall store



485. Switches – main entrance lobby



486. Lighting – sports hall



487. Lighting ladies toilets



488. Lighting – stores typical



489. Lighting changing village



490. Lighting – corridor typical.



491. Lighting – pool hall



492. Fire alarm control panel entrance lobby



493. Fire alarm call point typical



494. Intruder alarm motion sensor main entrance door



495. Intruder alarm control panel reception



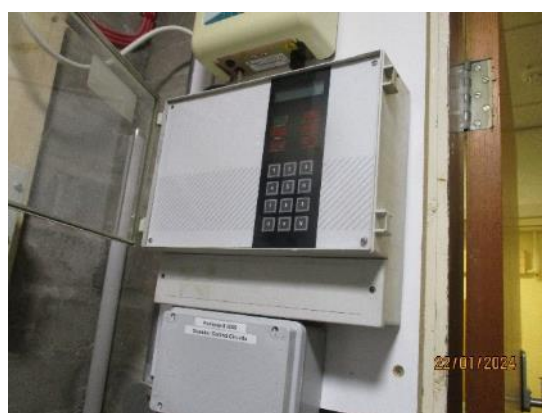
496. CCTV camera typical



497. CCTV monitor - office



498. CCTV system underwater in pool. - Monitor



499. Pool alarm system control panel



500. Disabled toilet alarm system device – typical.



501. Electronic automatic doors reception entrance lobby



502. Individual door alarm unit – typical.



503. Emergency alarm system push button – pool.



504. Passenger lift – 1st floor only.



505. Lift electronic control panel.

External Works



506. Tarmac rear access road



507. Tarmac car park to front



508. Tarmac surface erosion



509. Surface ponding



510.



511. Tarmac central courtyard



512. Extensive moss growth



513. Metal bar separation in car park



514.



515. Metal bollards – Leisure Centre



516. Metal benches



517. Surface peeling and corroding



518. Cracked concrete footpaths



519.



520. Concrete paths sunken



521. Tarmacadam footpaths - School



522. Moss growth on footpaths



523. Cracked paving slab footpaths



524. Tarmacadam footpath – Leisure Centre



525. Tarmacadam cracked by tree roots



526.



527. Security metal bar fence, to road



528. Security mesh fence



529. Metal railings to rear entrance



530. Timber post and rail fence leaning



531. Timber strainer leaning



532. Timber boarded fence to playgroup



533. Security mesh gate



534. Met railing double gate to rear



535. Galvanised double gate to courtyard



536. Timber boarded gate to playgroup



537. Concrete block wall to rear



538. High stone wall to rear



539. Loose stones and repointing required



540.



541.



542. Retaining wall to neighbour, leaning



543. School signage



544. Surface water drainage, part blocked



545.



546. Channel gullies blocked – Leisure Centre



547. Road gullies blocked



548. Caged bin enclosure – Rear of school



549. Caged bin enclosure – Leisure Centre



550. Cycle hooded shelter



551. Brick external store with asbestos roof



552. Pupil shelter with felt roof



553. Rotten timber linings



554.



555. Bike shelter with asbestos roof



556. External store with metal profile roof



557. Brick garages with felt roof



558. Stainless steel cycle hoops – Leisure Centre



559. Gas meter house with metal profile roof



560.



561. Landscaping – grass and trees



562. Grass sports field



563. Metal goal posts