Appendix B

E C Harris

Conditions Summary Report at

Sulivan

London Borough of Hammersmith and Fulham

Condition Summary Report at Sulivan Primary School

16 September 2013

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Keith Levy	1	16/9/2013	Minor Amendments	Euan Leslie

Contents

1 Introductions

EC Harris were appointed by London Borough of Hammersmith and Fulham Children's Services Department in August 2013 to update and expand on a Condition Summary Report of Sulivan Primary School originally prepared in October 2010. The school was resurveyed during week commencing 26 September 2013 by the following:

Building Surveyor: Keith Levy
Building Services Engineer: Patrick Castello

1.1 Survey Methodology

The surveys comprised visual inspections completed by a suitably experienced Building Surveyor and Mechanical and Electrical Engineer. The surveys were undertaken during normal working hours.

Drainage, landscaped areas, electrical substation structure near school entrance, Premises Manager House, including garden and adjoining sheds are excluded from this report. The North basement area was inaccessible at time of inspections and therefore is also excluded.

The School was occupied during inspections and many surfaces were obscured by fixtures, fittings and stored items. We cannot confirm if these areas are free from defects.

The surveys completed were non-intrusive and generally carried out from ground level. Photographs were taken internally and externally and are available on request. Select photographs are contained within Appendix D.

EC Harris have not been provided any health and safety documentation prepared for the School prior to undertaking inspections.

1.2 Weather

The weather conditions were generally dry and clear at time of the inspections.

1.3 Cost & Property Reports

Summaries are set out in Section 4 with full Condition Survey Schedules included in Appendix B. The costs indicated are estimates based on current rates for similar School maintenance projects. The estimated costs shown include provision for access, contractor preliminaries overheads and profit.

The condition survey ratings indicate the condition of the building element and priority of the work recommended as follows:

Condition	Priority
A = Good	1= Immediate (<1 year)
B = Fair	2= Urgent Priority 2 (1-2 years)
C = Poor	3= Urgent Priority 3 (3-5 years)
D= Life Expired	4= Non-Urgent (>5 years)

Data in Section 4 has been broken down in the table to show the costs according to urgency and years.

2 Condition Summary

2.1 Main School Building

2.1.1 General Description

Sulivan Primary School was built in 1952 and is situated approximately 0.5 miles South of Parsons Green Tube Station.

Sulivan Primary School comprises North and South Wings with East Connecting Link, North and South Halls, North Kitchen/Canteen, two Playground Areas (East and West) and South Play Area. Two brick stairwells serve the North Wing and provide access to first floor areas of the School.

2.2 External

2.2.1 Roofs

A majority of roof coverings have been viewed from ground level only, so the assessment of condition is limited accordingly. Roof coverings have been visually inspected from elevated positions such as from School windows where possible.

Roofs are believed to be concrete, originally weathered with mastic asphalt. School roofs have been overlaid with bituminous felt and a majority of existing roof coverings are estimated to be at least 10 years of age. Roofs are generally flat, although some buildings are served by shallow pitched roofs.

Felt overlay roofing works were in progress at time of inspection to the North East portion of the School. Roof coverings to stairwells have been considered to have been renewed or overlaid as scaffolding was erected to these areas at time of inspections.

A majority of existing roof coverings we have inspected appear to be in a poor condition and are blistered and weathered. There is also evidence of water ingress internally. We recommend existing roof coverings are replaced within two years in order for School buildings to remain maintain wind and watertight. Should budget allocations not be available, roof patch repairs should be completed as a matter of urgency. It is important to note, in stripping and replacing existing roof coverings, it is a requirement under the Building Regulations to install insulation. This will improve thermal properties of roof structures and have the added benefit of reducing heating costs for the School.

Existing fascias are painted profiled metal and existing soffits consist of painted boards. The paint coatings to these elements are failing and metal elements are in-part corroded. As installation of insulation is required under the Building Regulations in renewing the roof coverings, this will result in an increase in depth to the roof surface. Therefore, new fascias are required to be installed to accommodate the increase in depth. We recommend existing fascias and soffits are capped with PVC given their current condition avoiding the requirement for on-going cyclic redecoration works.

If existing roof coverings on close inspection can provide a satisfactory substrate for roof overlay works, or, if less than 50% of the existing roof coverings are stripped and replaced; installation of insulation will not be required in these areas resulting in potential roof cost savings up to 40%.

2.2.2 Rainwater Goods

Rainwater goods consist of half round PVC gutters and PVC downpipes.

Gutters and downpipes are UV faded and leaking in various locations indicated by organic staining to joints. A build-up of debris was recorded within the gutters and gutter sections were noted not to be securely fixed due to loose and/or missing brackets. Isolated PVC downpipes are broken at bases where penetrating ground level.

Given the size of the roofs, rainwater goods are undersized and are unable to deal with high volumes of water. Due to this fact and given their age, rainwater goods should be replaced during roof replacement works.

2.2.3 School Building Masonry

Masonry to a majority of School buildings is concrete with external insulated pre-cast concrete cladding panels. We understand that external cladding panels were replaced around 1989, so are in better condition that they would have been if still original. However, they would have been built to the lower Building Regulations standards in place at the time, and will now be nearing the end of their economic life with regard to condition and performance of weathering and insulation. Ideally, therefore, they should be programmed for replacement in the next 3-5 years. The North Wing is served by two brick-built stairwells providing access to first floor areas.

School buildings appear structurally sound and external cladding is generally in a good condition. Rust staining was recorded beneath waste bins to East Connecting Link and organic/pollution staining in isolated locations. There is slight cracking to low level concrete structure and mortar in isolated areas that should be repaired. Brick built stairwells to the North Wing are in a fair condition and mortar to brick joints is friable in various locations. Mortar renewal works should be completed within 5 years.

Steps leading to basement and surrounding walls are in a fair condition and isolated repairs should be carried out within the next 3 years.

2.2.4 Structural Frame

Structural frames serve School buildings and no apparent defects were recorded at our site inspection.

2.2.5 Windows

Windows generally consist of original single glazed steel Crittall windows and newly installed double glazed PVC units. Original windows whilst remaining largely in good repair, have reached the end of their expected life cycle and require replacement. Some window mechanisms are not operational, putties are defective and there are isolated cracked panes of glass. Continued maintenance of original windows may prove costly and their poor thermal properties result in high heating costs for the School. It is our opinion the original windows should be replaced with new double glazed PVC units within the next 3 years forming part of a continued window replacement programme.

2.2.6 Doors

The School is served by painted timber doors, steel doors with single glazed panels and PVC and aluminium doors incorporating double glazed units.

Steel doors appear to be operational and generally well maintained although, given their age, poor thermal properties and continued cost to maintain, should be replaced within 3 years.

Timber doors are in a reasonable condition although given their age and continued cost to maintain and redecorate should also be replaced as above.

2.2.7 External Areas

Asphalt, concrete and macadam hard standings are on the School grounds including a number of paved areas and a tiled undercroft to the South Wing. Generally surfaces are in a fair condition for

their age although defects were identified. There is root damage to playground areas and hard standings. In addition, paved areas are weathered, subject to settlement and individual paviours are cracked. Defective elements should be repaired or renewed.

There are various brick walls on the School grounds including a brick boundary wall with piers that in-part surrounds the School curtilage which is in a fair condition. Mortar to brick joints is friable in various locations and numerous vertical cracks were noted. Sealant to expansion joints is missing or has reached the end of its life. Friable mortar should be renewed, cracks repaired and sealant to expansion joints injected or replaced within the next 2 years.

Low level brick surrounds are located to the hard standing North of the Canteen and are in a poor condition. Friable mortar and loose bricks identified should be repaired and made good. Additional waterproofing works may be required in these areas in order to mitigate water ingress into basement areas.

A bin enclosure North of the site (adjacent the basement staircase) is in a poor condition with heavily spalled brickwork subject to organic and efflorescence staining. Mortar to this structure is friable in locations and concrete coping stones are heavily spalled. Friable mortar, spalled brickwork and coping stones should be renewed within the next 2 years. We also recommend a damp proof membrane is laid beneath coping stones during repair works preventing water ingress that causes staining.

There are brick walls with concrete coping stones to the School entrance path and East of the small playground separating the garden of the Premises Manager's House. These walls are in a poor condition with heavily spalled brickwork subject to organic and efflorescence staining. Mortar to these walls is friable in locations and concrete coping stones are heavily spalled. Friable mortar, spalled brickwork and coping stones should be renewed within the next 2 years. We also recommend a damp proof membrane is laid beneath coping stones during repair works preventing water ingress that causes staining.

Timber play apparatus, decking, fencing etc. on the School grounds is generally in a good condition although should form part of a cyclic redecoration programme and have regular health and safety checks.

2.3 Internal

2.3.1 Ceilings

Ceilings throughout the School generally comprise painted fibre boards. Isolated plasterboard ceilings serve various rooms such as the Music Room and Junior Toilets. Stairwell blocks provide painted plaster ceilings.

Generally ceilings throughout the School are in a fair to poor condition and are continuing to deteriorate due to continued water ingress via the roof. There is cracking to ceiling board joints and ceiling boards are bowing in various areas.

In many locations, it is evident ceiling board fixings are failing presenting a significant health and safety risk due to potential of ceiling boards falling from height. Evidence of failing ceiling board fixings is widespread throughout the School. Ceiling board failure was particularly apparent within first floor areas of the North Wing and areas of the South Wing, notably in proximity to Mrs Christine Baxter's Learning Centre Office and Mrs B Aldridge's Office. In addition, bowing ceiling boards were noted within the North Wing in proximity to Rooms No.7 and 8. It is important to note, we recommend a detailed survey of all School fibre board ceilings is completed in order to determine their integrity. This detailed survey should include provision of access equipment in order to assess high level areas and, it may be a requirement for intrusive/investigatory works to be carried out. A refurbishment Asbestos Survey (intrusive) will be required in order for this to be completed.

In view of the above and subject to a detailed survey, we recommend loose/failing fibre board ceilings are over-boarded with plasterboard. If more than 50% of existing ceilings are dry lined with

plasterboard, thermal properties of this element may be required to be upgraded as to comply with the Building Regulations.

Damaged plaster within stairwell blocks should be renewed. These works should be completed immediately and further to undertaking of roof covering replacement works or patch repairs in order to stop the continuing leaks.

Evidence of water ingress was recorded in numerous locations throughout the School, in particular beneath roof lights which has affected plaster finishes.

Embedded corroded steelwork was identified within the basement ceiling. Ideally steelwork and surrounding materials should be exposed, treated and repaired in-situ. If steelwork is beyond means of repair, a suitably sized replacement will be required. Temporary structural props are required to be in place during completion of these repairs. It is important to note, additional repairs may be identified as required in completing exposure works within the Basement.

2.3.2 Walls

Internal finishes to external walls comprise painted plastered masonry. Generally, internal walls are timber stud plasterboard partitions and timber stud plywood partitions. Glazing is incorporated within a number of partitions throughout the School and there is limited evidence supporting that some of these glazed elements are suitably toughened.

Blown and water damaged plaster is evident in various locations due to water ingress via the failing roof coverings. Evidence of continued water ingress within basement areas is widespread and there is corroded embedded steelwork within the ceiling.

In summary walls were generally noted to be in a fair condition although basement areas should be tanked to prevent continued water ingress.

We perceive significant health and safety risks given construction of the partitions and recommend a Health and Safety Risk Assessment Report and Fire Risk Assessment is carried. Recommended works within these reports should be carried out.

2.3.3 Floors

Floors are believed to be of concrete construction. There are a mixture of floor coverings throughout the School including, vinyl, carpet, ceramic tile and monolithic finishes. Floor coverings are generally in a good condition and many have been replaced in recent years. There are isolated locations where existing floor coverings have reach the end of their life and require replacement.

We recommend condition of floor coverings is monitored and replaced as and when required.

2.3.4 Doors

Internal doors comprise painted flush faced timber units and painted steel doors. Some doors incorporate Georgian wire glazed panels. Boarded doors with hollow cores were also noted. The doors are largely served by overhead door closers.

Internal doors appear to be in a reasonable order although there are some health and safety concerns in regard to fire safety.

It was noted a majority of doors did not have cold smoke or intumescent seals installed. Door closers were generally in place, although some were recorded as missing. In addition, boarded doors with hollow cores would not provide for adequate protection in the event of a fire. Moreover, glazed panels incorporated into doors appeared not to be suitably toughened.

We recommend existing doors are maintained and for a Fire Risk Assessment and Health and Safety Risk Assessment be completed including for all recommended works detailed within these reports to be carried out.

2.3.5 Sanitary Fittings

Nearly all sanitary fittings throughout the School have been replaced and are in good condition. New fittings should be maintained and the isolated old fittings replaced.

2.4 Mechanical Services

2.4.1 Heating

The existing heating boiler plant consist of 2 no. cast iron floor standing, Beeston Berkley, gas fired, atmospheric boilers, each rated @256kW output. The boilers where last replaced in 2001. The boilers supply low temperature hot water (LTHW) heating circuits and provide heating to cast iron column radiators in common circulation areas. The boilers also serve floor mounted natural convectors in class rooms and assembly hall.

The boiler plant, circulation pumps, valves and other associated equipment are all located within the basement boiler room and visually appear to be well maintained and in a satisfactory condition, commensurate with age and no major works are envisaged over the next 5 years other than routine maintenance. Environmental controls is provided by via a wall mounted Landis & Gry - SIGMAGYR control Unit, which offers optimisation. A wall mounted manual selector boiler sequencer, is also installed. The basement boiler room is served by mechanical ventilation system which is interfaced with the boiler plant to assist combustion; the installation is in fair condition but requires duct work maintenance cleaning.

Generally, the heating distribution pipework formed part of the original mechanical services installation and visually, appears to be in fair condition commensurate with age their age.

2.4.2 Hot Water Services (HWS) Generation

Domestic hot water for the kitchen, class rooms and toilet areas is provided by 1no floor standing no. gas fired atmospheric boiler, as manufactured by Ideal Standard Concord, with rated output of 73.2kW; within the basement boiler room. The date of manufacture is unknown but we would expect the boiler to be approximately 20 years old. The installation also consist of storage cylinder and circulation pump. A wall mounted 7-days electronic time switch controls the HWS programme operation.

The storage cylinder has recently been replaced, but the boiler and pump have reached end of their economic life and replacement should be considered within the next 2-3 years; based on the Chartered Institute of Building Services Engineers (CIBSE) Guide M Appendix 13.A1 Indicative life expectancy table.

The installation also consist of thermostatic mixing valves (TMVs) installed in all toilet and class sink areas.

2.4.3 Distribution Pipework

The existing mild steel heating distribution pipework formed part of the original heating installation. Generally the existing pipework is exposed to view and appears to be in fair condition for its age.

However, we would recommend within the next five years, sections of the existing steel pipework are stripped out and a visual internal inspection is carried out.

2.4.4 Heat Emitters

The common and circulation areas, the heating is provided by cast iron type radiators, complete with wheel head radiator valves. The class rooms and assembly hall are served by tubular heating coils and natural convectors; we did also note a few recently installed wall mounted electrical convector heaters.

The existing cast iron radiators formed part of the original mechanical services installation and visually appear to be in fair condition for their age.

2.4.5 Valves and Cocks

Generally, the valves & cocks form part of the original mechanical services installation and visually appear to be in fair condition for their age. However, has part of improvement works, consideration should be given to installing new thermostatic radiators values (TRV) to all cast iron radiators, throughout the school building. Also, the installation of automatic gas isolation solenoid system within the basement boiler room, incorporating all necessary safety interlocks including main isolating valve, solenoid valve, thermal links and gas knock-off should be considered within two years.

2.4.6 Cold Water Services

The cold water storage tanks and other associated equipment are all located within the roof top plant enclosure, consisting of 3 no. GRP tanks each of 7,500 litres storage capacity and visually appear to be well maintained and in a satisfactory condition, commensurate with age and no major works are envisaged over the next 5 years other than routine maintenance.

2.4.7 Ventilation

Generally ventilation is provided by a mixture of wall, window and roof mounted, ventilation units, complete with individual controllers, including the recently refurbished toilets.

The main kitchen area is provided with central canopy, c/w mechanical extract ventilation system. It was noted that all the kitchen catering equipment are electrical powered. Whilst the date of installation is unknown, visually the installations appeared to be in satisfactory condition.

Fire fighting protection is provided by fire extinguishers, all appear to be regularly maintained and visually in good condition. The above ground drainage appears to be in satisfactory condition and there are no reported issues. Other that frequent water ingress in the basement boiler room, which likely to be connected with fabric defect.

The gas supply and distribution pipe work installation in the boiler room is visually in satisfactory condition. No major works are envisaged in the next 5 years, other than the previously recommended installation automatic gas isolation solenoid system. Planned maintenance work should include the correct painting/labelling of gas pipe work above each heating boiler.

No further mechanical services installed at this building.

2.5 Electrical Services

2.5.1 Low Voltage Distribution System

The incoming supply consists of a 200A three phase and neutral (TPN) service (via sub-station in the car park), which feeds a conventional busbar chamber which in turns feeds local miniature circuit breaker (MCB) type distribution board.

The main power isolator and switch fuses in A008 electrical intake room (main corridor), appear to have been installed circa 25 years ago and appear to be well maintained and in a satisfactory condition commensurate with age. The installation also includes recently installed MEM distribution boards for ITC and breakfast club areas, PVC steel wired armoured cabling and galvanised steel trunking containment.

Separate surface mounted lighting and power distribution boards are located in storage areas/cleaner cupboards on the ground and first floor areas, appear to have been installed circa 25 years ago and appear to be well maintained and in a satisfactory condition, commensurate with age.

The school should ensure that unauthorised stored materials are removed from the intake areas.

The all electrical catering equipment is connected to power distributions located in the main kitchen A006, appear to have been installed circa 10 years ago and appear to be well maintained and in a satisfactory condition commensurate with age.

The installation had its last periodical inspection in September 2010 and installation reported to be satisfactory with no outstanding recommended remedial works. However, it was noted that no rubber matting was provided in the in electrical intake room, no circuit charts and poor labelling, recommended remedial work are carried out during routine maintenance. No major works are envisaged in the next 5 years other than routine maintenance.

The sub main distribution system includes surface run SWA/PVC cabling concealed within the surface conduit, is circa 25 years old and in satisfactory condition commensurate with age. Local distribution switch fuses are generally 63A single phase and neutral (SPN) are circa 25 years old and appear to be in a satisfactory condition, commensurate with age.

2.5.2 Lighting

The lighting installation to the teaching and common areas consists of a mixture of surface and suspended linear fluorescent fittings with polycarbonate diffusers and surface mounted compact fluorescent units; installed circa 20 years ago, are in satisfactory condition commensurate with age. Complete replacement should be considered within the next 5 years, including the introduction of energy efficient LED luminaires with controls.

The building has recently been provided with stand-alone, non-maintained bulk head emergency lighting fittings, alone the escape routes, the installation appear to be in a satisfactory condition with no major works envisage within the next 5 years other than routine maintenance.

The external lighting fittings are mainly 2D type and appear to be in an acceptable condition.

2.5.3 Power

Small power cabling is general provided by surface mounted twin/single individual switched socket outlet and appear in satisfactory condition with no major works envisage within the next 5 years other than routine maintenance.

2.5.4 Fire Alarm

The fire alarm system is in circa 10 to 15 years old, and consists of a Gent Xenex conventional fire alarm main and repeater panels, detectors, call points, sounders and bells. Whilst these appear in a satisfactory condition commensurate of its age, it is recommended that a modern fully addressable analogue fire alarm system, protecting to category L3 standard, which includes designated escape routes and plant room area within the building.is installed within the next 2 years.

2.5.5 Security and Communication

The CCTV system includes fixed external colour cameras, monitoring and recording equipment, appear in a satisfactory condition. The installed intruder alarm system, appear in satisfactory condition. The individual access control devices are fitted to the site entrance gates and main building entrance doors. The installations appear to be in acceptable condition and no major works are envisaged within the next 5 years, other than other than routine maintenance.

Telephone, Ethernet (LAN) and Wi-Fi communications all appear to be in an acceptable condition.

2.5.6 Lightning Protection

The testing and inspection of the installed lightning protection system is out of dated and requires annual renewal.

No further electrical services installed at this building.

2.5.7 Premise Manager House

Not inspected during survey. However, advised that replacement gas fired condensing boiler has been installed within past 5 years (boiler located within bedroom), no reported issues with the central heating and hot water installation. It was also, reported that the property was electrical rewired approximately 12 years ago, no reported issues with the electrical installation.

3 Block Data

Main School Building

Element	Priority	Cost
Roofs (Replacement)	C/2 = 1-2 years	£350,000.00
Rainwater Goods	C/2 = 1-2 years	£15,000.00
External School Building Masonry	C/2 = 1-2 years	£3,500.00
External School Building Masonry	C/3 = 3-5 years	£380,000.00
External School Building Masonry	B/3 = 3-5 years	£12,500.00
Structure (Basement)	D/1 = <1 year	£3,500.00
External Windows	C/3 = 3-5 years	£200,000.00
External Doors	B/3 = 3-5 years	£4,250.00
External Decorations (School Building Elements)	B/2 = 1-2 years	£2,500.00
Internal Finishes	D/1 = <1 year	£30,000.00
Internal Finishes	C/3 = 3-5 years	£7,500.00
Internal Finishes	C/2 = 1-2 years	£15,000.00
Internal Finishes	B/4 = 5+ years	£25,000.00
Sanitary Fittings	C/2 = 3-5 years	£2,500.00
External Areas	C/2 = 1-2 years	£9,500.00
External Areas	B/3 = 3-5 years	£40,500.00
External Areas	C/3 = 3-5 years	£15,000.00
External Areas	D/1 = <1 year	£1,250.00
Mechanical Services	C/2 = 1-2 years	£30,000.00
	Improvement (TRV's)	£8,000.00
Electrical Services	C/2 = 1-2 years	£41,200.00
	C/3 = 3-5 years	£92,000.00
	B/4 = 5+ years	£5,000.00
		Total D/1 = £34,750.00
		Total C/2 = £464,200.00
		Total C/3 = £694,500.00
		Total B/2 = £2,500.00
		Total B/3 = £57,250.00
		Total B/4 = £30,000.00
		Improvement = £8,000.00
		Estimate Total over 5 Years Prioritised According to Condition Grading = £1,291,200.00 (Excluding Professional Fees and VAT)

4 APPENDICES

4.1 Appendix A: Limitations of the Survey

The surveys have comprised visual inspections by suitably experienced Surveyors and Engineers, carried out during normal working hours. Surveys have been non-intrusive and generally carried out at ground level. Surveys have been carried out with a view to establishing condition ratings for the major building elements together with estimated costs for budgeting and planning purposes only. The surveys did not examine the presence of asbestos, or check to establish compliance with all current statutory regulations, nor audit disabled access provision or general health and safety issues, other than to highlight concerns where noted, for further investigation.

4.2 Appendix B: Condition Survey Schedules

Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	Roofs	Flat and Pitched Roofs	PUR Insulation	Main School(excluding roof areas recently renewed)	N/A	2	2	Thermal properties required to be upgraded to comply with Approved Building Regulation Document Part L dependant on factors detailed in item 2.2.1.	Install	Install as part of re-roofing works	Inc.
	Roofs	Flat and Pitched Roofs	Bituminous Felt Roof Coverings	Main School (excluding roof areas recently renewed)	C	2	2	Where inspected, weathered roof coverings and widespread blistering. Isolated internal leaks. Existing roof coverings are estimated to be 10+ years old	Replace	Replace existing roof covering with insulated bituminous felt system under 20 year guarantee	£325,000.00
	Roofs	Weathering Details	Felt Upstands	Main School (excluding roof areas recently renewed)	C	2	2	Weathered, de-bonding from substrate and failed sealant at abutments	Renew	Replace existing roof covering with felt system under 20 year guarantee	Inc.

Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	Roofs	Weathering Details	Lead Flashings	Main School	C	2	2	Missing flashings	Install	Chase and lead wedge Code 3 milled lead flashings	£15,000.00
	Roofs	Eaves	Fascias and Soffits	Main School	C	2	2	Failing paint coatings and corrosion to metal surfaces	Over-clad	Cap with PVC	Inc.
	Roofs	Rooflights	Rooflights	Main School	C	2	2	Existing materials suspected to be weathered and beyond repair. Water leaks identified internally	Replace	Replace with polycarbonate	£10,000.00
	Rainwater Goods	Rainwater Goods	PVC Gutters, Downpipes, Hoppers, Brackets etc.	Main School	C	2	2	UV faded, under-sized for size of roofs. Isolated broken downpipes, missing or otherwise defective brackets	Replace	Replace with suitably sized PVC gutters, downpipes, hoppers etc. including for all associated components	£15,000.00
	External School Building Masonry	Structure	Coping Stones	Stairwell Blocks to North Wing	B	4	5+	Understood to have been re-bed on fresh mortar	None	Understood to have been re-bed on fresh mortar	
	External School Building Masonry	Structure	Cavity Brick	Stairwell Blocks to North Wing	B	3	4	Mortar beginning to become friable	Renew	Re-point brick joints to match existing	£10,000.00

Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	External School Building Masonry	Structure	External Pre-cast Concrete Cladding Panels	Main School	C	3	3	Nearing end of economic life, installed c.1989	Replace to improve long term weathering and thermal performance	Replace	£380,000
	External School Building Masonry	Structure	Concrete and Mortar	Main School	B	3	4	Slight cracking to concrete and failing mortar at low level. Rust and staining to surfaces	Repair and clean	Repair cracked concrete and mortar. Remove rust and other staining	£2,500.00
	External School Building Masonry	Structure	Steps and Surrounding Walls leading to Basement	Main School	C	2	2	Existing surfaces weathered and deteriorating	Repair	Renew mortar to basement step walls and undertake repairs to steps	£3,500.00
	Structure	Structural Steelwork	Steelwork	Main School (Basement)	D	1	>1	Corroded embedded steelwork to ceiling/soffit	Repair	Expose steel and surrounding surfaces, treat and repair. Provisional cost shown.	£3,500.00
	Structural	Structural Frame	Steelwork or Reinforced Concrete	Main School	B	4	5+	No significant defects	Monitor	Monitor	

APPENDIX C - 22

Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	External Windows	Windows	Painted Steel Crittall Single Glazed Windows	Main School	C	3	3	Poor thermal qualities, failing paint coatings, surface corrosion, failing putties and isolated defective mechanisms	Replace	Replace with double glazed windows	£200,000.00
	External Windows	Windows	Double Glazed PVC Windows	Main School	A	4	5+	No significant defects	Monitor	Recently replaced	
	External Doors	Doors and Glazed Screens	Painted Timber and Metal	Main School	B	3	3	Poor thermal qualities, putties weathered, surface deterioration and failing paint coatings	Replace	Replace	£4,250.00
	External Doors	Doors	Powder Coated Steel	Main School Entrance	A	4	5+	No significant defects	Monitor	Recently replaced	
	External Decorations	Previously Decorated School Building elements with exception of Doors, Windows and Eaves that are to be replaced or capped	Previously Decorated elements including timber Lightning Protectors	Main School including Veranda to West Elevation of South Wing	B	2	2	Failing paint coatings	Redecorate	Redecorate	£2,500.00

Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	Internal Finishes	Ceilings	Fibre Boards	Main School	D	1	<1	Failing fibre ceiling boards	Over-board Failing Areas	Overboard failing areas with plasterboard, skim and redecorate	£30,000.00
	Internal Finishes	Ceilings	Plasterboard	Main School	A	4	5+	No significant defects	Monitor	Recently replaced	
	Internal Finishes	Floors	Various Finishes	Main School	B	4	5+	Generally no significant defects	Monitor	Most floor coverings replaced or in good condition	
	Internal Finishes	Floors	Various Finishes	Various Rooms within Main School including small rooms adjoining Kitchen	C	3	5+	Floor coverings tired	Replace	Replace	£7,500.00
	Internal Finishes	Walls	Painted Brick	Basement Main School (excluding North area)	C	2	2	Continued water ingress affecting finishes	Tank	Tank to Grade 3	£15,000.00
	Internal Partitions	Walls	Stud Partition	Main School	B	2	2	Generally no significant defects although potential health and safety risks identified	Undertake works to comply with statute	Undertake recommended works in Fire Risk Assessment and Health and Safety Risk Assessment	No Cost Shown

Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	Internal Doors	Doors	Various	Main School	B	2	3	Generally no significant defects although potential health and safety risks identified	Undertake works to comply with statute	Undertake recommended works in Fire Risk Assessment and Health and Safety Risk Assessment	No Cost Shown
	Internal Finishes	Previously Decorated Surfaces	Various	Main School	B	4	5+	Paint coatings reasonable although tired in places	Redecorate	Redecorate	£25,000.00
	Kitchen Facilities	Fittings	Stainless Equipment	Kitchen	B	4	5+	No significant defects	Monitor	Recently replaced	
	Kitchen Facilities	Surfaces	Floors to Main Kitchen Areas and Walls	Kitchen	A	4	5+	No significant defects	Monitor	Recently replaced	
	Sanitary Services	Toilet Fittings	Toilet Cubicles	Main School	A	4	5+	No significant defects	Monitor	Recently replaced	
	Sanitary Services	Toilet Fittings	Pans and Cisterns	Main School	A	4	5+	No significant defects	Monitor	Recently replaced	
	Sanitary Services	Toilet Fittings	Pipework / Traps	Main School	B	4	5+	No significant defects	Monitor	Recently replaced	

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Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	Sanitary Services	Toilet Fittings	Wash Basins and Taps	Main School	A	4	5+	No significant defects	Monitor	Recently replaced	
	Sanitary Services	Sanitaryware and Fiitings Not Replaced	Pans, Cisterns, Wash Basins and Taps etc.	Main School	C	2	2	Approaching life expiry	Replace	Replace	£2,500.00
	External Areas	Masonry	Bin Enclosures	Main School	C	2	2	Friable mortar. Heavily spalled brickwork and concrete coping stones. Staining	Repair	Re-point brick joints. Replace defective bricks. Lay dpc prior to replacing coping stones. Remove staining	£3,000.00
	External Areas	Masonry	External Walls	Main School	C	2	2	Friable mortar. Spalled brickwork and concrete coping stones. Vertical cracking to brickwork. Defective or missing sealant to expansion joints.Staining	Repair and Clean	Re-point brick joints. Replace defective bricks. Lay dpc prior replacing coping stones. Repair vertical cracks with Helibars. Remove staining	£6,500.00
	External Areas	East Playground	Asphalt	Main School	B	3	3	Root damage and localised degradation to surface	Repair	Undertake localised repairs	£3,500.00

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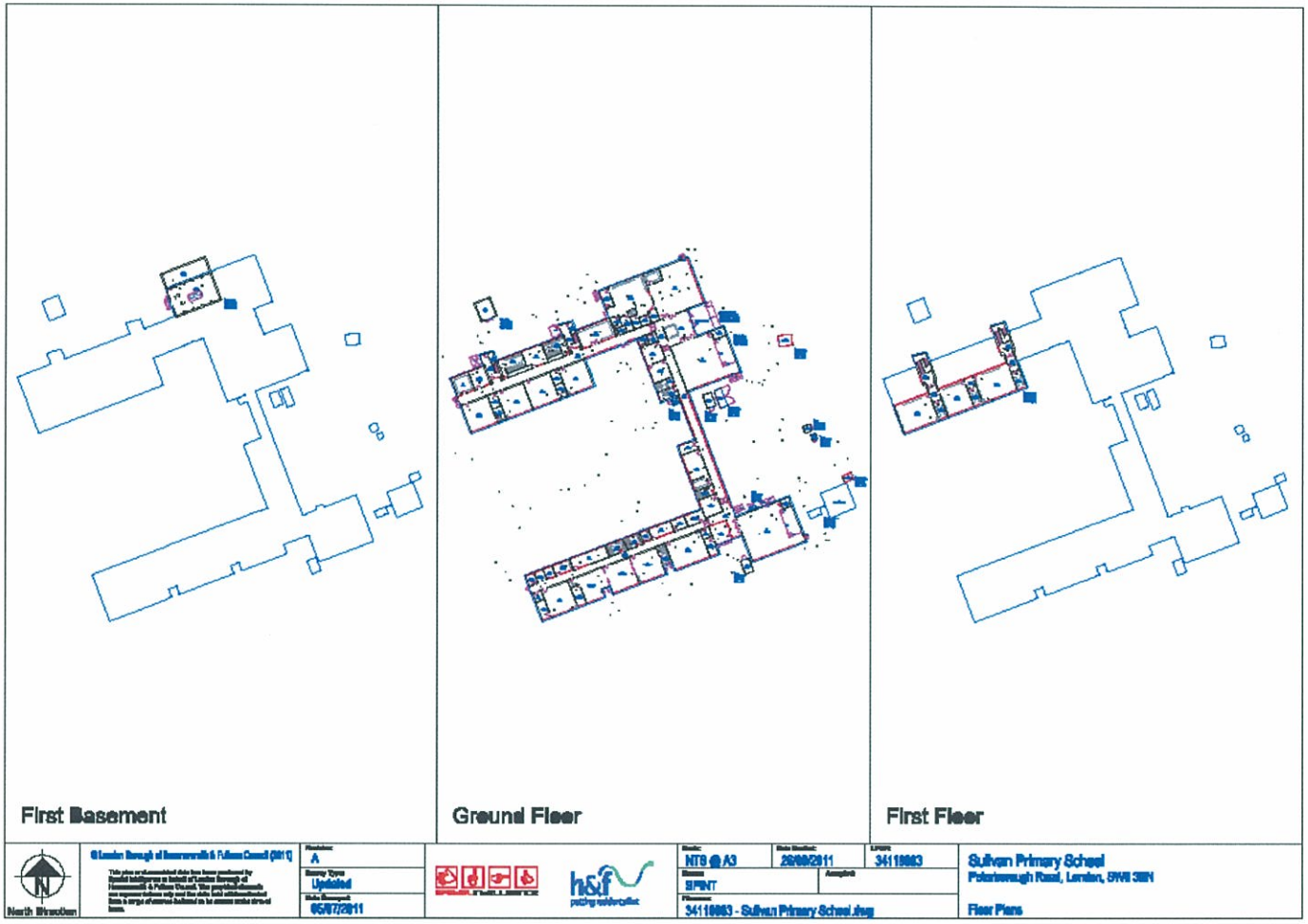
Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	External Areas	West Playground	Asphalt	Main School	B	3	3	Root damage and localised degradation to surface	Repair	Undertake localised repairs	£6,000.00
	External Areas	General Areas	Asphalt, Concrete and Macadam	Main School	B	3	3	Root damage and localised degradation to surface	Repair	Undertake localised repairs	£3,000.00
	External Areas	South Play Area	Macadam and Soft Play Surface	Main School	B	4	5+	No significant defects	Monitor	Recently replaced	
	External Areas	Entrance Hard Standing	Concrete	Main School	B	3	3	Cracked cast in-situ concrete	Repair	Break out and renew defective areas	£500.00
	External Areas	Staff Car Park	Concrete /Tarmac	Main School	B	4	5+	No significant defects	Monitor	Some areas recently renewed	
	External Areas	Paved Areas	Paving	General Areas	B	3	3	Lifting and settlement to paved areas. Cracked paviours	Repair	Take up and re-bed settled paving slabs and replace cracked or otherwise defective paviours	£15,000.00
	External Areas	Fences & Gates	Chain Link Fencing	General Areas	B	4	5+	No significant defects	Monitor	Recently replaced	
	External Areas	Fences &* Gates	Gate	North School Area	D	1	>1	Life expired	Replace	Replace	£1,250.00

Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	External Areas	External Elements	Verandas, Decking, Sheds, Play Apparatus, Fencing, Gates and Metalwork	General Areas	B	3	3	No significant defects	Repair and redecorate	Redecorate/Treat	£12,500.00
	Mechanical Services										
	Mechanical Services	Heat Source and Equip	Domestic Hot Water - 1 No. boiler	Basement Boiler Room	C	2	2	20+ years old	Replace	Works to include removal of asbestos flue and replacement with new.	£10,000.00
	Mechanical Services	Heat Source and Equip	Domestic Hot Water – Circulation Pump	Basement Boiler Room	C	2	2	20+ years old	Replace	Removal of asbestos flue and replacement with new.	£1,500.00
	Mechanical Services	Ventilation	Ducted Mechanical Ventilation	Basement Boiler Room	C	2	2	Dirty duct works		Clean duct work & balance system.	£2,500.00
	Mechanical services	Ventilation	High & Low – Boiler Combustion	Basement Boiler Room	C	2	2	Investigate existing provision	Replace	Install appropriate ventilation system as required.	£6,500.00
	Mechanical services	Gas Supply	Solenoid Valve	Basement Boiler Room	C	2	2	No emergency gas shut off facility		Thermal links and gas knock-off button	£7,500.00

Code	Element	Sub-Element	Item	Location/Spint Ref	Dfes Cond	Dfes Priority	Year	Fault	Job	Remedy	Cost
	Mechanical services	Heating Distribution	Heat Emitters – Cast iron column radiators	Throughout School – Circulation & Common Areas	C	2	2	No local control		Replace wheel head valves with TRV's	£8,000.00
	Mechanical services	Mechanical Services Other	Misc. Mechanical Items	Basement Boiler Room	C	2	2	Ingress from disused coal bunker area		Create floor channel to sump pump	£2,000.00
	Electrical Services										
	Electrical services	Mains Distribution	Distribution boards	Storage/Cleaners Cupboards	B	4	5+	Non-current to standard		Replace, include RCD units	£5,000.00
	Electrical services	Lighting	Luminaires including emergency modular	Throughout School	C	3	4	Dated and inefficient		Replace with LED and PIR controls	£92,000.00
	Electrical services	Fire Alarms	Main & Repeater Control Panels r	Entrances	C	2	2	Dated		Upgrade to L3 category, install new analogue addressable	£40,000.00
	Electrical services	Fire Alarms	Manual Detection	Throughout School	C	2	2	Dated		Inc.	Inc.
	Electrical services	Fire Alarms	Automatic Detection	Throughout School	C	2	2	Dated		Inc.	Inc.
	Electrical services	Electrical services other	Lightning Protection Systems	Throughout School	C	2	2	Not annually inspected		Carry out inspection & remedial works as required.	1,200.00

4.3 Appendix C: Floor Plans



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4.4 Appendix D: Photographic Schedule

Photo 1 General View of School Entrance from Hurlingham Road

Photo 2 General View of North Wing

Photo 3 Example Condition of Eaves

Photo 4 Example Condition of Concrete Copings

Photo 5 Basement Penetrations to North Hard Standing

Photo 6 Example Condition of Roof Covering

Photo 7 Example Condition of Roof Covering

Photo 8 Brick Bin Enclosures

Photo 9 Example of Broken Downpipe

Photo 10 General View of South Wing

Photo 11 View of Classroom within South Wing

Photo 12 Failing Ceiling Boards

Photo 13 Failing Ceiling Boards

Photo 14 Failing Ceiling Boards

Photo 15 Failing Ceiling Boards

Photo 16 Failing Ceiling Boards

Photo 17 Corrosion to Embedded Steel within Basement Ceiling

Photo 18 Water Ingress into Basement

Photo 19 Basement heating boilers, water ingress

Photo 20 Basement plant room, redundant hot water cylinder

Photo 21 Local electrical distribution, in cleaner's cupboard

Photo 22 Main electrical intake, no rubber matting on floor

Photo 23 Classroom, small power outlets

Photo 24 Radiator in circulation area, without local temperature control

Photo 25 Main kitchen, extract ventilation to all electrical catering equipment

Photo 26 Main kitchen, obstructed local electrical distribution boards

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