

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:53 AM

**UPRN:** 27568501929080

**BLAENBAGLAN PRIMARY SCHOOL  
MAES TY CANOL  
BAGLAN  
PORT TALBOT**

**Assessment Date:** 10 AUG 2016

**Assessment Id** 713

**Surveys By:** PROPERTY & REGENERATION

**Public Access:** YES

**Fire Precautions** B

**Asbestos:** ASBESTOS WIDELY PRESENT TO COLUMN CASINGS AND CEILING VOIDS - SELECTED REMOVAL REQUIRED;  
DIFFICULTY UNDERTAKING REFURBISHMENT WORKS.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		91,750.00		33,000.00
Unit 1	BLAENBAGLAN PRIMARY SCHOOL JUNIOR SCHOOL BLOCK 1	C-	736,500.00	C	51,500.00
Unit 2	BLAENBAGLAN PRIMARY SCHOOL INFANT SCHOOL BLOCK 2	C-	525,750.00	B	4,500.00
	OVERALL SITE	C-	1,354,000.00	C	89,000.00

**Site Comments:** THE PROPERTY IS A SYSTEM-BUILT BUILDING, CONSTRUCTED AROUND 45-YEARS AGO. BUILDINGS HAVE RECEIVED MODERATE INVESTMENT OVER THE PAST 10-YEARS AND PERFORMING WELL. THE ELECTRICAL ELEMENTS REQUIRE RENEWING INCLUDING REMOVAL OF CEILINGS DUE TO THE PRESENCE OF ASBESTOS.

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Unit ID : 0

BLAENBAGLAN PRIMARY SCHOOL

BLAENBAGLAN PRIMARY SCHOOL  
MAES TY CANOL  
BAGLAN  
PORT TALBOT

Condition Grade

GEA 2261 m2

GIA 2116 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

36,500.00

46,250.00

9,000.00

OVERALL 91,750.00

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL AREAS AND GROUNDS - WALLS AND FENCES	B	2		9,000	7,500		PALISADE AND STEEL FENCING TO SITE IN GOOD CONDITION, NO NEW WORKS FORESEEN. CHAINLINK FENCING TO PERIMETER WITH FIELD IS LOOSE / DAMAGED. ALLOW FOR RENEWING. DISPLACEMENT OF BLOCK RETAINING WALL TO REAR; MISSING / LOOSE BLOCK SLAB COPINGS. PROVISION FOR SELECTED REBUILDING / REPAIRS WITHIN 2-YEARS.
EXTERNAL AREAS AND GROUNDS - GATES	B	4			4,000		IN FAIR CONDITION. ENTRANCE GATES (VEHICLE AND PEDESTRIAN) AND GATES TO BUILDING PERIMETER ARE WORN, PAINT FLAKING OFF AND SURFACE RUST PRESENT. ALLOW FOR OVERHAUL, RUBBING DOWN AND REDECORATION. REMAINING PERIMETER GATES TO SITE ARE SOUND. NO WORKS FORESEEN.
EXTERNAL AREAS AND GROUNDS - ROADS	C	2		12,000			BITUMEN MACADAM SURFACING APPEARS IN FAIR CONDITION. SURFACE BEGINNING TO BREAKDOWN; UNEVEN ENTRANCE ROUTE. ALLOW FOR REPAIRS AND RESURFACING. LOOSE CONCRETE FLAUNCHING AROUND GULLEYS. PROVISION FOR MINOR REPAIRS.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	B	2		4,000			BITUMEN MACADAM SURFACE APPEARS IN FAIR CONDITION. WORN COVERING. ALLOW TO RESURFACE TOP COAT AND RELINE SPACES.
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	C	2		9,000	6,000		OVERALL IN FAIR CONDITION. ENTRANCE PATHS ARE SOUND. NO SIGNIFICANT WORKS FORESEEN. CONCRETE PAVING STONES TO PERIMETER OF BUILDING ARE LOOSE / UNEVEN. PROVISION FOR SELECTED REPLACEMENT. SOME AREAS OF EXISTING BITMAC PATHS ARE WORN / UNEVEN. ALLOW TO RESURFACE.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	C	3			4,500		IN FAIR CONDITION. INADEQUATE SURFACE WATER DRAINAGE; DAMAGED / LACK OF GULLIES FOR RAINWATER; DRAINAGE TO REAR

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EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	3			22,500	6,500	YARD / PLAY AREAS COMPRISE BITMAC SURFACING IN FAIR CONDITION. SURFACING BEGINNING TO BREAK DOWN / CRAZING. ALLOW FOR NEW TOP COAT. PLAYING FIELD IS WATER LOGGED. ALLOW FOR IMPROVED DRAINAGE MEASURES.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B			2,500		2,500	IN FAIR CONDITION. SOME OLDER / DAMAGED FITTINGS. ALLOW FOR SELECTED RENEWAL.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	B	3			1,750		IN FAIR CONDITION. TIMBER PLAY HOUSE AND METAL SHELTER RELATIVELY SOUND; ROOF COLLAPSED TO TIMBER SHED; WORN TIMBERWORK TO REAR STORAGE SHED. ALLOW FOR REMEDIAL WORKS AND TO RESTAIN / REDECORATE PREVIOUSLY PAINTED SURFACES WITHIN 3 YEARS.

## CONDITION ASSESSMENT REPORT

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UPRN : 27568501929080

Unit ID : 1

BLAENBAGLAN PRIMARY SCHOOL JUNIOR  
SCHOOL BLOCK 1

BLAENBAGLAN PRIMARY SCHOOL  
MAES TY CANOL  
BAGLAN  
PORT TALBOT

Condition Grade C-

GEA 1262 m2

GIA 1171 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	131,500.00	338,500.00	181,500.00	85,000.00

OVERALL 736,500.00

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	3			110,000		ROOF VIEWED FROM HIGHER AND GROUND LEVEL. FLAT ROOF IN POOR TO FAIR CONDITION. WATER INGRESS AT SEVERAL ISOLATED LOCATIONS; PONDING TO ROOF SURFACE / POOR FALLS. FELT COVERING HAS BEEN PATCH REPAIRED; WORN COVERING / BREAK DOWN OF FELT. OVERALL, IT HAS EXCEEDED ITS PRACTICAL LIFE EXPECTANCY. ALLOW FOR RENEWING
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			1,500	1,500	UPVC RAINWATER GOODS ARE IN FAIR CONDITION. RAINWATER NOT ADEQUATELY DRAINING INTO GUTTERS AT SEVERAL LOCATIONS DUE TO ROOF FALL; MISSING UPVC RAINWATER GOODS; INADEQUATELY FIXED AT JOINTS. ALLOW FOR REMEDIAL WORKS TO ROOF DURING ROOF REFURBISHMENT (COST COVERED ELSEWHERE).
EXTERNAL ROOF - ROOF LIGHTS ETC	C	1	1,500		8,000		IN POOR TO FAIR CONDITION. WATER INGRESS ADJACENT TO ROOF LIGHTS; UV DEGRADATION TO GRP TRANSLUSCENT ROOFLIGHTS; SEVERAL ROOFLIGHTS HAVE BEEN RENEWED. PROVISION TO RENEW REMAINING ROOFLIGHTS DURING ROOF REFURBISHMENT.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			4,000	4,000	WALLS HAVE BEEN RECLAD WITH UPVC WEATHERBOARD & ARE IN FAIR TO GOOD CONDITION. MINOR DAMAGE TO UPVC CLADDING. PROVISION FOR REPAIRS. CONCRETE CLADDING STILL PRESENT AT SEVERAL LOCATIONS, MOVEMENT APPARENT. PROVISION FOR FURTHER INVESTIGATION & REMEDIAL WORKS TO FIXINGS OF EXPANSION JOINTS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	2		16,000		5,000	WINDOWS COMPRISE UPVC FRAMED DOUBLE GLAZED UNITS IN FAIR TO GOOD CONDITION. WINDOWS ARE CIRCA 20-YEARS OLD & PERFORMING WELL. SEALS TO SEVERAL DOUBLE GLAZED UNITS HAVE FAILED (MOISTURE BETWEEN PANES), MORE FAILURES EXPECTED. PROVISION FOR REPLACING FAILED GLAZING & OVERHAULING IRONMONGERY WITHIN 5-YEARS.

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EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	2		5,000		5,000	DOORS ARE IN FAIR CONDITION. FRAMES HAVE BEEN REFIXED TO BUILDING DUE TO LOOSE / INSUFFICIENT FIT OF FRAME; IRONMONGERY STIFF / DAMAGED; WIND CATCHING DOORS / SLAMMING; INADEQUATE FOR PRIMARY USE. PROVISION FOR REMEDIAL WORKS, FIXING DOOR CLOSERS AND RENEWALS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	B	4				1,500	IN FAIR TO GOOD CONDITION. MINOR RUST TO STEEL FLUES. PROVISION FOR OVERHAULING & REDECORATION WITHIN 10-YEARS.
INTERNALS - FLOORS	B	2		15,000	10,000	3,000	OVERALL FLOORS ARE IN FAIR CONDITION. GRANWOOD FLOOR UNEVEN TO HALL, WORN; SHRINKAGE TO BOARDS. PROVISION FOR NEW FLOOR WITHIN 5-YEARS. CARPETED COVERINGS ARE A MIX OF OLD & NEW; OLDER COVERINGS ARE WORN, PARTICULARLY ALONG CIRCULATION ROUTES. PROVISION FOR SELECTED REPLACEMENT WITHIN 5-YEARS. ASBESTOS CONTAINING VINYL FLOOR COVERINGS ARE POOR TO SEVERAL AREAS. MISSING; CRACKED. COVER ROUGHLY 20% OF FLOOR AREA. ALLOW FOR REMOVING AND NEW COVERINGS.
INTERNALS - WALLS	B	2		6,000	15,000	6,000	WALLS ARE IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED. MAJORITY OF WALL SPACE OBSCURED BY PUPIL'S WORK. HOLES / MINOR DAMAGE DUE TO PREVIOUS SERVICE PENETRATIONS / FIXINGS. PROVISION FOR REMEDIAL WORKS PRIOR TO REDECORATION. ASBESTOS COLUMN CASINGS COMPRISE ASBESTOS INSULATION BOARDS. MINOR DAMAGE ALONG EDGES. PROVISION FOR SELECTED REMOVAL AND FURTHER ENCAPSULATION.

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INTERNALS - CEILINGS	D	1	75,000				IN POOR CONDITION. NOTE: CEILING VOIDS CURRENTLY (PRESUMED TO) CONTAIN ASBESTOS DEBRIS AND RESTRICTED ACCESS IS IN PLACE. LARGE SUSPENDED CEILING TILES HAVE BECOME DAMAGED DUE TO WATER INGRESS; CRACKED INFILL TILES; BOWING TO LARGER TILES; TILES AND GRID HAVE BEEN SEALED DUE TO THE PRESENCE OF ASBESTOS CONTAINING MATERIALS. NO FEASIBLE WAY TO REWIRE LIGHTING WITHOUT RENEWING CEILING GRID. PROVISION FOR REMOVING EXISTING CEILINGS, CLEANING VOID / ASBESTOS REMOVAL, AND INSTALL NEW SUSPENDED CEILING GRID AND TILES. NEW SUSPENDED CEILINGS ARE IN GOOD CONDITION.
INTERNALS - DOORS	C	3			9,000		IN POOR TO FAIR CONDITION OLD TIMBER DOORS HAVE AGEING IRONMONGERY. DAMAGED DOORS ADJACENT TO IRONMONGERY; INADEQUATELY CLOSING. ALLOW FOR SELECTED REPLACEMENT OF OLDER DOORS & RENEWAL OF IRONMONGERY.
INTERNALS - FITTED FURNITURE	B	3			6,000		IN FAIR CONDITION. OLDER SHELVING, SINKS & CUPBOARDS ARE DATED AND INADEQUATE FOR USE. ALLOW TO REFURBISH WITHIN 5-YEARS.
INTERNALS - INTERNAL DECORATION	C	2		35,000			DECORATION IN FAIR CONDITION. MAJORITY OF WALL SPACE IS COVERED BY PUPIL'S WORK. WORN / DULL PAINT SURFACES. ALLOW FOR REDECORATION WITHIN 3-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	C	2		1,500			IN FAIR CONDITION WEAR TO TREADS AND HANDRAILS. ALLOW FOR REFURBISHING.
INTERNALS - ROOF STRUCTURE AND VOIDS	B	1	5,000				ONLY EXPOSED AREAS INSPECTED. SURFACE CORROSION TO EXPOSED STEELWORK. ALLOW TO RUB DOWN & RE-COAT DURING CEILING RENEWALS.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	2		20,000			PUPIL TOILETS ARE CURRENTLY BEING REFURBISHED. NO FURTHER WORKS FORESEEN STAFF TOILETS ARE DATED AND WORN. ALLOW TO REFURBISH.

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SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	B	3			5,000	45,000	IN FAIR CONDITION. BOILERS INSTALLED IN 1998. CURRENTLY MINOR ISSUES WITH BOILERS BOILERS WILL REACH THE END OF THEIR PRACTICAL AND RECOMMENDED LIFESPAN WITHIN 10-YEARS. ALLOW TO RENEW AFTER 5-YEARS.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	B	3			10,000	10,000	IN FAIR CONDITION. RADIATORS & PIPEWORK HAVE BEEN RENEWED; REMAINING WARM AIR HEATERS APPEAR TO BE ORIGINAL INSTALLATIONS. PROVISION FOR REPLACEMENT OF OLDER CONVECTOR HEATERS.
MECHANICAL SERVICES - HOT WATER	B	4				1,000	IN GOOD CONDITION. GAS FIRED WATER IN FAIR TO GOOD CONDITION. WATER HEATER SOUND (INSTALLED IN 1998); WORKING SATISFACTORILY. NO SIGNIFICANT WORKS FORESEEN. LOCAL ELECTRIC HEATERS APPEAR GENERALLY SOUND; WORKING SATISFACTORILY. PROVISION FOR MAINTAINING.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	1	50,000				IN POOR CONDITION. OLD SWITCHGEAR & DISTRIBUTION BOARDS HAVE FAR EXCEEDED THEIR RECOMMENDED & PRACTICAL LIFE EXPECTANCIES. PROVISION FOR REPLACEMENT / REWIRING.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		115,000			IN POOR TO FAIR CONDITION. OLD SOCKETS AND WIRING HAVE REACHED THE END OF THEIR LIFESPAN. PROVISION FOR REWIRING.
ELECTRICAL SERVICES - LIGHTING	D	2		125,000			IN POOR CONDITION. OLD FITTINGS TO SEVERAL AREAS HAVE REACHED THE END OF THEIR LIFESPAN. WIRING, SWITCHES AND FITTINGS WILL REQUIRE RENEWING WITHIN 5- YEARS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	3			3,000	3,000	FIRE DETECTION SYSTEM APPEARS IN FAIR TO GOOD CONDITION. FAIRLY RECENT SYSTEM. PROVISION FOR MAINTAINING.

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ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					NO LIFT

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UPRN : 27568501929080

Unit ID : 2

BLAENBAGLAN PRIMARY SCHOOL INFANT  
SCHOOL BLOCK 2

BLAENBAGLAN PRIMARY SCHOOL  
MAES TY CANOL  
BAGLAN  
PORT TALBOT

Condition Grade C-

GEA 939 m2

GIA 887 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	65,250.00	281,000.00	151,500.00	28,000.00

OVERALL 525,750.00

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EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	3			80,000		ROOF VIEWED FROM HIGHER AND GROUND LEVEL. FLAT ROOF IN POOR TO FAIR CONDITION. WATER INGRESS AT SEVERAL ISOLATED LOCATIONS; PONDING TO ROOF SURFACE / POOR FALLS. FELT COVERING HAS BEEN PATCH REPAIRED; WORN COVERING / BREAK DOWN OF FELT. OVERALL, IT HAS EXCEEDED ITS PRACTICAL LIFE EXPECTANCY. ALLOW FOR RENEWING.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			1,250	1,250	UPVC RAINWATER GOODS ARE IN FAIR TO GOOD CONDITION. RAINWATER NOT ADEQUATELY DRAINING INTO GUTTERS AT SEVERAL LOCATIONS DUE TO ROOF FALL; MISSING UPVC RAINWATER GOODS; INADEQUATELY FIXED AT JOINTS. ALLOW FOR REMEDIAL WORKS TO ROOF DURING ROOF REFURBISHMENT (COST COVERED ELSEWHERE).
EXTERNAL ROOF - ROOF LIGHTS ETC	C	1	1,250		10,000		IN POOR TO FAIR CONDITION. WATER INGRESS ADJACENT TO ROOF LIGHTS; UV DEGRADATION TO GRP TRANSLUSCENT ROOFLIGHTS; SEVERAL ROOFLIGHTS HAVE BEEN RENEWED. PROVISION TO RENEW REMAINING ROOFLIGHTS DURING ROOF REFURBISHMENT.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			1,500	1,500	WALLS HAVE BEEN RECLAD WITH UPVC WEATHERBOARD & ARE IN FAIR TO GOOD CONDITION. MINOR DAMAGE TO UPVC CLADDING. PROVISION FOR REPAIRS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	2		12,000		3,500	WINDOWS COMPRISE UPVC FRAMED DOUBLE GLAZED UNITS IN FAIR TO GOOD CONDITION. WINDOWS ARE CIRCA 20-YEARS OLD; PERFORMING WELL. SEALS TO SEVERAL DOUBLE GLAZED UNITS HAVE FAILED (MOISTURE BETWEEN PANES), MORE FAILURES EXPECTED. IRONMOGERY STIFF / DAMAGED. PROVISION FOR REPLACING FAILED GLAZING & OVERHAULING IRONMONGERY WITHIN 5-YEARS.

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EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	2		3,000	3,000		DOORS ARE IN FAIR CONDITION. FRAMES HAVE BEEN REFIXED TO BUILDING DUE TO LOOSE / INSUFFICIENT FIT OF FRAME; IRONMONGERY STIFF / DAMAGED; WIND CATCHING DOORS / SLAMMING; INADEQUATE FOR PRIMARY USE. PROVISION FOR REMEDIAL WORKS, FIXING DOOR CLOSERS AND RENEWALS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	B	3		14,000	8,000	2,000	OVERALL FLOORS ARE IN FAIR CONDITION. GRANWOOD FLOOR UNEVEN TO HALL, WORN; SHRINKAGE TO BOARDS PROVISION FOR NEW FLOOR WITHIN 5-YEARS. CARPETED COVERINGS ARE A MIX OF OLD & NEW; OLDER COVERINGS ARE WORN, PARTICULARLY ALONG CIRCULATION ROUTES. PROVISION FOR SELECTED REPLACEMENT WITHIN 5-YEARS. ASBESTOS CONTAINING VINYL FLOOR COVERINGS ARE POOR TO SEVERAL AREAS. MISSING; CRACKED. COVER ROUGHLY 20% OF FLOOR AREA. ALLOW FOR REMOVING AND NEW COVERINGS.
INTERNALS - WALLS	B	2		4,500	12,000	4,500	WALLS ARE IN FAIR TO GOOD CONDITION. MINOR DAMAGE TO SEVERAL AREAS. MAJORITY OF WALL SPACE OBSCURED BY PUPIL'S WORK. HOLES / MINOR DAMAGE DUE TO PREVIOUS SERVICE PENETRATIONS / FIXINGS. PROVISION FOR REMEDIAL WORKS PRIOR TO REDECORATION. ASBESTOS COLUMN CASINGS COMPRISE ASBESTOS INSULATION BOARDS. MINOR DAMAGE ALONG EDGES. PROVISION FOR SELECTED REMOVAL AND FURTHER ENCAPSULATION.

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INTERNALS - CEILINGS	D	1	60,000				IN POOR CONDITION. NOTE: CEILING VOIDS CURRENTLY (PRESUMED TO) CONTAIN ASBESTOS DEBRIS AND RESTRICTED ACCESS IS IN PLACE. LARGE SUSPENDED CEILING TILES HAVE BECOME DAMAGED DUE TO WATER INGRESS; CRACKED INFILL TILES; BOWING TO LARGER TILES; TILES AND GRID HAVE BEEN SEALED DUE TO THE PRESENCE OF ASBESTOS CONTAINING MATERIALS. NO FEASIBLE WAY TO REWIRE LIGHTING WITHOUT RENEWING CEILING GRID. PROVISION FOR REMOVING EXISTING CEILINGS, CLEANING VOID / ASBESTOS REMOVAL, AND INSTALL NEW SUSPENDED CEILING GRID AND TILES. NEW SUSPENDED CEILINGS ARE IN GOOD CONDITION.
INTERNALS - DOORS	C	3			7,500		IN POOR TO FAIR CONDITION. OLD TIMBER DOORS HAVE AGEING IRONMONGERY. DAMAGED DOORS ADJACENT TO IRONMONGERY; INADEQUATELY CLOSING. ALLOW FOR SELECTED REPLACEMENT OF OLDER DOORS & RENEWAL OF IRONMONGERY.
INTERNALS - FITTED FURNITURE	B	3			18,000	5,000	IN FAIR CONDITION. OLDER SHELIVING, SINKS & CUPBOARDS ARE DATED AND INADEQUATE FOR USE; KITCHEN EQUIPMENT IS DATED. ALLOW TO REFURBISH WITHIN 5-YEARS.
INTERNALS - INTERNAL DECORATION	C	2		27,500			DECORATION IN FAIR CONDITION. MAJORITY OF WALL SPACE IS COVERED BY PUPIL'S WORK. WORN / DULL PAINT SURFACES. ALLOW FOR REDECORATION WITHIN 3-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	B	1	4,000				ONLY EXPOSED AREAS INSPECTED. SURFACE CORROSION TO EXPOSED STEELWORK. ALLOW TO RUB DOWN & RE-COAT DURING CEILING RENEWALS.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	2		30,000			IN FAIR CONDITION. INFANT TOILET AREA HAS BEEN PARTIALLY REFURBISHED. NO SIGNIFICANT WORKS FORESEEN. REMAINING TOILETS ARE DATED / WORN. PROVISION FOR REFURBISHING.

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SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					HEATING IS PROVIDED FROM BLOCK 1.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	B	3			8,000	8,000	IN FAIR CONDITION. RADIATORS & PIPEWORK HAVE BEEN RENEWED; REMAINING WARM AIR HEATERS APPEAR TO BE ORIGINAL INSTALLATIONS. PROVISION FOR REPLACEMENT OF OLDER CONVECTOR HEATERS.
MECHANICAL SERVICES - HOT WATER	B	3			750	750	IN GOOD CONDITION. ZIP ELECTRIC WATER HEATERS APPEAR GENERALLY SOUND; WORKING SATISFACTORILY. PROVISION FOR MAINTAINING
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	N/A					IN POOR CONDITION. OLD SWITCHGEAR & DISTRIBUTION BOARDS HAVE FAR EXCEEDED THEIR RECOMMENDED & PRACTICAL LIFE EXPECTANCIES. PROVISION FOR REPLACEMENT / REWIRING (LOCATED TO BLOCK 1 - COST ELSEWHERE).
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		90,000			IN POOR TO FAIR CONDITION. OLD SOCKETS AND WIRING HAVE REACHED THE END OF THEIR LIFESPAN. PROVISION FOR REWIRING.
ELECTRICAL SERVICES - LIGHTING	D	2		100,000			IN POOR CONDITION. OLD FITTINGS TO SEVERAL AREAS HAVE REACHED THE END OF THEIR LIFESPAN. WIRING, SWITCHES AND FITTINGS WILL REQUIRE RENEWING WITHIN 3-YEARS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	3			1,500	1,500	FIRE DETECTION SYSTEM APPEARS IN FAIR TO GOOD CONDITION. FAIRLY RECENT SYSTEM. PROVISION FOR MAINTAINING.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					