

CONDITION ASSESSMENT REPORT

Report run on: April 1, 2021 3:03 PM

UPRN: 271134194036

**CRYMLYN PRIMARY SCHOOL
SCHOOL ROAD
JERSEY MARINE
NEATH**

Assessment Date: 10 MAR 2015

Assessment Id 684

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions B

Asbestos: AMOSITE CEILING PANELS TO KITCHEN; BACKING BOARDS TO HOT WATER HEATERS AND FLUE / RAINWATER PIPES.
LOW RISK; WELL MANAGED

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		91,000.00		2,000.00
Unit 1	CRYMLYN PRIMARY SCHOOL SCHOOL BLOCK 1	C-	99,700.00	C	21,250.00
Unit 2	CRYMLYN PRIMARY SCHOOL SCHOOL BLOCK 2	C-	275,250.00	C	44,500.00
	OVERALL SITE	C-	465,950.00	C	67,750.00

Site Comments: BOTH BUILDINGS HAVE RECEIVED MINOR UPGRADES OVER RECENT YEARS, TO PREVENT FAILURE. THE REAR BLOCK (BLOCK 2) IS NEARING THE END OF ITS PRACTICAL LIFE EXPECTANCY AND SHOULD BE REPLACED.

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CRYMLYN PRIMARY SCHOOL

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SCHOOL ROAD
JERSEY MARINE
NEATH

Condition Grade

GEA 551 m2

GIA 482 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

71,000.00

18,000.00

500.00

1,500.00

OVERALL

91,000.00

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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	C	1	20,000	17,500			STONEMASONRY WALLS IN FAIR CONDITION. POINTING / MORTAR JOINTS ARE POOR, WORN, CRUMBLING, MISSING MORTAR JOINTS TO SEVERAL AREAS; VEGETATION GROWTH, PARTICULARLY TO REAR OF WALLS. PROVISION FOR REPOINTING THROUGHOUT TO PREVENT FURTHER WEAKNESS TO STRUCTURE. BALLSTOP FENCING AROUND PLAYING FIELD IN SOUND CONDITION, HOWEVER, SURFACE RUST TO SUPPORTS. ALLOW TO REDECORATE METALWORK. BALLSTOP FENCING ADJACENT TO YARD AREA IS DAMAGED / MISSING. ALLOW TO RENEW. METAL RAILINGS TO ENTRANCE BOUNDARY AND ENCLOSING FIELD HAVE VARIOUS DAMAGE / RUST. PROVISION FOR PARTIAL REPLACEMENT, REMEDIAL WORKS AND REDECORATION.
EXTERNAL AREAS AND GROUNDS - GATES	C	1	3,500				IN FAIR CONDITION. STEEL BOX SECTION ENTRANCE GATE IS BEGINNING TO CORRODE; DAMAGED SECTIONS. PAINT FLAKING OFF REAR VEHICLE GATE. VEHICLE GATE TO PLAYING FIELD HAS CORRODED; DAMAGED SECTIONS. PROVISION FOR SELECTED REPLACEMENT OF GATES AND OVERHAUL / REDECORATE REMAINING.
EXTERNAL AREAS AND GROUNDS - ROADS	N/A	N/A					
EXTERNAL AREAS AND GROUNDS - CAR PARKING	N/A	N/A					
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	C	1	4,250				IN FAIR CONDITION. WORN AREAS OF BITMAC ADJACENT TO BUILDING. HANDRAILS TO STEPS / RAMPS FROM BUILDING HAVE CORRODED; WORN TREADS / SURFACES; PATH TO THE SIDE OF BLOCK 2 HAS BEEN LAID TOO HIGH AND BLOCKED THE AIR BRICKS FOR THE SUB-FLOOR VENTILATION. PROVISION FOR REPLACING.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	B	2		500	500		MINOR DAMAGE TO GULLIES. PROVISION FOR SELECTED REMEDIAL WORKS.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	D	1	25,000				PLAY AREAS ARE IN POOR CONDITION. SURFACES ARE EXTREMELY WORN; SPALLED / CRACKED METALLED SURFACE; UNEVEN. PROVISION FOR RESURFACING THROUGHOUT.

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EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	1	750			1,500	IN FAIR CONDITION. SEVERAL DAMAGED FITTINGS; WATER INGRESS TO FITTING. PROVISION FOR SELECTED RENEWAL.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	D	1	17,500				TOY STORE AND SHELTERS ARE IN POOR CONDITION. ROOF COVERING, FASCIAS, DOORS AND GUTTERING HAVE EXCEEDED THEIR PRACTICAL LIFE EXPECTANCY AND SHOULD BE REPLACED. REMAINING ELEMENTS, I.E. ROOF TIMBERS, SHOULD BE OVERHAULED AND REDECORATED.

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UPRN : 271134194036

Unit ID : 1

CRYMLYN PRIMARY SCHOOL SCHOOL
BLOCK 1

CRYMLYN PRIMARY SCHOOL
SCHOOL ROAD
JERSEY MARINE
NEATH

Condition Grade C-

GEA 207 m2

GIA 170 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	33,750.00	48,700.00	8,750.00	8,500.00

OVERALL 99,700.00

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EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	1	18,000				VIEWED FROM GROUND LEVEL. IN POOR TO FAIR CONDITION. MOSS GROWTH TO PITCHED SURFACES, ON-GOING WATER INGRESS ADJACENT TO EAVES AND CHIMNEY STACK; MAN-MADE SLATES ARE DELAMINATING; SLIPPED SLATES. PROVISION FOR PARTIAL RENEWAL OF ROOF COVERING AND REPAIRS. FLAT ROOF SURFACES ARE BEGINNING TO BREAK DOWN; SEVERAL PATCH REPAIRS / ISSUES WITH WATER INGRESS; NEARING THE END OF THEIR PRACTICAL LIFE EXPECTANCY. PROVISION FOR RENEWING.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	1	3,500				IN POOR TO FAIR CONDITION. WORN GUTTERING AND DOWNPIPES; LOSS OF PAINT COVERING; LEAKS TO JOINTS. ALLOW TO OVERHAUL.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			7,500		OVERALL, IN FAIR TO GOOD CONDITION. LOSS OF / WEATHERED FACES TO STONWORK; MINOR SPALLING OF HIGH LEVEL STONES; MINOR MOVEMENT OF STONE ARCHES OVER WINDOW OPENINGS. PROVISION FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	4			750	750	PVCU DOUBLE GLAZED UNITS APPEAR IN FAIR TO GOOD CONDITION. SEVERAL SEALS TO DOUBLE GLAZED UNITS HAVE FAILED. ALLOW FOR SELECTED RENEWAL.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	2		2,500			OLD TIMBER ENTRANCE DOORS ARE IN POOR TO FAIR CONDITION. WORN / DECAYED SURFACES. PROVISION FOR REPLACING. REMAINING DOOR TO REAR IS SOUND.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	1	6,000				GAS FLUES ARE IN FAIR CONDITION. CORROSION TO FLUES AND GRILLES. PROVISION FOR REPLACING. WATER INGRESS THROUGH REDUNDANT CHIMNEYS. PROVISION FOR REMEDIAL WORKS.

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INTERNALS - FLOORS	C	2		4,000		4,000	IN FAIR CONDITION. SURFACES TO WOOD BLOCK FLOORING IS WORN. PROVISION FOR SANDING AND SEALING. VINYL FLOORING IS STAINED / WORN. ALLOW FOR RENEWING. CARPET COVERINGS TO SEVERAL AREAS ARE UNEVEN AND WORN. ALLOW FOR RENEWALS.
INTERNALS - WALLS	C	2		3,500			IN FAIR CONDITION. ISOLATED AREAS OF DAMAGED PLASTER DUE TO WATER INGRESS; OLD / WORN PLASTER. PROVISION FOR SELECTED HACKING OFF AND REPLASTERING.
INTERNALS - CEILINGS	B	2		2,500			IN FAIR TO GOOD CONDITION. MINOR CRACKING; ISOLATED DAMAGE DUE TO WATER INGRESS (ADJACENT TO CHIMNEY STACKS). PROVISION FOR REMEDIAL WORKS.
INTERNALS - DOORS	B	2		1,000			IN FAIR CONDITION. SEVERAL DOORS HAVE BEEN RENEWED WITH FIRE RATED DOORS. NO SIGNIFICANT WORKS FORESEEN. REMAINING TIMBER FLUSH DOORS HAVE MINOR DAMAGE AND LOSS OF PAINT FINISH. PROVISION FOR OVERHAULING AND REDECORATION.
INTERNALS - FITTED FURNITURE	C	2		700			IN FAIR CONDITION. OLD SINK UNITS TO CLASS AREAS. PROVISION FOR RENEWING.
INTERNALS - INTERNAL DECORATION	D	1	5,000				DECORATION IS IN POOR TO FAIR CONDITION. WORN / STAINED SURFACES; FLAKING PAINTWORK. PROVISION FOR REDECORATION.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	1	1,250				PROVISIONAL SUM FOR REMEDIAL WORKS TO ROOF TIMBERS ADJACENT TO WATER INGRESS.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	2		25,000			SANITARYWARE AND TOILET AREAS ARE IN POOR CONDITION. DATED AND APPEAR WORN. PROVISION FOR REFURBISHING.
SANITARY SERVICES - COLD WATER STORAGE TANKS,	N/A	N/A					

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CISTERNS AND PIPEWORK							
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	B	2		3,000		3,000	GAS HEATERS ARE IN FAIR CONDITION. PROVISION FOR SELECTED RENEWAL.
MECHANICAL SERVICES - HOT WATER	B	2		1,500			IN FAIR CONDITION. HOT WATER HEATER SUPPLYING TOILETS AND STAFF AREA APPEARS RELATIVELY NEW. NO WORKS FORESEEN. REMAINING ELECTRIC WATER HEATERS ARE OLD. ALLOW TO RENEW WITHIN 2-YEARS.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	C	2		2,000			IN FAIR CONDITION. OLD MAIN SWITCH. ALLOW TO RENEW. NEW DISTRIBUTION BOARDS IN GOOD CONDITION. PROVISION FOR MINOR REPAIRS.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	3			250	250	SMALL POWER WIRING AND SOCKETS IN GOOD CONDITION. PROVISION FOR MINOR REPAIRS.
ELECTRICAL SERVICES - LIGHTING	B	3			250	500	LIGHT FITTINGS AND SWITCHES IN GOOD CONDITION. PROVISION FOR MINOR RENEWAL.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	C	2		3,000			IN POOR TO FAIR CONDITION. FIRE ALARM PANEL IS NEARING THE END OF ITS PRACTICAL LIFE EXPECTANCY. PROVISION FOR REPLACING.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 271134194036

Unit ID : 2

CRYMLYN PRIMARY SCHOOL SCHOOL
BLOCK 2

CRYMLYN PRIMARY SCHOOL
SCHOOL ROAD
JERSEY MARINE
NEATH

Condition Grade C-

GEA 245 m2

GIA 233 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	179,000.00	46,250.00	48,500.00	1,500.00

OVERALL 275,250.00

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EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	2		15,000			PROFILED METAL ROOF SHEETS APPEAR IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR REMEDIAL WORKS ONLY. FLAT ROOF COVERINGS AND CONCRETE DECK IN POOR TO FAIR CONDITION. PROVISION FOR REMEDIAL WORKS AND RESURFACING.
EXTERNAL ROOF - RAINWATER DISPOSAL	D	1	8,500				IN POOR CONDITION. RAINWATER GOODS (INCLUDING ASBESTOS CEMENT PRODUCTS) ARE WORN; LEAKING AT JOINTS; DISPLACED AND MISSING FIXINGS. PROVISION FOR REPLACING.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	D	1	135,000				CORRUGATED METAL CLADDINGS IS IN POOR CONDITION. DAMAGED; LOW LEVEL RUSTING; AIR BRICKS FOR SUB FLOOR VENTILATION HAVE BEEN BLOCKED BY HIGH PATH AND STEPS / RAMPS; FAR EXCEEDED ITS PRACTICAL LIFE EXPECTANCY. PROVISION FOR RECLADDING / INSULATING INCLUDING ASSOCIATED BUILDERS WORK. LOW LEVEL BRICKWORK HAS MISSING MORTAR JOINTS. PROVISION FOR REPOINTING / REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	2		3,000			MAJORITY OF WINDOWS HAVE BEEN REPLACED WITH PVCU DOUBLE GLAZED UNITS AND ARE IN GOOD CONDITION. ALLOW FOR RENEWING WINDOWS WITHIN CLADDING RENWALS. REMAINING TIMBER FRAMED, SINGLE GLAZED UNITS ARE DECAYING / DAMAGED. PROVISION FOR RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	1	3,000	4,000			TIMBER ENTRANCE DOORS ARE IN POOR TO FAIR CONDITION. DECAYING / DAMAGED SURFACES; PAINTWORK FLAKING OFF. PROVISION FOR RENEWING WITH ALUMINIUM UNITS. REMAINING DOORS HAVE BEEN RENEWED WITH PVCU UNITS. IT HAS BEEN RECOMMENDED THAT THE CLADDING IS RENEWED. PROVISION FOR RENEWING ASSOCIATED DOORS DURING CLADDING RENEWAL.

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EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	2		1,500			METAL FLUES FROM LOCALISED GAS HEATERS HAVE CORRODED. PROVISION FOR REPLACING FLUES AND GRILLES.
INTERNALS - FLOORS	C	2		7,000			TIMBER SUSPENDED FLOOR IN FAIR CONDITION. NO EVIDENCE OF SUB-FLOOR VENTILATION; DAMAGED SECTIONS ADJACENT TO BACK DOOR. PROVISION FOR INSPECTING SUB FLOOR FOR DECAY / ROT AND ALLOWANCE FOR REMEDIAL REPAIRS. COVERINGS IN FAIR TO GOOD CONDITION. OLDER COVERINGS WORN. PROVISION FOR MINOR RENEWALS.
INTERNALS - WALLS	C	1	15,000		16,000		TIMBER BOARDED WALLS ARE IN FAIR CONDITION. DATED APPEARANCE; THERMALLY INEFFICIENT. PROVISION FOR INSULATING PANELS TO EXTERNAL AND IMPROVEMENTS TO INTERNAL WALLS. PAINTED BRICK SURFACES TO KITCHEN AND DINING AREAS ARE INADEQUATE FOR ENVIRONMENT. PROVISION FOR NEW PVCU SURFACES.
INTERNALS - CEILINGS	B	4			500	500	TIMBER CEILINGS ARE IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR MINOR REPAIRS. ASBESTOS CEILINGS TO KITCHEN APPEARS SOUND. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - DOORS	B	3			4,000		IN FAIR TO GOOD CONDITION. SEVERAL DOORS HAVE BEEN RENEWED WITH FIRE RATED DOORS. OLDER DOORS ARE DATED. PROVISION FOR SELECTED RENEWAL.
INTERNALS - FITTED FURNITURE	B	3			12,000		KITCHEN AREAS IN FAIR CONDITION. PROVISION FOR SELECTED RENEWAL OF EQUIPMENT. SINK UNITS TO CLASSROOM ARE AGING. ALLOW FOR RENEWALS.
INTERNALS - INTERNAL DECORATION	B	3			7,000		IN FAIR CONDITION. PAINTED SURFACES ARE BEGINNING TO LOOK WORN. PROVISION FOR REDECORATION WITHIN 5-YEARS.

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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	C	1	17,500				SANITARYWARE AND TOILET AREAS ARE IN POOR CONDITION. DATED AND WORN. PROVISION FOR REFURBISHING.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	C	2		1,250			COLD WATER PIPEWORK UNLAGGED. PROVISION FOR LAGGING.
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	2		6,000	6,000		IN FAIR CONDITION. GAS HEATERS ARE OLD; NEARING THE END OF THEIR LIFESPAN. ALLOW TO RENEW.
MECHANICAL SERVICES - HOT WATER	B	2		4,500			IN FAIR TO GOOD CONDITION. HOT WATER HEATER TO KITCHEN IS RELATIVELY NEW. NOW WORKS FORESEEN OLDER ELECTRIC HEATERS TO TOILET AREAS ARE OLD AND NEARING THE END OF THEIR PRACTICAL LIFESPAN. ALLOW TO RENEW WITHIN 3-YEARS (INCLUDING REMOVAL OF ASBESTOS BACKING BOARDS).
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	3			2,500		IN FAIR TO GOOD CONDITION. OLD SWITCHGEAR AND DISTRIBUTION BOARD. ALLOW FOR SELECTED RENEWAL.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	4			250	500	IN FAIR TO GOOD CONDITION. EXPECT MINOR REPAIRS ONLY.
ELECTRICAL SERVICES - LIGHTING	B	4			250	500	IN FAIR TO GOOD CONDITION. EXPECT MINOR REPAIRS ONLY.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	C	2		4,000			IN POOR TO FAIR CONDITION. FIRE ALARM PANEL IS NEARING THE END OF ITS PRACTICAL LIFE EXPECTANCY. PROVISION FOR REPLACING.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					