

CONDITION ASSESSMENT REPORT

Report run on: April 13, 2021 9:45 AM

UPRN: 278009192077

CWMAFAN PRIMARY SCHOOL (INFANT SITE)

**TY'R OWN ROW
CWMAVON
PORT TALBOT**

Assessment Date: 17 SEP 2014

Assessment Id 658

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions B

Asbestos: SMALL AMOUNT PRESENT. LOW RISK; WELL MANAGED.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		49,000.00		6,000.00
Unit 1	CWMAFAN PRIMARY SCHOOL (INFANT SITE) SCHOOL BLOCK 1	C-	245,250.00	B	25,000.00
Unit 2	CWMAFAN PRIMARY SCHOOL (INFANT SITE) DEMOUNTABLE BLOCK 2	B	13,500.00	A	500.00
	OVERALL SITE	C	307,750.00	B	31,500.00

Site Comments: THE SCHOOL IS ON A SHARED SITE WITH THE JUNIOR SCHOOL (DUE TO MERGE JAN 2015). EXTERNAL AREAS HAVE BEEN SPLIT BETWEEN SCHOOLS. EXTERNAL PATHS AND WALLS REQUIRE REMEDIAL WORKS. THE BUILDING APPEARS SOUND WITH REPAIRS REQUIRED TO ROOF AND WALLS. INTERNAL DOORS AND TOILET AREAS SHOULD BE RENEWED / REFURBISHED; WATER INGRESS HAS DAMAGED WALL FINISHES; SMALL POWER SUPPLY IS DATED / INADEQUATE SOCKET PROVISION.

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SITE)

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TY'R OWN ROW
CWMAVON
PORT TALBOT

Condition Grade

GEA 1100 m2

GIA 1020 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	25,000.00	7,500.00	12,500.00	4,000.00

OVERALL 49,000.00

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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	2		6,000			WALLS ARE IN FAIR CONDITION. SOFT / LOSS OF MORTAR JOINTS TO COPING STONES; MINOR VEGETATION GROWTH; MISSING MORTAR JOINTS TO STONE AND BRICK WALLS PARTICULARLY AT HIGH LEVEL. PROVISION FOR REMEDIAL WORKS TO WALLS, REMOVAL OF VEGETATION AND REBEDDING OF SELECTED COPING STONES.
EXTERNAL AREAS AND GROUNDS - GATES	C	3			2,500		GATES ARE IN FAIR CONDITION. METAL GATES HAVE BEEN OVERHAULED AND REDECORATED IN RECENT YEARS. NEW GATES HAVE BEEN FITTED TO ENCLOSE AREAS AROUND THE BUILDING. ENTRANCE GATE TO ROAD HAS RUSTING FIXINGS; CHIPPED PAINT; INADEQUATE FOR MODERN SCHOOL / SECURITY STANDARDS. PROVISION FOR RENEWING.
EXTERNAL AREAS AND GROUNDS - ROADS	N/A	N/A					NO ROADS. ALL BITMAC SURFACING COVERED UNDER PATHS AND HARD STANDINGS.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	D	1	25,000				THE CAR PARK IS A SHARED FACILITY WITH THE JUNIOR SCHOOL. SURFACING IS IN POOR CONDITION. LOOSE / MISSING BITMAC COATING; POT HOLES. PROVISION FOR REPAIRS, RESURFACING, AND RELINING SPACES. COST HAS BEEN SPLIT BETWEEN INFANT AND JUNIOR SCHOOL (50/50).
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	B	3			1,500	1,500	IN FAIR TO GOOD CONDITION. AREAS HAVE BEEN OVERHAULED IN RECENT YEARS. MINOR LOSS OF SURFACE COATING. ALLOW FOR SELECTED RENEWALS WITHIN 5 AND 10 YEARS.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	C	2		1,500	1,500	1,500	IN FAIR CONDITION. ISSUES WITH BLOCKAGES TO FOUL WATER DRAINAGE FROM TOILETS. PROVISION FOR REMEDIAL WORKS.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	B	3			6,000		YARD AREAS ARE IN FAIR CONDITION. UNEVEN SECTIONS OF BITMAC COVERING DUE TO WORKS TO HEATING MAINS DISTRIBUTION; HIGH AREAS OF YARD BREACHING DPC / AIRBRICKS; SURFACES WORN. ALLOWANCE FOR MINOR RESURFACING AND RAISING AIRBRICKS TO DENY WATER INGRESS.

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EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	4			1,000	1,000	EXTERNAL LIGHTING APPEARS IN FAIR CONDITION. FITTINGS WILL REQUIRE RENEWING WITHIN 10- YEARS.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	A	N/A					IN GOOD CONDITION.

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CWMAFAN PRIMARY SCHOOL (INFANT
SITE) SCHOOL BLOCK 1

CWMAFAN PRIMARY SCHOOL (INFANT SITE)
TY'R OWN ROW
CWMAVON
PORT TALBOT

Condition Grade C-

GEA 817 m2

GIA 749 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

165,250.00

59,000.00

21,000.00

OVERALL 245,250.00

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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	2		28,000			SLATE COVERED, PITCHED ROOF IS IN FAIR CONDITION. THE ROOF COVERING WAS REPLACED CIRCA 25-YEARS AGO. ON-GOING WATER INGRESS TO SEVERAL AREAS OF PITCHED ROOF, MAINLY ADJACENT TO GUTTERS, VALLEYS AND UPSTANDS; DAMAGE TO EAVES TILES; SLIPPED SLATES. MAIN DEFECTS ARE MAINLY RELATED TO VANDALISM. WORKS UNDERTAKEN IN RECENT YEARS TO ADDRESS UNSAFE HIGH LEVEL STONEMWORK. PROVISION FOR REPAIRS. FELT FLAT ROOF COVERINGS ARE IN POOR TO FAIR CONDITION, EXCEEDED THEIR PRACTICAL LIFE EXPECTANCY AND SHOULD BE REPLACED.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	4				1,500	IN FAIR TO GOOD CONDITION. RAINWATER GOODS HAVE BEEN OVERHAULED IN RECENT YEARS. PROVISION TO MAINTAIN.
EXTERNAL ROOF - ROOF LIGHTS ETC	C	2		750			SMALL ROOF LIGHT TO FLAT ROOF SHOULD BE REPLACED DURING FLAT ROOF RESURFACING.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	2		22,000			OVERALL, WALLS ARE IN POOR TO FAIR CONDITION. ON-GOING ISSUES WITH WATER INGRESS TO SEVERAL ELEVATIONS (AROUND WINDOW JAMBS / OPENINGS AND AT LOW LEVEL); ROUGHCAST COATING WORN / CRACKED TO ISOLATED AREAS, HOWEVER, MAJORITY IS SOUND; POORLY DETAILED ROUGHCAST COATING; MINOR DISPLACEMENT OF ARCHED BRICK LINTEL OVER WINDOWS; MISSING MORTAR POINTING THROUGHOUT. SOME OF THE INTERNAL WALL DAMP ISSUES ARE RELATED TO BLOCKED RAINWATER GULLEYS. PROVISION FOR SELECTED RE-RENDERING, REMEDIAL WORKS AND REPOINTING.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	A	N/A					PVCU DOUBLE GLAZED WINDOW UNITS ARE IN GOOD CONDITION AND REQUIRE MINIMAL MAINTENACE.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	A	N/A					DOORS ARE IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					

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INTERNALS - FLOORS	C	3		16,000		12,000	FLOORS ARE IN FAIR CONDITION. RAISED AREA OF BLOCK FLOORING TO MAIN HALL (HOUSING HEATING DISTRIBUTION PIPEWORK), UNEVEN AREAS ADJACENT TO DUCTING; CARPET COVERINGS HAVE BEEN RENEWED AND IN GOOD CONDITION; SOME OLDER CARPET COVERINGS ARE WORN AND STAINED; WOOD BLOCK FLOORING TO CLASSROOMS WORN, LOOSE AND UNEVEN; VINYL FLOOR COVERINGS TO TOILET AREAS ARE WORN; PROVISION FOR REMEDIAL WORKS TO HALL FLOOR, RENEWAL OF OLDER CARPET AND VINYL COVERINGS WITHIN 3-YEARS AND REPAIRS, SANDING AND SEALING OF WOODBLOCK FLOORING WITHIN 5-10 YEARS.
INTERNALS - WALLS	C	2		15,000			WALLS ARE IN FAIR CONDITION. WATER INGRESS TO SEVERAL WINDOW REVEALS AND ADJACENT TO VALLEY GUTTERS; DAMAGED PLASTER FINISHES; ISOLATED CRACKING. PROVISION FOR REMEDIAL WORKS UPON COMPLETION OF EXTERNAL REMEDIAL WORKS.
INTERNALS - CEILINGS	B	3			3,000	4,500	IN FAIR TO GOOD CONDITION. NEW SUSPENDED CEILINGS TO CLASSROOMS, HOWEVER, AREAS DAMAGED BY WATER INGRESS. MINOR CRACKING TO PLASTERWORK AT ISOLATED LOCATIONS DUE TO WATER INGRESS. PROVISION FOR REMEDIAL WORKS / REPLASTERING AND RENEWAL OF DAMAGED CEILING TILES.
INTERNALS - DOORS	C	2		10,000			IN FAIR CONDITION. OLD TIMBER DOORS TO CLASSROOMS AND CROSS CORRIDOR DOORS (SOME REPLACED). PROVISION FOR RENEWING REMAINING DOORS WITHIN 3-YEARS.
INTERNALS - FITTED FURNITURE	A	N/A					FITTED FURNITURE APPEARS IN GOOD CONDITION.
INTERNALS - INTERNAL DECORATION	C	2		22,000			DECORATION IN POOR TO FAIR CONDITION. DAMAGED FINISHES ADJACENT TO WATER INGRESS AND DAMAGED PLASTERWORK. PROVISION FOR REDECORATION WITHIN 3-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					

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INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	2		50,000			TOILET AREAS ARE IN POOR TO FAIR CONDITION. WORN / DATED APPEARANCE; AGEING FIXTURES AND FITTINGS. ALLOWANCE FOR TOILET REFURBISHMENT.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/A	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	A	N/A					NEW BOILER AND CONTROLS IN GOOD CONDITION (SHARED SYSTEM WITH JUNIOR SCHOOL).
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	A	3			1,500	1,500	NEW HEATING DISTRIBUTION PIPEWORK AND RADIATORS IN GOOD CONDITION. ALLOW TO MAINTAIN.
MECHANICAL SERVICES - HOT WATER	C	2		1,500		1,500	IN FAIR TO GOOD CONDITION. SOME OLDER LOCALISED ELECTRIC WATER HEATERS. PROVISION FOR REPLACING.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	3			4,500		SWITCHGEAR AND DISTRIBUTION BOARDS APPEAR IN FAIR TO GOOD CONDITION. SOME OLDER ELEMENTS OF SWITCHGEAR HAVE EXCEEDED THEIR LIFESPAN AND WILL REQUIRE RENEWING WITHIN 5-YEARS.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	3			42,000		NEW SURFACE MOUNTED SMALL POWER IS IN FAIR CONDITION. INADEQUATE SUPPLY; DATED. PROVISION FOR REWIRING WITHIN 5-YEARS
ELECTRICAL SERVICES - LIGHTING	B	3			8,000		NEW LIGHTING TO CLASSROOMS IN GOOD CONDITION. SOME OLDER FITTINGS WILL REQUIRE RENEWING WITHIN 5-YEARS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					NEW FIRE DETECTION AND ALARM SYSTEM.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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CWMAFAN PRIMARY SCHOOL (INFANT
SITE) DEMOUNTABLE BLOCK 2

CWMAFAN PRIMARY SCHOOL (INFANT SITE)
TY'R OWN ROW
CWMAVON
PORT TALBOT

Condition Grade B

GEA 166 m2

GIA 160 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

250.00

8,000.00

5,250.00

OVERALL 13,500.00

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EXTERNAL ROOF - ROOF COVERING AND FASCIAS	A	N/A					DECRA TYPE PITCHED ROOF IN GOOD CONDITION.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	2		250	500		OVERALL IN FAIR CONDITION. MINOR DAMAGE. ALLOWANCE FOR MINOR RENEWALS
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A						
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	3			1,500	1,500	OVERALL, IN FAIR TO GOOD CONDITION. PROVISION FOR MAINTAINING.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	4				750	IN FAIR TO GOOD CONDITION. MINOR DAMAGE TO BASE OF TIMBER DOORS. ALLOW FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	B	4				1,500	IN FAIR TO GOOD CONDITION. VINYL COVERINGS BEGINNING TO WEAR. PROVISION FOR RENEWING WITHIN 10-YEARS. CARPET COVERINGS SOUND.
INTERNALS - WALLS	A	N/A					IN GOOD CONDITION.
INTERNALS - CEILINGS	A	N/A					IN GOOD CONDITION.
INTERNALS - DOORS	A	N/A					IN GOOD CONDITION.
INTERNALS - FITTED FURNITURE	A	N/A					IN GOOD CONDITION.
INTERNALS - INTERNAL DECORATION	A	N/A					IN GOOD CONDITION.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/A	N/A					

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SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	3			4,500		TOILET AREAS IN FAIR CONDITION. DATED APPEARANCE; WORN SANITARYWARE. PROVISION FOR REFURBISHMENT WITHIN 5- YEARS.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/A	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	B	3			1,500	1,500	LOCALISED GAS HEATERS IN FAIR TO GOOD CONDITION. PROVISION FOR OVERHAUL WITHIN 5-YEARS.
MECHANICAL SERVICES - HOT WATER	A	N/A					
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	A	N/A					
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	A	N/A					
ELECTRICAL SERVICES - LIGHTING	A	N/A					
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					