

# **Planned Preventative Maintenance Survey Report**



## **London Borough of Hillingdon**

Harlyn Primary School  
Tolcarne Drive  
Pinner  
HA5 2DR

Concertus  
August 2023

**Address** Harlyn Primary School  
Tolcarne Drive  
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HA5 2DR

**Prepared for** London Borough of Hillingdon  
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**Survey Date** 21st August 2023

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**File reference**

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## 1.0 Executive Summary

### 1.1 Key Issues

1.1.1 The property was generally in satisfactory condition, however there are a number of issues that would benefit from more immediate consideration:

- Fire Doors
- Roof Condition
- Asbestos

### 1.2 Health and Safety

1.2.1 The survey did not include a detailed Health and Safety assessment, whilst on site no issues were observed. Should a more comprehensive review be required it is advised that this be part of a future specialist survey.

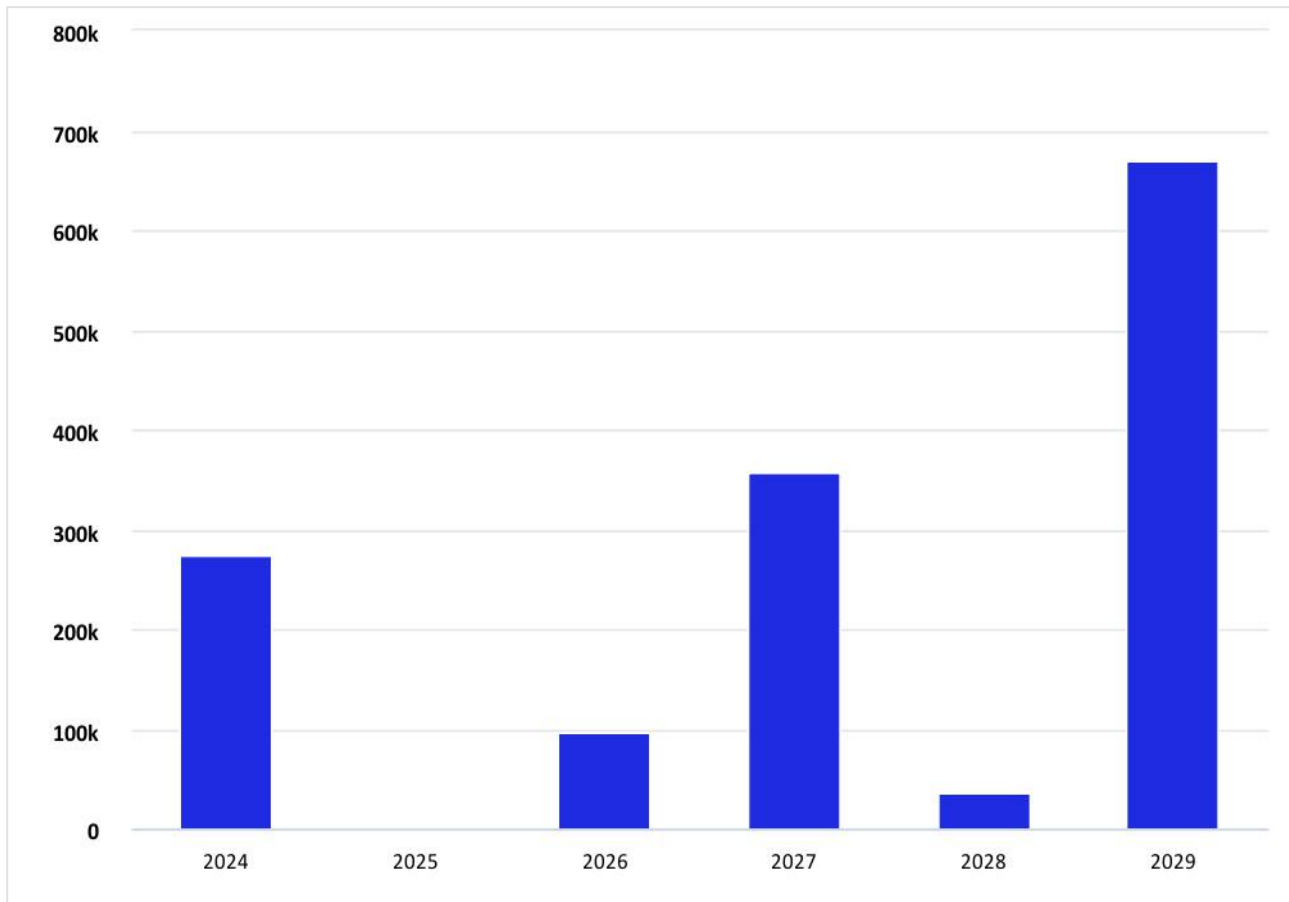
### 1.3 Costs Summary

1.3.1 The indicative net cost of works over the 5-year period to address the condition issues identified is **£1,025,980** (excl. VAT). All costings with this report and maintenance schedule are exclusive of VAT.

1.3.2 After adding on contingency, contractor's preliminaries, overhead and profit, professional fee and applying a location factor the indicative net cost of works over the 5-year period, inclusive of the above additional costs is **£1,436,372** (excl VAT).

## 1.4 Costs by Year

1.4.1 Set out below is the breakdown of the indicative inclusive costs for each year to address the condition related matters set out within this report



| Grade | Year 0<br>2024 | Year 1<br>2025 | Year 2<br>2026 | Year 3<br>2027 | Year 4<br>2028 | Year 5<br>2029 | Total      |
|-------|----------------|----------------|----------------|----------------|----------------|----------------|------------|
| D     | £275,030       | £1,400         | £0             | £0             | £0             | £0             | £276,430   |
| C     | £0             | £0             | £97,300        | £23,870        | £13,440        | £18,200        | £152,810   |
| B     | £0             | £0             | £3,500         | £332,892       | £22,960        | £665,280       | £1,024,632 |
| A     | £0             | £0             | £0             | £0             | £0             | £0             | £0         |
| Total | £275,030       | £1,400         | £97,300        | £356,762       | £36,400        | £669,480       | £1,436,372 |

## 1.5 Costs by Element

1.5.1 Set out below is the breakdown of the indicative inclusive costs for each element over the 5-year period to address the condition related matters set out within this report

| Element                                    | D               | C               | B                 | A         | Total             |
|--------------------------------------------|-----------------|-----------------|-------------------|-----------|-------------------|
| <b>Roofs</b>                               | £0              | £7,000          | £596,092          | £0        | <b>£603,092</b>   |
| <b>Structural Frame and Foundations</b>    | £0              | £0              | £0                | £0        | <b>£0</b>         |
| <b>Floors and stairs</b>                   | £1,400          | £0              | £0                | £0        | <b>£1,400</b>     |
| <b>External walls, windows and doors</b>   | £0              | £58,800         | £200,200          | £0        | <b>£259,000</b>   |
| <b>Internal walls, windows and doors</b>   | £0              | £26,600         | £0                | £0        | <b>£26,600</b>    |
| <b>Internal Finishes</b>                   | £0              | £18,620         | £0                | £0        | <b>£18,620</b>    |
| <b>Fittings, Furnishings and Equipment</b> | £0              | £2,800          | £0                | £0        | <b>£2,800</b>     |
| <b>Sanitary Installations</b>              | £0              | £0              | £0                | £0        | <b>£0</b>         |
| <b>Electrical Services</b>                 | £245,700        | £7,000          | £0                | £0        | <b>£252,700</b>   |
| <b>Mechanical Services</b>                 | £29,330         | £12,040         | £213,640          | £0        | <b>£255,010</b>   |
| <b>External areas</b>                      | £0              | £7,350          | £9,800            | £0        | <b>£17,150</b>    |
| <b>Total</b>                               | <b>£276,430</b> | <b>£140,210</b> | <b>£1,019,732</b> | <b>£0</b> | <b>£1,436,372</b> |

## 1.6 Statutory Compliance

1.6.1 The survey did not include a detailed Statutory Compliance assessment, whilst on site no issues were observed. Should a more comprehensive review be required it is advised that this be part of a future specialist on survey.

## 2.0 Introduction

**2.1** A planned preventative maintenance (PPM) survey assesses the maintenance requirements of an asset over a given period in years, in order to enable a budget to be set and a structured plan for maintenance to be developed and implemented to prevent breakdowns and failures by replacing components and materials before the end of their expected usable life.

**2.2** The London Borough of Hillingdon (LBH), the Employer, has appointed Concertus Design & property Consultants to undertake a programme of School Condition surveys of all the maintained schools within the borough. LBH currently has 39 maintained schools and 1 standalone maintained nursery. To ensure that the buildings are being adequately maintained LBH requires an assessment of the condition each school to be carried out.

LBH will then use this information to prepare a full programme of condition works across the school estate and to ensure that the buildings are being adequately and safely maintained by the schools. The Energy Assessment data will also assist the Council in bidding on future decarbonisation and energy efficiency improvement funding that may be made available in forthcoming years by Central Government.

Concertus Design & Property Consultants is required to undertake the following services which will form a School Condition Survey for each individual LBH maintained school:

- Building Condition Survey (building fabric, mechanical and electrical and external areas).
- Review of the statutory building compliance and required maintenance checks that are being carried at the schools (including: Legionella risk assessments, electrical inspections, Gas Safety inspections, Lift inspections, Asbestos register and any other relevant statutory building compliance checks required at schools).
- An assessment of the energy efficiency and performance of the school buildings with options for improvements.
- A measured survey of all buildings on the school site.

**2.3** The survey was carried out on Thursday 03/08/23 on behalf of the London Borough of Hillingdon by Mark Pennock & Thomas Russell

**2.4** The weather at the time of inspection was dry.

**2.5** The property was subject to a visual non-disruptive inspection. No testing of services or opening of the structure was undertaken

**2.6** Inspection of the roof was carried out Roof access was gained via ladder..

**2.7** Measurements stated within the maintenance schedule and survey report are approximate

**2.8** The property was un occupied at the time of the survey

**2.9** For the purposes of inspection and reporting, 'left' or 'right' assume a viewpoint facing the element, and the front elevation is that which incorporates the principal entrance.

- 
- 2.10** A list of limitations that apply to the survey are set out in section 6 of this report.
- 2.11** Concertus would welcome the opportunity to provide further advice on putting in place a strategic maintenance programme as part of the overall estates strategy, that takes forward the findings set out within this report with the budget available. Concertus consultants can also provide advice on priorities, work packages and how these can be best procured to achieve best value, and project management to ensure any agreed works are delivered to time and on budget

## 3.0 Property Description

### 3.1 General Property Description

- 3.1.1 Harlyn Primary School is a school for pupils aged 7 through to 11 years of age, and is designed to accommodate 630 pupils. The current intake of pupils is 472.

The original school building was constructed in approximately 1957 and has had multiple new extensions built on the site with the latest block being completed in 2014.

The site is made up of majority two storey buildings with a few sections of single storey. The site is split up into the newest block (west block) the original school building and then the East block connecting to the original school building. There is also an outside changing facility and store room.

It was identified on the survey that the construction of the west block was a mixture of brick-block cavity and block render. The roof construction of the west & east block was a built up single ply system. The east block was also a brick & block cavity wall construction. The original school however was a flemish brick bond wall and the roof was built up felt.

It was identified there is no RAAC on site.

Harlyn Primary School M&E Executive summary.

In terms of the M&E services, Harlyn Primary School can be split into four distinct areas: (1) The west block ground and first floors, the East block, which is subdivided into two areas, the (2) East Block original building, and the (3) East Block extension. both areas of the East Block are over two floors. (4) A sports pavillion/changing room block.

Each of the three main areas ( 1 - 3 above) has its own plant room.

The East Block original school plant room has had new gas fired boilers and hot water calorifiers recently installed, the control panel refurbished, along with new heating pumps and pressurisation unit. Some of the ancillary services do require some attention, which are noted in the report.

The heating in the East Block original school is a mixture of pressed steel radiators LST radiators and traditional steel column radiators. The column radiators are connected to a single pipe heating system; which is in part surface run at low level.

Where the heating pipe runs across classroom doorways on the ground floor, this passes into the concrete floor. There has been an incident of the pipework within the concrete floor deteriorating to the extent of a leak occurring.

Most of the radiators have has replacement thermostatic radiator valves fitted recently, and where the these have not been replaced we have made an allowance within the report.

The classrooms in the east block original building benefit from LED lighting and traditional switching, with ancillary real having traditional fluorescent lighting.

The power and data outlets within these classrooms are in reasonable condition, however, around some of the teachers stations there are cables trailing across floors. These areas would benefit from the installation of dado trunking to contain the power & data outlets, and reduce trailing cables. As the power and data installations are operational and appear in reasonable condition, this falls outside the remit of this condition report, and therefore we have not included budget cost for the installation of dado trunking. Although outside the scope of this report, these classrooms would benefit from the installation of dado trunking to serve the power and data outlets.

Within the East Block original building, the student toilets are ventilated by opening windows or air bricks.

A significant section of the gas distribution pipework serving the site has been replaced, and runs across the roof. This appears in reasonable condition.

The East Block extension has its own plant room with two gas fired boilers, a header, circulating pumps and ancillaries, pressurisation unit and expansion vessel along with the control panel. All of this equipment is approximately 10 years old and is in reasonable condition.

Heating in this area of the school is by underfloor heating, and this appeared to be in reasonable condition.

Within the East Block extension, each of the seven classrooms has a Breathing Buildings installation for fresh air provision. The adjacent stairwell has a roof mounted exhaust louvre. We are advised that within this area of the school the breathing buildings system is malfunctioning and has not worked effectively since construction. This is noted in the report.

The East Block main hall also contains four number breathing buildings units and these are reportedly working effectively.

Within the East Block extension, there is a smoke damper installation which appears in reasonable condition

The Electrical mains distribution boards all contain surge protection. There will be a requirement for some minor upgrading to include MCBO's on some circuits at the next electrical test and inspection regime, with budget costs allocated within the report as appropriate.

The electrical infrastructure within the east block extension is largely hidden in ceiling void and boxing. However, where sections were visible this appeared to be in reasonable condition.

The heating and water services pipework infrastructure is also concealed, and is assumed to be in reasonable condition.

Regarding the West block this benefits from a sprinkler system. The pipework for which appears in reasonable condition.

West block classrooms and the nursery wing benefit from Breathing Buildings fresh air ventilation units, and these appear to be in reasonable condition and working as intended.

The toilet ventilation throughout the East Block consists mainly of local extract fans, or naturally opening windows. However, we note that in many areas the extract ventilation fans did not appear to be operational.

The West Block was built around 2014, and generally the M&E services appear in reasonable condition.

Within the West Block plant room are two gas fired boilers, a header, circulating pumps, gas fired hot water calorifier and associated ancillaries. The incoming water main has a water conditioner installed, and the incoming gas supply is complete with emergency gas knockoff facilities and solenoid valve.

The plant room control panel benefits from a trend IQ view for user interface.

All of the above plant & equipment appears in reasonable condition, with the gas fired hot water calorifier having been replaced 2 to 3 years ago.

Located within the West Block plant room is the re-rooted incoming electrical supply and meter. This feeds the main electrical distribution board, which includes both surge protection and sub-meters. All of the above appear in good condition.

The West Block also benefits from a PV array, with the inverter located within the plant room.

Heating in the West Block is by underfloor heating, which was not visible at the time of the survey, and is assumed to be in reasonable condition.

The classrooms and hall within the West Block benefit from Breathing Building ventilation units, and these appeared in reasonable condition. We are also advised that they worked.

There are a number of inline extract fans located above the ceilings within the West Block. These serve the toilet areas, as well as providing heat recovery ventilation to internal areas. There was no evidence that these were operational, and therefore we have suggested further investigation in the

report, as it may be that these had simply been turned off at the time of the survey.

There is a sprinkler system with the West Block. This appeared in reasonable condition, subject to specialist review.

There is also a panic alarm installation, complete with a location display. We are advised this is unused. It appears to be in reasonable condition, however, we would recommend further investigation to ensure it is fully functional.

Lighting throughout all buildings in the school is mainly traditional fluorescent, with some areas benefiting from LED units. Lighting control throughout the school is PIR and some rooms in the West Block benefit from daylight dimming. Emergency lighting tends to be integral. We have included within the report budget costs for replacing the fluorescent lighting with LED units.

The Pavilion/changing room block is heated via electric heaters, and has a point of use hot water heater. Lighting is by LED units, with manual switching.

Across the School, the fire alarm and intruder alarm systems appeared in reasonable condition.

Some potential M&E cost & energy saving measures:

Consideration could be given to absence / presence detection lighting control, where not currently installed.

The fitting of insulated covers to the heating valves in the plantroom will conserve energy.

## 3.2 Condition and State of Repair

3.2.1 The property was generally in satisfactory condition, however there are a number of issues that would benefit from more immediate consideration:

- Fire Doors
- Roof Condition
- Asbestos

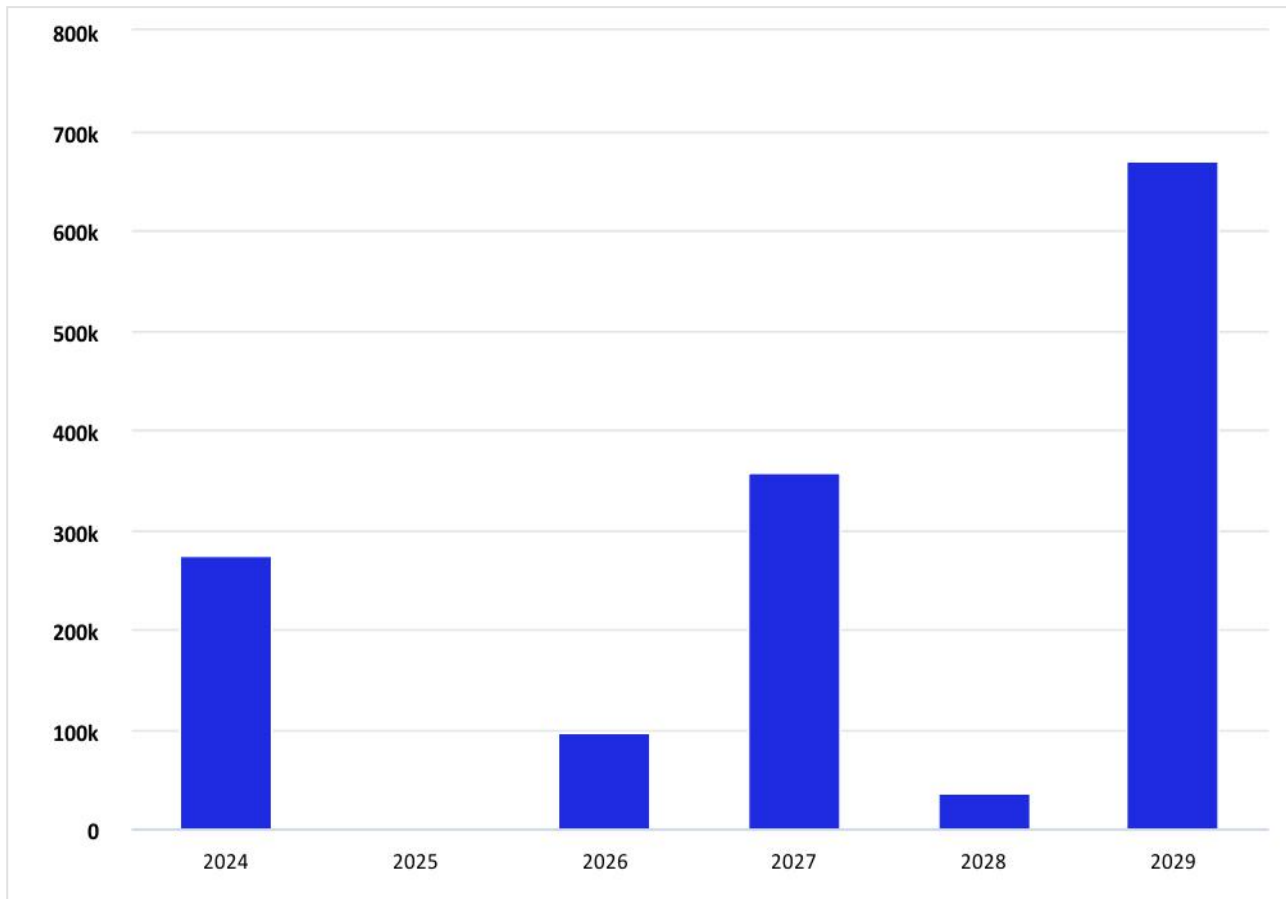
## 4.0 Costs

### 4.1 Cost Summary

- 4.1.1 The indicative net cost of works over the 5-year period to address the condition issues identified is **£1,025,980** (excl. VAT).
- 4.1.2 The above figure excludes contingency, contractor's preliminaries, overhead and profit and professional fees. We would propose to include the following indicative allowances for budgeting purposes:
- Contingency - 10%
  - Contractor preliminaries - 15%
  - Overhead and profit - 5%
  - Professional fees - 10%
- 4.1.3 The above percentages are an estimate to reflect average rates. The actual percentages may be higher or lower depending on several factors, such as buoyancy of the market, risk, need for specialist consultants, duration of works, size of contract and the procurement method.
- 4.1.4 A location factor of 1 has been applied to above, taking account of the location of the property and regional differences across the UK.
- 4.1.5 After adding on contingency, contractor's preliminaries, overhead and profit, professional fees and applying a location factor the indicative net cost of works over the 5 period, inclusive of the above additional costs is **£1,436,372** (excl VAT).
- 4.1.6 The indicative costs:
- Are based on repairing or replacing the element/sub element and uplifting to a condition grade A
  - Are calculated using Building Cost Information Service (BCIS) cost and lifecycle data.
  - All costs related to routine maintenance and servicing have been excluded.
  - Do not include for any further investigation or specialist tests
- 4.1.7 The actual costs may be higher or lower depending on several factors as listed above. The figures calculated are indicative.
- 4.1.8 All costs set out in the tables below are exclusive of VAT.

## 4.2 Costs by Year

4.2.1 Set out below is the breakdown of the indicative inclusive costs for each year to address the condition related matters set out within this report.



| Grade | Year 0<br>2024 | Year 1<br>2025 | Year 2<br>2026 | Year 3<br>2027 | Year 4<br>2028 | Year 5<br>2029 | Total      |
|-------|----------------|----------------|----------------|----------------|----------------|----------------|------------|
| D     | £275,030       | £1,400         | £0             | £0             | £0             | £0             | £276,430   |
| C     | £0             | £0             | £97,300        | £23,870        | £13,440        | £18,200        | £152,810   |
| B     | £0             | £0             | £3,500         | £332,892       | £22,960        | £665,280       | £1,024,632 |
| A     | £0             | £0             | £0             | £0             | £0             | £0             | £0         |
| Total | £275,030       | £1,400         | £97,300        | £356,762       | £36,400        | £669,480       | £1,436,372 |

### 4.3 Indicative Inclusive Costs by Element, by Year

| Element                                    | Year 0<br>2024 | Year 1<br>2025 | Year 2<br>2026 | Year 3<br>2027 | Year 4<br>2028 | Year 5<br>2029 | Total      |
|--------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------|
| <b>Roofs</b>                               | £0             | £0             | £0             | £339,892       | £0             | £263,200       | £603,092   |
| <b>Structural Frame and Foundations</b>    | £0             | £0             | £0             | £0             | £0             | £0             | £0         |
| <b>Floors and stairs</b>                   | £0             | £1,400         | £0             | £0             | £0             | £0             | £1,400     |
| <b>External walls, windows and doors</b>   | £0             | £0             | £58,800        | £0             | £0             | £200,200       | £259,000   |
| <b>Internal walls, windows and doors</b>   | £0             | £0             | £26,600        | £0             | £0             | £0             | £26,600    |
| <b>Internal Finishes</b>                   | £0             | £0             | £8,820         | £0             | £9,800         | £0             | £18,620    |
| <b>Fittings, Furnishings and Equipment</b> | £0             | £0             | £0             | £2,800         | £0             | £0             | £2,800     |
| <b>Sanitary Installations</b>              | £0             | £0             | £0             | £0             | £0             | £0             | £0         |
| <b>Electrical Services</b>                 | £245,700       | £0             | £0             | £7,000         | £0             | £0             | £252,700   |
| <b>Mechanical Services</b>                 | £29,330        | £0             | £1,680         | £6,720         | £26,600        | £190,680       | £255,010   |
| <b>External areas</b>                      | £0             | £0             | £1,400         | £350           | £0             | £15,400        | £17,150    |
| <b>Total</b>                               | £275,030       | £1,400         | £97,300        | £356,762       | £36,400        | £669,480       | £1,436,372 |

#### 4.4 Indicative Inclusive Costs by Element, by Grade

| Element                                    | D               | C               | B                 | A         | Total             |
|--------------------------------------------|-----------------|-----------------|-------------------|-----------|-------------------|
| <b>Roofs</b>                               | £0              | £7,000          | £596,092          | £0        | <b>£603,092</b>   |
| <b>Structural Frame and Foundations</b>    | £0              | £0              | £0                | £0        | <b>£0</b>         |
| <b>Floors and stairs</b>                   | £1,400          | £0              | £0                | £0        | <b>£1,400</b>     |
| <b>External walls, windows and doors</b>   | £0              | £58,800         | £200,200          | £0        | <b>£259,000</b>   |
| <b>Internal walls, windows and doors</b>   | £0              | £26,600         | £0                | £0        | <b>£26,600</b>    |
| <b>Internal Finishes</b>                   | £0              | £18,620         | £0                | £0        | <b>£18,620</b>    |
| <b>Fittings, Furnishings and Equipment</b> | £0              | £2,800          | £0                | £0        | <b>£2,800</b>     |
| <b>Sanitary Installations</b>              | £0              | £0              | £0                | £0        | <b>£0</b>         |
| <b>Electrical Services</b>                 | £245,700        | £7,000          | £0                | £0        | <b>£252,700</b>   |
| <b>Mechanical Services</b>                 | £29,330         | £12,040         | £213,640          | £0        | <b>£255,010</b>   |
| <b>External areas</b>                      | £0              | £7,350          | £9,800            | £0        | <b>£17,150</b>    |
| <b>Total</b>                               | <b>£276,430</b> | <b>£140,210</b> | <b>£1,019,732</b> | <b>£0</b> | <b>£1,436,372</b> |

#### 4.5 Indicative Inclusive Costs by Grade, by Year

| Grade        | Year 0<br>2024 | Year 1<br>2025 | Year 2<br>2026 | Year 3<br>2027 | Year 4<br>2028 | Year 5<br>2029 | Total      |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|------------|
| <b>D</b>     | £275,030       | £1,400         | £0             | £0             | £0             | £0             | £276,430   |
| <b>C</b>     | £0             | £0             | £97,300        | £23,870        | £13,440        | £18,200        | £152,810   |
| <b>B</b>     | £0             | £0             | £3,500         | £332,892       | £22,960        | £665,280       | £1,024,632 |
| <b>A</b>     | £0             | £0             | £0             | £0             | £0             | £0             | £0         |
| <b>Total</b> | £275,030       | £1,400         | £97,300        | £356,762       | £36,400        | £669,480       | £1,436,372 |

## 4.6 Indicative Inclusive Costs by Repair Type, by Year

| Repair Type                                                                      | Year 0<br>2024  | Year 1<br>2025 | Year 2<br>2026 | Year 3<br>2027  | Year 4<br>2028 | Year 5<br>2029  | Total             |
|----------------------------------------------------------------------------------|-----------------|----------------|----------------|-----------------|----------------|-----------------|-------------------|
| Further intrusive investigation into damp issues and general areas of repointing | £0              | £0             | £0             | £0              | £0             | £1,400          | £1,400            |
| Repointing around windows and generally to cracked brickwork                     | £0              | £0             | £3,500         | £0              | £0             | £0              | £3,500            |
| Replace rotting timber                                                           | £0              | £0             | £1,400         | £0              | £0             | £0              | £1,400            |
| Redecorate                                                                       | £0              | £0             | £0             | £0              | £0             | £5,600          | £5,600            |
| Maintain                                                                         | £0              | £0             | £54,600        | £350            | £25,760        | £204,680        | £285,390          |
| Maintain & Clear out gutters                                                     | £0              | £0             | £0             | £332,892        | £0             | £263,200        | £596,092          |
| Repair or Replace                                                                | £0              | £0             | £0             | £9,800          | £0             | £0              | £9,800            |
| Maintain & Repair                                                                | £0              | £0             | £0             | £0              | £0             | £200,200        | £200,200          |
| Investigate and Repair                                                           | £0              | £0             | £14,000        | £0              | £0             | £0              | £14,000           |
| Replace                                                                          | £253,190        | £1,400         | £22,680        | £6,720          | £10,640        | £0              | £294,630          |
| Refurbish                                                                        | £0              | £0             | £0             | £0              | £0             | £4,200          | £4,200            |
| Repair                                                                           | £0              | £0             | £4,620         | £0              | £0             | £4,200          | £8,820            |
| Maintain/replace                                                                 | £0              | £0             | £0             | £3,500          | £0             | £0              | £3,500            |
| Further investigation                                                            | £21,840         | £0             | £0             | £0              | £0             | £0              | £21,840           |
| Maintain /replace                                                                | £0              | £0             | £0             | £3,500          | £0             | £0              | £3,500            |
| <b>Total</b>                                                                     | <b>£275,030</b> | <b>£1,400</b>  | <b>£97,300</b> | <b>£356,762</b> | <b>£36,400</b> | <b>£669,480</b> | <b>£1,436,372</b> |

## 5.0 Maintenance Schedule

### 5.1 Data Categories

5.1.1 The condition data contained within the maintenance schedule comprises of four categories:

- Condition Rating
- Residual Life
- Component Lifecycle
- Cost – see section 3 for detail on the approach.

Condition ratings and residual life data are captured on site, lifecycle and costs data are prepopulated from BCIS data. Collectively this data produces a planned preventative maintenance schedule. This is provided separately as an Excel spreadsheet to this report.

### 5.2 Condition Ratings

The condition rating is a simple but comprehensive description of the overall condition of the element expressed as complying with one of four categories:

| Grade    | Expression          | Description                                                                                                                     |
|----------|---------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b> | <b>Good</b>         | As new and performing as intended and with regular maintenance will continue to operate efficiently.                            |
| <b>B</b> | <b>Satisfactory</b> | Performing as intended but exhibiting minor deterioration.                                                                      |
| <b>C</b> | <b>Poor</b>         | Exhibiting major defects and/or not operating as intended and will require attention in the short term, although not immediate. |
| <b>D</b> | <b>Bad</b>          | Life expired and/or serious risk of imminent failure.                                                                           |

### 5.3 Residual Life

5.3.1 This is indication of the life remaining of a component based upon a visual observation whilst on site. The actual life is linked to a range of factors including use and maintenance and thus any figures stated are purely an estimate.

### 5.4 Component Life Cycle

5.4.1 This is indication of the full life of a component. As with residual life, the actual life is linked to a range of factors.

## 5.5 Health and Safety Issues

5.5.1 The table below lists the potential Health and Safety issues that were observed whilst carrying out the survey on site. The total indicative inclusive cost of the works linked to these are **£9,000** exc VAT. Please note the survey was not a detailed Health and Safety assessment.

| Photo Location                            | Element                                                                     | Issue                   | Action                 | Cost Estimate | Comments                                                                                                                                                                 | Photo                                                                                |
|-------------------------------------------|-----------------------------------------------------------------------------|-------------------------|------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Retaining wall west of the building       | External areas/8.4. Fencing, Railings and Walls/8.4.3. Retaining Walls      | Timber beginning to rot | Replace rotting timber | £1,000        | C2 - Multiple timber boards showing sign of rot and should be replaced                                                                                                   |   |
| Old Fire Doors - Original School Building | Internal walls, windows and doors/2.8. Internal Doors/2.8.1. Internal Doors | Poor condition          | Replace                | £5,000        | C2 - Original Timber fire doors has various impact damages and are none compliant with large gaps Note: Asbestos identified in the Asbestos register within the beading. |   |
| Original School Building                  | Internal Finishes/3.2. Floor Finishes/3.2.1. Finishes to Floors             | Poor Condition          | Maintain               | £3,000        | C2 - Mats in poor condition, creating trip hazard .Inadequate for the door width. Infill required and replacement with Barrier Matting.                                  |  |

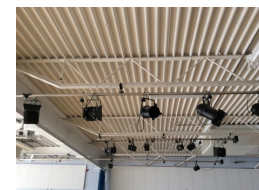
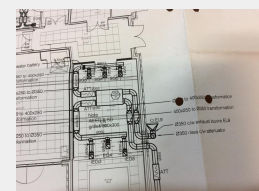
## 5.6 Schedules - Condition D and C Rated Items

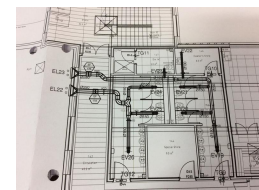
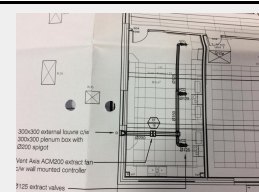
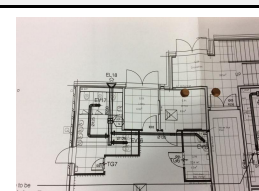
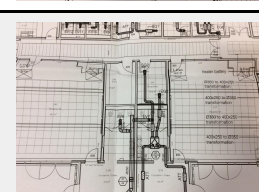
5.6.1 The tables below lists condition D and C rated items. The Planned Preventative Maintenance Schedule provided as an Excel spread sheet contains all the items recorded - A, B C and D whilst on site.

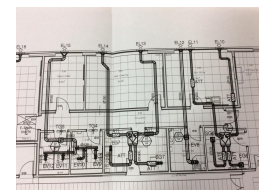
### 5.6.2 Condition D

The table below lists condition D rated items. The total indicative inclusive cost of the works linked to the condition D rated items are **£196,450** exc VAT.

| Photo Location | Element                                                                                     | Issue          | Action                   | Cost Estimate | Comments | Photo |
|----------------|---------------------------------------------------------------------------------------------|----------------|--------------------------|---------------|----------|-------|
| Typical        | Electrical Services/5.8 .<br>Electrical Installations/<br>5.8.3. Lighting<br>Installations  | Obsolete       | Replace                  | £35,350       | D1       |       |
| GND67          | Mechanical Services/5.7.<br>Ventilation Systems/<br>5.7.2. Local and Special<br>Ventilation | Malfunctioning | Further<br>investigation | £600          | D1       |       |
| GND37          | Mechanical Services/5.7.<br>Ventilation Systems/<br>5.7.2. Local and Special<br>Ventilation | Poor condition | Replace                  | £600          | D1       |       |
| GND52 hall     | Electrical Services/5.8 .<br>Electrical Installations/<br>5.8.3. Lighting<br>Installations  | Obsolete       | Replace                  | £3,500        | D1       |       |

| Photo Location | Element                                                                                               | Issue          | Action                   | Cost Estimate | Comments                | Photo                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------|----------------|--------------------------|---------------|-------------------------|---------------------------------------------------------------------------------------|
| GND52 hall     | Electrical Services/5.8 .<br>Electrical Installations/<br>5.8.4. Specialist Lighting<br>Installations | Obsolete       | Replace                  | £9,600        | D1                      |    |
| External       | Electrical Services/5.8 .<br>Electrical Installations/<br>5.8.3. Lighting<br>Installations            | Obsolete       | Replace                  | £3,500        | D1                      |                                                                                       |
| Typical        | Mechanical Services/5.6.<br>Space heating and air<br>conditioning/5.6.1.<br>Central Heating           | Malfunctioning | Replace                  | £1,750        | D1                      |                                                                                       |
| Classrooms     | Mechanical Services/5.7.<br>Ventilation Systems/<br>5.7.2. Local and Special<br>Ventilation           | Malfunctioning | Further<br>investigation | £4,800        | D1 units malfunctioning |                                                                                       |
| Typical        | Electrical Services/5.8 .<br>Electrical Installations/<br>5.8.3. Lighting<br>Installations            | Obsolete       | Replace                  | £19,600       | D1                      |                                                                                       |
| GND30          | Mechanical Services/5.7.<br>Ventilation Systems/<br>5.7.2. Local and Special<br>Ventilation           | Malfunctioning | Further<br>investigation | £1,800        | D1                      |  |

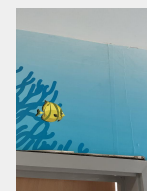
| Photo Location | Element                                                                            | Issue          | Action                | Cost Estimate | Comments | Photo                                                                                |
|----------------|------------------------------------------------------------------------------------|----------------|-----------------------|---------------|----------|--------------------------------------------------------------------------------------|
| FST3           | Mechanical Services/5.7. Ventilation Systems/ 5.7.2. Local and Special Ventilation | Malfunctioning | Further investigation | £600          | D1       |   |
| FST14          | Mechanical Services/5.7. Ventilation Systems/ 5.7.2. Local and Special Ventilation | Malfunctioning | Further investigation | £600          | D1       |   |
| GND1           | Mechanical Services/5.7. Ventilation Systems/ 5.7.2. Local and Special Ventilation | Malfunctioning | Further investigation | £1,200        | D1       |   |
| GND33 & 34     | Mechanical Services/5.7. Ventilation Systems/ 5.7.2. Local and Special Ventilation | Malfunctioning | Further investigation | £1,200        | D1       |  |

| Photo Location  | Element                                                                            | Issue          | Action                | Cost Estimate | Comments | Photo                                                                               |
|-----------------|------------------------------------------------------------------------------------|----------------|-----------------------|---------------|----------|-------------------------------------------------------------------------------------|
| GND 16 - 20     | Mechanical Services/5.7. Ventilation Systems/ 5.7.2. Local and Special Ventilation | Malfunctioning | Further investigation | £4,800        | D1       |  |
| GND32 plantroom | Mechanical Services/5.6. Space heating and air conditioning/5.6.1. Central Heating | Missing        | Replace               | £3,000        | D1       |                                                                                     |
| Typical         | Electrical Services/5.8 . Electrical Installations/ 5.8.3. Lighting Installations  | Obsolete       | Replace               | £102,200      | D1       |                                                                                     |
| Typical         | Electrical Services/5.8 . Electrical Installations/ 5.8.3. Lighting Installations  | Obsolete       | Replace               | £1,750        | D1       |                                                                                     |

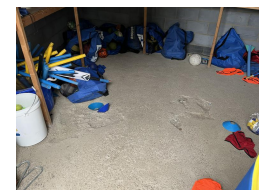
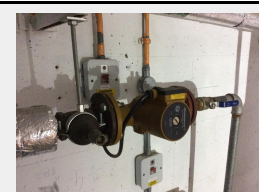
### 5.6.3 Condition C

The table below lists condition C rated items. The total indicative inclusive cost of the works linked to the condition C rated items are **£100,150** exc VAT.

| Photo Location                           | Element                                                                            | Issue                     | Action                 | Cost Estimate | Comments                                                                                      | Photo                                                                                 |
|------------------------------------------|------------------------------------------------------------------------------------|---------------------------|------------------------|---------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Retaining wall west of the building      | External areas/8.4. Fencing, Railings and Walls/8.4.3. Retaining Walls             | Timber beginning to rot   | Replace rotting timber | £1,000        | C2 - Multiple timber boards showing sign of rot and should be replaced                        |    |
| Bike Shelters                            | External areas/8.5. External Fixtures/8.5.1. Site & Street Furniture and Equipment | Poor decorative condition | Redecorate             | £4,000        | C3 - Bike Shelters in poor decorative condition showing signs of rust and fading from the sun |    |
| Front entrance                           | External areas/8.5. External Fixtures/8.5.1. Site & Street Furniture and Equipment | Poor decorative condition | Maintain               | £250          | C3 - Cycle Racks in poor decorative condition showing signs of rust                           |   |
| Original School Building - Over the hall | Roofs/2.3. Roof/2.3.6. Roof Features                                               | Poor Condition            | Repair or Replace      | £5,000        | C2 - Damaged units which should be repaired or replaced to prevent water ingress.             |  |

| Photo Location                                    | Element                                                                                     | Issue                  | Action                 | Cost Estimate | Comments                                                                                                                                                                                                                                                                           | Photo                                                                                 |
|---------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------|------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Original School Building                          | External walls, windows and doors/2.6. Windows and External Doors/<br>2.6.2. External Doors | Reasonable Condition   | Maintain               | £36,000       | C2 - Double glazed aluminium doors throughout. Generally in okay condition however starting to head towards the end of their serviceable life and requires refurbishment. West elevation door panic bar has to be cable tied to work functionally. This requires urgent attention. |    |
| Various Doors in the East & West Block Classrooms | Internal walls, windows and doors/2.8. Internal Doors/2.8.1. Internal Doors                 | Door Frame has dropped | Investigate and Repair | £10,000       | C2 - Door frames beginning to drop in places around the school. Further investigation required.                                                                                                                                                                                    |    |
| Old Fire Doors - Original School Building         | Internal walls, windows and doors/2.8. Internal Doors/2.8.1. Internal Doors                 | Poor condition         | Replace                | £5,000        | C2 - Original Timber fire doors has various impact damages and are none compliant with large gaps Note: Asbestos identified in the Asbestos register within the beading.                                                                                                           |   |
| Original School Building                          | Internal Finishes/3.2. Floor Finishes/3.2.1. Finishes to Floors                             | Poor Condition         | Maintain               | £3,000        | C2 - Mats in poor condition, creating trip hazard .Inadequate for the door width. Infill required and replacement with Barrier Matting.                                                                                                                                            |  |

| Photo Location               | Element                                                                                                                     | Issue          | Action            | Cost Estimate | Comments                                                                                                              | Photo                                                                                |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------|-------------------|---------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| East & West Block Stairwells | Internal Finishes/3.2. Floor Finishes/3.2.1. Finishes to Floors                                                             | Poor condition | Replace           | £7,000        | C3 - Lots of areas on the stairwell the vinyl is blistering. Requires removal and replacement.                        |   |
| Original School Building     | Fittings, Furnishings and Equipment/4.1. Fittings, Furnishings and Equipment/4.1.2. Domestic Kitchen Fittings and Equipment | Poor Condition | Repair or Replace | £2,000        | C3 - Sinks & unit boxing heading towards the end of its serviceable life or missing panels that requires replacement. |   |
| Throughout                   | External walls, windows and doors/2.6. Windows and External Doors/ 2.6.2. External Doors                                    | Poor Condition | Replace           | £6,000        | C2 - External timber doors in poor condition and should be replaced in aluminium.                                     |   |
| Throughout                   | Internal walls, windows and doors/2.8. Internal Doors/2.8.1. Internal Doors                                                 | Poor Condition | Replace           | £4,000        | C2 - Internal timber doors in poor condition and should be replaced.                                                  |  |

| Photo Location     | Element                                                                                                    | Issue                           | Action               | Cost Estimate | Comments                                                                     | Photo                                                                               |
|--------------------|------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|---------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Store              | Internal Finishes/3.2.<br>Floor Finishes/3.2.1.<br>Finishes to Floors                                      | Poor Condition                  | Repair               | £3,300        | C2 - Concrete floor is breaking up and in poor condition and requires repair |  |
| Basement plantroom | Mechanical Services/5.4.<br>Water Installations/<br>5.4.3. Hot water distribution                          | Nearing end of working life     | Replace              | £1,200        | C3                                                                           |  |
| Basement plantroom | Mechanical Services/5.7.<br>Ventilation Systems/<br>5.7.2. Local and Special Ventilation                   | Signs of aging                  | Maintain             | £2,000        | C3                                                                           |  |
| FST24              | Electrical Services/5.8 .<br>Electrical Installations/<br>5.8.1. Electric Mains and Sub-mains Distribution | Signs of aging                  | Maintain/<br>replace | £2,500        | C2 upgrade at next T&I                                                       |                                                                                     |
| FST26              | Mechanical Services/5.7.<br>Ventilation Systems/<br>5.7.2. Local and Special Ventilation                   | Nearing end of serviceable life | Replace              | £600          | C3                                                                           |                                                                                     |

| Photo Location | Element                                                                                  | Issue                           | Action            | Cost Estimate | Comments               | Photo                                                                               |
|----------------|------------------------------------------------------------------------------------------|---------------------------------|-------------------|---------------|------------------------|-------------------------------------------------------------------------------------|
| GND57          | Electrical Services/5.8 .<br>Electrical Installations/<br>5.8.2. Power Installations     | Nearing end of working life     | Maintain /replace | £2,500        | C3 upgrade at next T&I |  |
| Girls WC       | Mechanical Services/5.6.<br>Space heating and air conditioning/5.6.1.<br>Central Heating | Nearing end of serviceable life | Replace           | £2,400        | C3                     |  |
| FST32          | Mechanical Services/5.6.<br>Space heating and air conditioning/5.6.1.<br>Central Heating | Nearing end of serviceable life | Replace           | £2,400        | C3                     |                                                                                     |

## 6.0 Limitations to the Report

- 6.1 Where accessible, the inside and outside of the main building and all permanent outbuildings were visually inspected, however we did not force or open up the fabric. We also inspected parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. No floor finishes or floorboards were removed as part of this inspection, nor did we move furniture or remove the contents of any cupboards. Also, we do not remove secured panels or undo electrical fittings. No ceiling voids or ducts were inspected during the survey. Access to the roof was made where safe access was achievable. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue. The drainage installation was only inspected above ground and where visible. No intrusive inspection was made. All rainwater goods / gutters / outlets / hopper heads / discharge shoes etc., should be cleaned out on a minimum yearly basis. This will ensure rapid and efficient collection and dispersal of rainwater from the building envelope, to minimise damage by rainwater ingress. This report assumes that appropriate levels of gutter, roof and rainwater goods clearance is carried out. No assessment has been made of deleterious materials onsite. The inspection should not be deemed to be a survey for the presence of Asbestos. In some instances, the presence of possible Asbestos containing materials (ACM's) were noted although unconfirmed. Prior to commencement of any works, a review should be undertaken of the existing Asbestos management plan and a project specific refurbishment and demolition Asbestos survey should be undertaken as necessary. The survey has not considered the resistance of the building to fire, the operation and adequacy of extinguishers, the adequacy of means of escape or of the fire precautionary or alarm systems. The survey has not inspected or considered Fire compartmentation of the building(s) and the requirements of the Fire Risk Assessment as required under the Regulatory Reform Order 2005, as these are items dealt with by others and fall outside the scope of our report. However, we have made recommendations within the report where a further review is considered necessary. The figures contained within the report are budget cost estimates only and are likely to be subject to variation in due course, commensurate with factors including the content of detailed design specifications and drawings. Costings have been based on current rates at the date of the survey and we have made no allowance for inflation. Costs are based upon unit rates from similar projects recently completed in 2020. All prices exclude VAT, finance costs, professional fees and statutory fees. Where exact quantities are unknown, prices are based upon provisional allowances.

# Appendices

## Appendix A   Photographs

## Appendix A

# Photographs



Photo 33



Photo 34



Photo 35



Photo 57



Photo 58



Photo 71



Photo 99



Photo 100

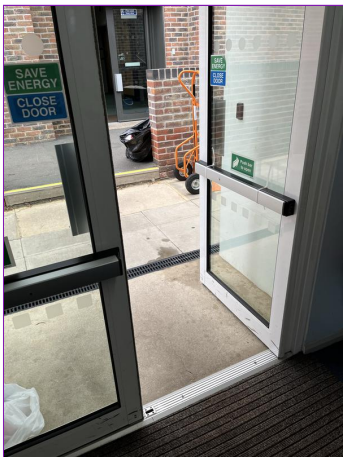


Photo 145



Photo 146



Photo 155



Photo 158



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176

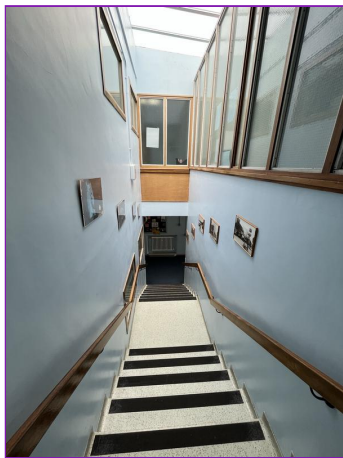


Photo 177

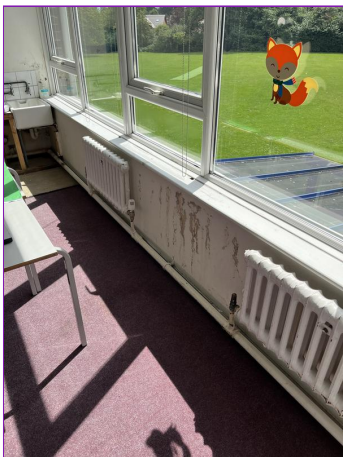


Photo 178



Photo 179



Photo 215



Photo 216



Photo 237

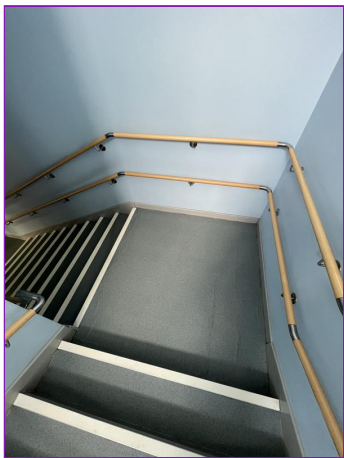


Photo 238



Photo 239

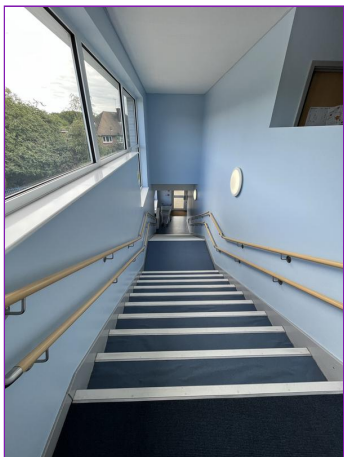


Photo 240

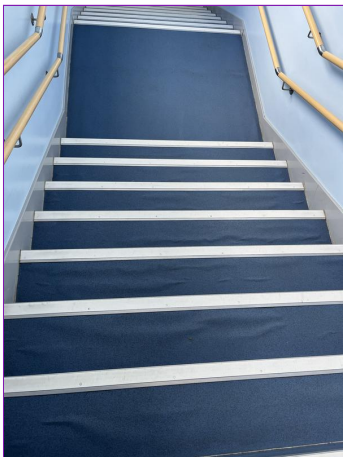


Photo 241

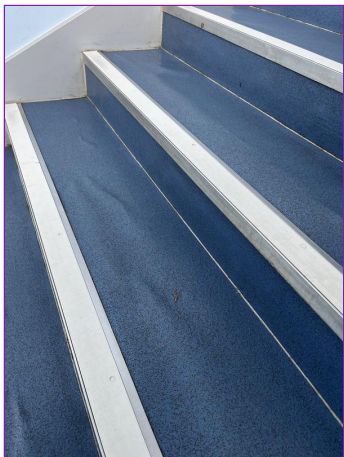


Photo 242



Photo 243



Photo 306



Photo 307



Photo 341



Photo 342



Photo 344



Photo 345

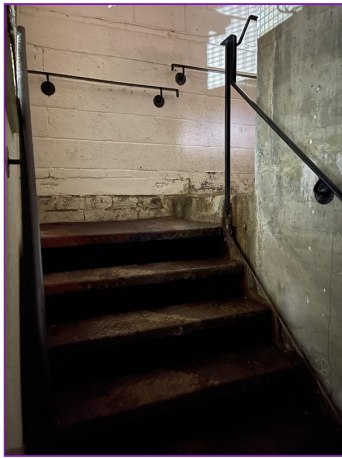


Photo 356



Photo 357

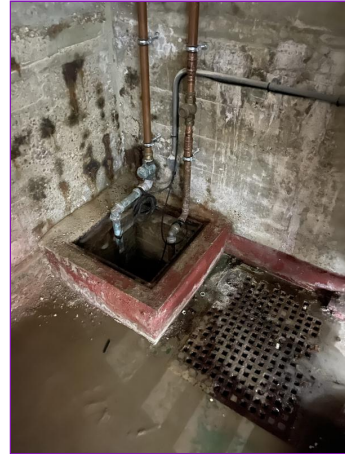


Photo 361



Photo 362



Photo 363



Photo 364



Photo 370 - East block original school HWS circ pump



Photo 372 - East block original school plantroom  
vent fan



Photo 377 - Stage lighting

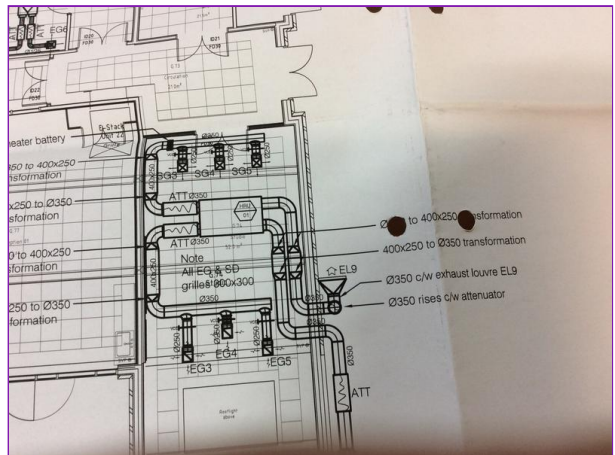


Photo 387 - GND 30 HRU ventilation

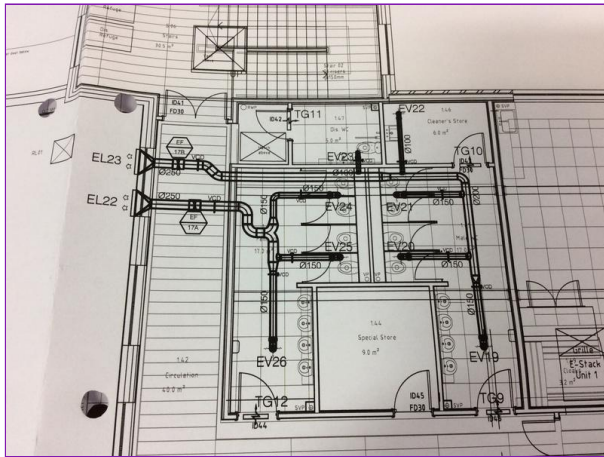


Photo 394 - Location of FST extract fan

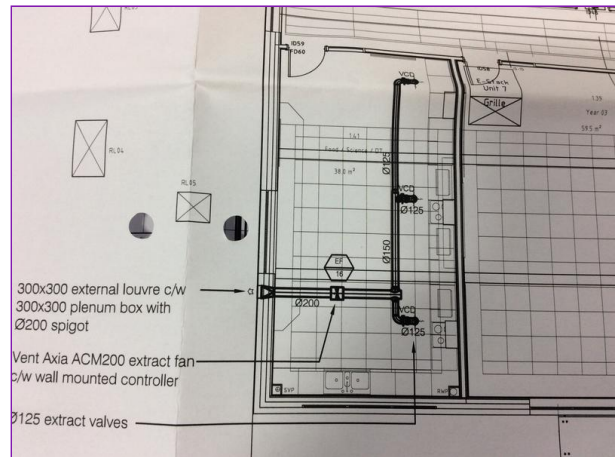


Photo 395 - FST 14 ventilation

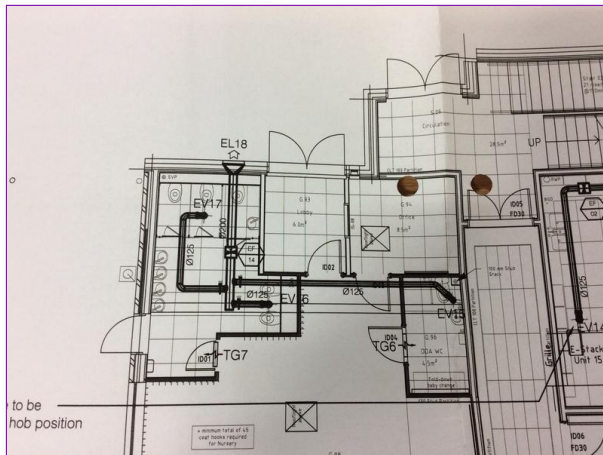


Photo 396 - GND1 ventilation

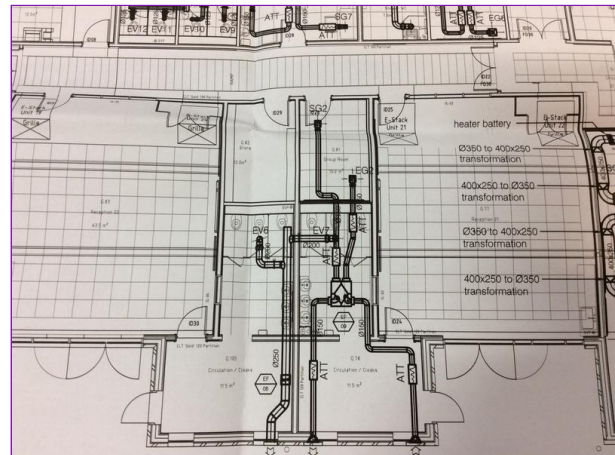


Photo 397 - GDD33 & 34 ventilation

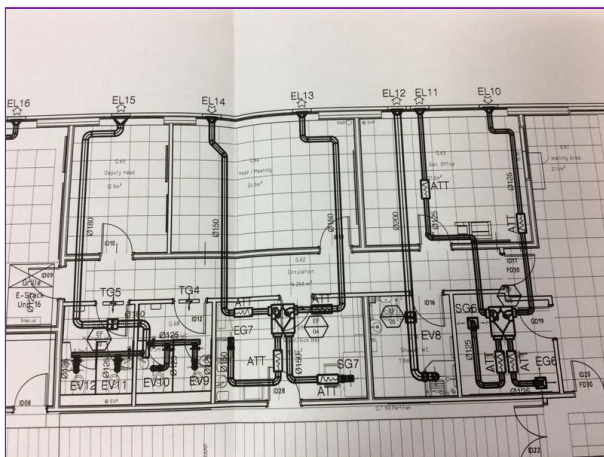


Photo 398 - GND16-20 extract fans