

CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 12:08 PM

UPRN: 272618197365

COEDFFRANC PRIMARY SCHOOL (INFANT SITE)
STANLEY ROAD
SKEWEN
NEATH

Assessment Date: 01 AUG 2016

Assessment Id 715

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions C

Asbestos: IT IS SUSPECTED THAT A SMALL AMOUNT OF ASBESTOS CEMENT DEBRIS MAY STILL BE PRESENT TO CEILING VOIDS.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		128,500.00	B	31,600.00
Unit 1	COEDFFRANC PRIMARY SCHOOL (INFANT SITE) SCHOOL BLOCK 1	C-	56,500.00	B	0.00
Unit 3	COEDFFRANC PRIMARY SCHOOL (INFANT SITE) DEMOUNTABLE BLOCK 3	D	119,500.00	B	0.00
Unit 4	COEDFFRANC PRIMARY SCHOOL (INFANT SITE) DEMOUNTABLE BLOCK 4	B	20,000.00	B	0.00
Unit 5	COEDFFRANC PRIMARY SCHOOL (INFANT SITE) SCHOOL BLOCK 5	C	391,500.00	B	12,500.00
	OVERALL SITE	C-	716,000.00	C	44,100.00

Site Comments:

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**STANLEY ROAD
SKEWEN
NEATH**

**Site Comments: THE MAIN BUILDING IS OVER 100-YEARS AND REQUIRES UPGRADING / REFURBISHING OVER THE NEXT 5-YEARS TO INCLUDE REPAIRS / RENEWALS TO WALLS AND FLOOR COVERINGS, EXTERNAL REPAIRS TO PREVENT WATER INGRESS AND NEW HEATING DISTRIBUTION.
CLADDING AND BRICKWORK TO NURSERY BLOCK REQUIRES REPLACING / REPOINTING.
EXTERNAL STONWORK TO RETAINING WALLS REQUIRES SELECTED REBUILDING AND REPOINTING THROUGHOUT.**

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UPRN : 272618197365

Unit ID : 0

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE)

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE)
STANLEY ROAD
SKEWEN
NEATH

Condition Grade

GEA 1371 m2

GIA 1258 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	100,750.00	26,500.00	1,250.00	

OVERALL 128,500.00

CONDITION ASSESSMENT REPORT

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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	D	1	45,000	25,000			STONEMWORK WALLS ARE IN POOR CONDITION. MOVEMENT AND DISPLACEMENT OF STONEMWORK RETAINING WALL ADJACENT TO CAR PARK. PROVISION FOR REBUILDING. METAL RAILINGS RUSTING THROUGHOUT DUE TO LACK OF PAINT COATING. PROVISION FOR RENEWING.
EXTERNAL AREAS AND GROUNDS - GATES	C	1	2,500				GATES ARE IN FAIR CONDITION. SEVERAL GATES HAVE BEEN RENEWED. NO SIGNIFICANT WORKS FORESEEN. REMAINING GATES HAVE CORROSION TO FIXINGS; INADEQUATE / SHARP EDGES. PROVISION TO REPLACE.
EXTERNAL AREAS AND GROUNDS - ROADS	N/A	N/A					NO ROADS. REFER TO JUNIOR SCHOOL.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	N/A	N/A					NO CAR PARKING. REFER TO JUNIOR SCHOOL.
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	D	1	18,000				IN POOR TO FAIR CONDITION. BREAKDOWN OF SURFACING; PERIMETER PATH HAS BEEN LAID TOO HIGH AND HAS BREACHED DAMP PROOF COURSE AND SUB-FLOOR VENTILATION AIR BRICKS (CAUSING WATER INGRESS AND SUBSEQUENT TIMBER DECAY). PROVISION FOR REDUCING LEVELS AND RELAYING.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	N/A	N/A					
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	1	32,500				YARD AREAS ARE IN FAIR CONDITION. THE SURFACING IS TOO HIGH ADJACENT TO BUILDINGS. PROVISION FOR RESURFACING AND IMPROVING DRAINAGE. EXISTING ENTRANCE LEADING TO MAIN SKEWEN ROAD IS POOR / UNKEMPT / NO LONGER USED. CURRENTLY NO EVIDENCE OF OWNERSHIP. PROVISION FOR RESURFACING.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	C	1	1,250		1,250		IN FAIR CONDITION. SOME LIGHT FITTINGS APPEAR OLD. PROVISION FOR NEW FITTINGS TO SELECTED AREAS.

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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 - OUTBUILDINGS	C	1	1,500	1,500			IN FAIR CONDITION. TOY STORE AND TIMBER SHEDS / PLAYHOUSE REQUIRES OVERHAUL TO PROLONG LIFESPAN. ALLOW TO REDECORATE.

CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 12:08 PM

UPRN : 272618197365

Unit ID : 1

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE) SCHOOL BLOCK 1

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE)
STANLEY ROAD
SKEWEN
NEATH

Condition Grade C-

GEA 120 m2

GIA 109 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	42,250.00	4,000.00	6,000.00	4,250.00

OVERALL 56,500.00

CONDITION ASSESSMENT REPORT

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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	B	3			750	750	IN FAIR TO GOOD CONDITION. DECRA TYPE ROOF COVERING APPEARS RELATIVELY SOUND - LOW MAINTENANCE ROOF COVERING. NO EVIDENCE OF WATER INGRESS. ALLOW FOR MINOR REPAIRS ONLY.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	2		1,500			IN FAIR CONDITION. ALUMINIUM OGEE-TYPE RAINWATER GOODS ARE WORN; UNEVEN RUNS; BLOCKAGES / LEAKS TO JOINTS. PROVISION FOR OVERHAUL, PARTIAL RENEWAL AND REDECORATION.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	D	1	22,000				IN POOR CONDITION. TIMBER CLADDING HAS FAR EXCEEDED ITS LIFESPAN. ALLOW TO RENEW. MISSING MORTAR JOINTS TO BRICKWORK; LEANING BRICKWORK. ALLOW FOR CLADDING RENEWALS AND REPAIRS / REPOINTING TO BRICKWORK.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	C	1	2,500				IN FAIR CONDITION. UPVC DOUBLE GLAZED UNITS ARE RELATIVELY SOUND. ALLOW FOR MINOR WORKS ONLY. OLDER TIMBER SASH WINDOWS HAVE REACHED THE END OF THEIR LIFESPAN. ALLOW FOR RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	3			750		IN FAIR TO GOOD CONDITION. UPVC ENTRANCE DOOR IS RELATIVELY SOUND. ROLLER SHUTTER DOORS HAVE MINOR CORROSION. ALLOW FOR OVERHAUL.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	1	1,500				IN POOR TO FAIR CONDITION. REDUNDANT CHIMNEY BREAST REQUIRES FURTHER INSPECTION AND REMEDIAL WORKS.
INTERNALS - FLOORS	B	3			2,000		IN FAIR CONDITION. TIMBER AND VINYL COVERINGS GENERALLY SOUND. ALLOW FOR DURABLE FLOOR COVERINGS TO BARE TIMBER FLOORS WITHIN 5-YEARS.
INTERNALS - WALLS	D	1	15,000				IN POOR CONDITION. TIMBER BOARDED WALLS IN GENERAL ARE THERMALLY INEFFICIENT THROUGHOUT. ALLOW FOR INSULATING AND MORE DURABLE WALL COVERINGS.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - CEILINGS	B	4				250	IN FAIR TO GOOD CONDITION. FIBRE BOARDED CEILINGS ARE GENERALLY SOUND. ALLOW TO MAINTAIN.
INTERNALS - DOORS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - FITTED FURNITURE	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - INTERNAL DECORATION	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/A	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	B	4				750	IN FAIR TO GOOD CONDITION. TOILET AREAS GENERALLY SOUND. NO SIGNIFICANT WORKS FORESEEN.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	B	3			1,250	1,250	IN FAIR TO GOOD CONDITION. LOCAL GAS HEATERS GENERALLY SOUND. ALLOW FOR AD-HOC RENEWALS.
MECHANICAL SERVICES - HOT WATER	C	3			1,000	1,000	IN FAIR CONDITION. AGEING WATER HEATERS GENERALLY SOUND, HOWEVER, REACHING THE END OF THEIR LIFESPAN. ALLOW FOR AD-HOC RENEWALS.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	1	1,250				IN POOR CONDITION. OLD SWITCHGEAR AND DISTRIBUTION BOARDS. ALLOW TO RENEW.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	3			250	250	SMALL POWER PROVISION GENERALLY IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.

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ELECTRICAL SERVICES - LIGHTING	C	2		2,500			IN POOR TO FAIR CONDITION. OLD FITTINGS, WIRING AND SWITCHES ARE NEARING THE END OF THEIR PRACTICAL LIFESPAN. ALLOW TO RENEW.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	N/A	N/A					
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

CONDITION ASSESSMENT REPORT

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UPRN : 272618197365

Unit ID : 3

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE) DEMOUNTABLE BLOCK 3

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE)
STANLEY ROAD
SKEWEN
NEATH

Condition Grade D

GEA 130 m2

GIA 124 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	80,750.00	20,500.00	16,000.00	2,250.00

OVERALL 119,500.00

CONDITION ASSESSMENT REPORT

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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	2		15,000			IN POOR TO FAIR CONDITION. FELTED COVERING HAS REACHED THE END OF ITS PRACTICAL LIFESPAN. ALLOW FOR NEW ROOF COVERING.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	4				250	IN FAIR TO GOOD CONDITION. UPVC RAINWATER GOODS APPEAR RELATIVELY SOUND. ALLOW TO MAINTAIN.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	D	1	40,000				IN POOR CONDITION. TIMBER STONEFLEX CLADDING IS IN POOR CONDITION. SECTIONS ARE DUE TO BE RENEWED. DECAY TO CLADDING THROUGHOUT; EXCEEDED ITS LIFESPAN. ALLOW TO RENEW.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	D	1	20,000				ALUMINIUM AND TIMBER FRAMED SINGLE GLAZED WINDOWS ARE IN POOR CONDITION. DECAY TO TIMBER FRAME; THERMALLY INEFFICIENT; EXCEEDED THEIR LIFESPAN. PROVISION FOR RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	D	1	4,000				IN POOR TO FAIR CONDITION. DECAYING TO DOORS. ALLOW TO RENEW.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	2		750			IN FAIR CONDITION. CORROSION TO FLUES. ALLOW TO RENEW.
INTERNALS - FLOORS	C	2		3,000			IN POOR TO FAIR CONDITION. WORN COVERINGS THROUGHOUT. ALLOW TO RENEW.
INTERNALS - WALLS	B	3			4,000		IN FAIR CONDITION. WALLS ARE GENERALLY SOUND. DAMAGED AREAS DUE TO FAILURE OF CLADDING. ALLOW FOR REMEDIAL WORKS.
INTERNALS - CEILINGS	C	1	8,000				IN POOR TO FAIR CONDITION. CEILINGS COMPRISE FIBRE BOARD PANELS. INADEQUATE FOR FIXING OF LIGHTS. ALLOW FOR RENEWING.
INTERNALS - DOORS	B	2		500		500	IN FAIR CONDITION. TIMBER FLUSH DOORS ARE OLD; INADEQUATE. ALLOW FOR AD-HOC RENEWALS.

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INTERNALS - FITTED FURNITURE	C	2		1,250			IN FAIR CONDITION. AGEING SINK UNIT. ALLOW FOR RENEWING WITHIN 5-YEARS.
INTERNALS - INTERNAL DECORATION	B	1	1,500			1,500	IN FAIR TO GOOD CONDITION. ALLOW FOR REDECORATION AFTER CLADDING RENEWALS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/A	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	3			8,000		IN FAIR CONDITION. AGEING SANITARYWARE / TOILET FACILITY. ALLOW TO REFURBISH.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	3			4,000		IN POOR TO FAIR CONDITION. OLD GAS HEATERS ARE NEARING THE END OF THEIR LIFESPAN. ALLOW FOR RENEWING.
MECHANICAL SERVICES - HOT WATER	A	N/A					IN GOOD CONDITION. ZIP RCH WATER HEATER SOUND. NO SIGNIFICANT WORK FORESEEN.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	1	1,250				IN POOR TO FAIR CONDITION. AGEING SWITCHGEAR AND DISTRIBUTION BOARDS. ALLOW FOR RENEWING.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	D	1	2,500				IN POOR CONDITION. ELECTRICS HAVE BEEN ISOLATED DURING INSPECTION, WHILST IMMINENT CLADDING RENEWAL IS UNDERTAKEN. ALLOW FOR REWIRING.
ELECTRICAL SERVICES - LIGHTING	C	1	3,500				IN POOR TO FAIR CONDITION. LIGHT FITTINGS INADEQUATELY FIXED TO CEILING; AGEING FITTINGS. PROVISION FOR RENEWING DURING CEILING RENEWAL.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	N/A	N/A					
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 272618197365

Unit ID : 4

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE) DEMOUNTABLE BLOCK 4

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE)
STANLEY ROAD
SKEWEN
NEATH

Condition Grade B

GEA 69 m2

GIA 67 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

6,750.00

5,250.00

8,000.00

OVERALL 20,000.00

CONDITION ASSESSMENT REPORT

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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	B	2		1,250		1,250	IN FAIR TO GOOD CONDITION. DECRA-TYPE ROOF COVERING GENERALLY SOUND - LOW MAINTENANCE. DAMAGED AREA OF ROOFING / VANDALISED ADJACENT TO FIRE EXIT DOOR OF R/H CLASSROOM. ALLOW FOR MINOR REPAIRS / RENEWALS.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	4				250	IN FAIR TO GOOD CONDITION. UPVC RAINWATER GOODS APPEAR RELATIVELY SOUND. ALLOW TO MAINTAIN.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			750	750	IN FAIR TO GOOD CONDITION. WALLS HAVE BEEN RECLAD WITH TIMBER STONFLEX CLADDING. MINOR DAMAGE / WEAR TO CLADDING. ALLOW FOR MINOR REPAIRS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	3			250	250	IN FAIR TO GOOD CONDITION. UPVC DOUBLE GLAZED UNITS ARE RELATIVELY SOUND. NO SIGNIFICANT WORKS FORESEEN. ALLOW TO MAINTAIN.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	2		4,000			IN POOR TO FAIR CONDITION. TIMBER DOORS HAVE DECAYED, PARTICULARLY TO BASE; ENTRANCE DOOR STICKING / DAMAGED; INADEQUATE FOR ENTRANCE DOOR USE FOR YOUNG CHILDREN. ALLOW FOR RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - FLOORS	C	2		1,500	1,500		IN POOR TO FAIR CONDITION. FLOOR COVERINGS ARE GENERALLY WORN; LIFTING AT SEVERAL PLACES. PROVISION FOR AD-HOC RENEWALS.
INTERNALS - WALLS	B	3			250	250	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - CEILINGS	B	4				250	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - DOORS	B	3					IN FAIR TO GOOD CONDITION. ALLOWANCE FOR MINOR REPAIRS ONLY.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - FITTED FURNITURE	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - INTERNAL DECORATION	A	N/A				3,500	IN GOOD CONDITION. ALLOWANCE FOR REDECORATION WITHIN 10-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	B	3			1,500	1,500	GAS HEATERS ARE IN FAIR TO GOOD CONDITION. ALLOWANCE FOR AD-HOC RENEWALS.
MECHANICAL SERVICES - HOT WATER	A	N/A					IN GOOD CONDITION. ZIP HEATERS SOUND. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	3			1,000		IN FAIR TO GOOD CONDITION. INADEQUATE QUANTITY OF POWER SOCKETS. PROVISIONAL FOR ADDITIONAL.
ELECTRICAL SERVICES - LIGHTING	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	N/A	N/A					
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 272618197365

Unit ID : 5

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE) SCHOOL BLOCK 5

COEDFFRANC PRIMARY SCHOOL (INFANT
SITE)
STANLEY ROAD
SKEWEN
NEATH

Condition Grade C

GEA 966 m2

GIA 879 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	101,500.00	74,500.00	207,750.00	7,750.00

OVERALL 391,500.00

CONDITION ASSESSMENT REPORT

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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	1	3,500		140,000		IN POOR TO FAIR CONDITION. COVERING COMPRISES MAN-MADE SLATES. PREVIOUS TEMPORARY REPAIRS HAVE BEEN UNDERTAKEN TO GABLE ENDS, RIDGES AND VALLEYS; COVERING HAS REACHED THE END OF ITS PRACTICAL LIFESPAN. ALLOW FOR RENEWING. FLAT ROOF COVERINGS OVER TOILET BLOCKS ARE WORN. REACHED THE END OF THEIR PRACTICAL LIFESPAN. ALLOW TO RENEW DURING PITCHED ROOFING RENEWAL.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	3			20,000		IN POOR TO FAIR CONDITION. RAINWATER GOODS COMPRISE A MIXTURE OF DIFFERENT TYPES AND AGES; INADEQUATE DRAINAGE FROM ROOF VALLEYS INTO HOPPERS / GUTTERING. ALLOW TO RENEW ALL DURING ROOF REFURBISHMENT.
EXTERNAL ROOF - ROOF LIGHTS ETC	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	2		25,000			STONEMASONRY WALLS ARE GENERALLY IN FAIR CONDITION. SIGNIFICANT WATER INGRESS AT SEVERAL LOCATIONS AROUND THE BUILDING, PARTICULARLY ADJACENT TO WINDOW OPENINGS; CRACKING ADJACENT TO OPENINGS AT HIGH LEVEL; SIGNIFICANT STRUCTURAL CRACK TO CLASSROOM BETWEEN ENTRANCE FAÇADE AND INTERNAL SOLID PARTITION; MISSING MORTAR POINTING AND WEATHERING / DELAMINATION OF STONEMASONRY; WEATHERED SILLS. PROVISION FOR REMEDIAL INCLUDING REPOINTING.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	3					IN FAIR TO GOOD CONDITION. MAJORITY OF WINDOWS HAVE BEEN RENEWED WITH UPVC DOUBLE GLAZED UNITS. ALLOW FOR MINOR REMEDIAL WORKS. REMAINING TIMBER SASH WINDOWS HAVE REACHED THE END OF THEIR PRACTICAL LIFESPAN. ALLOW TO RENEW.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	A	N/A					IN GOOD CONDITION. ALUMINIUM DOORS ARE SOUND. NO SIGNIFICANT WORKS FORESEEN.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	1					WATER INGRESS APPARENT TO REDUNDANT CHIMNEY STACKS. ALLOW FOR REMEDIAL WORKS.
INTERNALS - FLOORS	C	2		20,000	10,000		IN FAIR CONDITION. CARPET COVERINGS ARE OF MIXED AGE. SEVERAL COVERINGS ARE HEAVILY STAINED; LIFTED / BUBBLED CAUSING TRIPPING HAZARDS. ALLOW FOR SELECTED RENEWALS. WOOD BLOCK FLOOR IS WORN; AREAS SUNK / UNEVEN; LOOSE BLOCKS TO SEVERAL AREAS. ALLOW TO RENEW SELECTED AREAS, SAND AND SEAL BLOCK FLOORING. WATER INGRESS HAS DAMAGED SUSPENDED FLOOR. ALLOW FOR REPAIRS.
INTERNALS - WALLS	C	2		18,000			IN FAIR CONDITION. WATER INGRESS HAS DAMAGED PLASTERWORK AT SEVERAL LOCATIONS; CRACKING THROUGH PLASTERWORK (SOME STRUCTURAL). PROVISION FOR REMEDIAL WORKS.
INTERNALS - CEILINGS	B	2		8,000			IN FAIR CONDITION. WATER INGRESS HAS DAMAGED PLASTERWORK; VARIOUS CRACKING THROUGH CEILING SURFACES. ALLOW FOR REMEDIAL REPAIRS.
INTERNALS - DOORS	C	3					IN POOR TO FAIR CONDITION. OLD TIMBER PANELLED DOORS, SCREENS AND IRONMONGERY INTO CLASSROOM AREAS HAVE EXCEEDED THEIR LIFESPAN. PROVISION FOR RENEWING.
INTERNALS - FITTED FURNITURE	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - INTERNAL DECORATION	C	3			25,000		IN POOR TO FAIR CONDITION. DAMAGED / STAINED PAINT FINISH. ALLOW FOR REDECORATION UPON COMPLETION OF REMEDIAL WORKS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	B	3			5,000		IN FAIR TO GOOD CONDITION. TOILET AREAS HAVE BEEN REFURBISHED IN RECENT YEARS. NO SIGNIFICANT WORKS FORESEEN. STAFF TOILET ADJACENT TO OFFICE IS IN FAIR CONDITION. ALLOW FOR MINOR REFURBISHMENT WITHIN 5-YEARS.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	1	98,000				OLD SINGLE BORE PIPE HEATING SYSTEM AND CAST IRON RADIATORS ARE IN POOR CONDITION. EXCEEDED THEIR PRACTICAL LIFESPAN. ALLOW FOR RENEWING.
MECHANICAL SERVICES - HOT WATER	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	3			1,250	1,250	IN FAIR TO GOOD CONDITION. DISTRIBUTION BOARDS HAVE BEEN RENEWED AD- HOC. NO MAJOR WORKS FORESEEN. ALLOW FOR MINOR MAINTENANCE RENEWALS.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	2		3,500			IN FAIR TO GOOD CONDITION. INADEQUATE NUMBER OF SOCKETS TO SEVERAL CLASSROOMS. ALLOW FOR ADDITIONAL SOCKETS.
ELECTRICAL SERVICES - LIGHTING	B	3			6,000	6,000	IN FAIR CONDITION. FITTINGS ARE AGEING AND WILL BEGIN TO FAIL OVER THE NEXT 5-YEARS. ALLOW FOR REPLACEMENT OF SELECTED FITTINGS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	3			500	500	IN FAIR TO GOOD CONDITION. ALLOW TO MAINTAIN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					