

CONDITION ASSESSMENT REPORT

Report run on: April 13, 2021 9:41 AM

UPRN: 278057192133

**CWMAFAN PRIMARY SCHOOL (JUNIOR SITE)
TY'R OWEN ROW
CWMAVON
PORT TALBOT**

Assessment Date: 18 SEP 2014

Assessment Id 659

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions B

Asbestos: SMALL AMOUNT PRESENT (TOILET CISTERNS); LOW RISK.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		110,500.00		5,000.00
Unit 1	CWMAFAN PRIMARY SCHOOL (JUNIOR SITE) SCHOOL BLOCK 1	C-	1,105,250.00	B	48,500.00
Unit 9	CWMAFAN PRIMARY SCHOOL (JUNIOR SITE) KITCHEN AND DINING HALL	A	0.00		
	OVERALL SITE	C	1,215,750.00	B	53,500.00

Site Comments: THE SCHOOL IS ON A SPLIT SITE WITH THE INFANT SCHOOL, INCLUDING SHARED BOILER FACILITIES.
THE BUILDING IS IN POOR TO FAIR CONDITION AND WOULD BENEFIT FROM AN EXTERNAL AND INTERNAL REFURBISHMENT.

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CWMAFAN PRIMARY SCHOOL (JUNIOR
SITE)

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TY'R OWEN ROW
CWMAVON
PORT TALBOT

Condition Grade

GEA 2586 m2

GIA 2310 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	60,000.00	5,500.00		45,000.00
<u>OVERALL</u>	<u>110,500.00</u>			

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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	11,000				COATED STEEL PALISADE PERIMETER FENCING HAS BEEN RECENTLY ERECTED ON STONEMWORK. IN GOOD CONDITION; NO WORKS FORESEEN. STONEMWORK WALLS IN FAIR CONDITION. MISSING MORTAR JOINTS / STONEMWORK; VEGETATION GROWTH; STONE WALL TO SOUTH ELEVATION IS PARTICULARY POOR, MISSING STONEMWORK AND MORTAR JOINTS THROUGHOUT. PROVISION FOR REMEDIAL WORKS.
EXTERNAL AREAS AND GROUNDS - GATES	D	1	2,000				OLD GATES (VEHICULAR) ADJACENT TO CARETAKERS HOUSE DAMAGED / EXTENSIVE RUST. ALLOW FOR RENEWING. NEW VEHICULAR ACCESS GATES ADJACENT TO CAR PARK IN GOOD CONDITION. NO WORKS FORESEEN.
EXTERNAL AREAS AND GROUNDS - ROADS	D	1	11,000				OLD BITUMEN MACADAM SURFACING IN POOR CONDITION ADJACENT TO CARETAKERS HOUSE. PROVISION FOR REPLACING.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	D	1	25,000				THE CAR PARK IS A SHARED FACILITY WITH INFANT SCHOOL. SURFACING IS IN POOR CONDITION. LOOSE MISSING BITMAC COATING; POT HOLES. PROVISION FOR REPAIRS, RESURFACING AND REMARKING PARKING BAYS. COST HAS BEEN SPLIT BETWEEN INFANTS AND JUNIOR SCHOOL (50/50).
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	C	1	8,000				IN POOR TO FAIR CONDITION. STEPS TO REAR HAVE MINOR SUBSIDENCE; UNEVEN AND WEATHERED TREADS; COPINGS LOOSE TO BLOCKWORK. PROVISION FOR SELECTED REBUILDING.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	C	2		3,000			DRAINAGE POOR. BLOCKED GULLEYS AND ADJACENT PONDING. OVERHAUL EXISTING GULLEYS AND DRAINAGE RUNS.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	B	4		2,500		45,000	IN FAIR CONDITION. MINOR WEAR TO BITMAC SURFACING; UNEVEN AREAS; PONDING; MISSING BITMAC (POTHOLES). PROVISION FOR MINOR REPAIRS SHORT-TERM AND RESURFACING WITHIN 5-10 YEARS.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	A	1	3,000				NEW FITTINGS IN GOOD CONDITION. PROVISION FOR ADDITIONAL FITTINGS TO FRONT AND REAR.

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EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	N/A	N/A					EXTERNAL STORES HAVE BEEN DEMOLISHED.

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CWMAFAN PRIMARY SCHOOL (JUNIOR
SITE) SCHOOL BLOCK 1

CWMAFAN PRIMARY SCHOOL (JUNIOR SITE)
TY'R OWEN ROW
CWMAVON
PORT TALBOT

Condition Grade C-

GEA 1866 m2

GIA 1687 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	695,000.00	385,500.00	18,000.00	6,750.00

OVERALL 1,105,250.00

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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		200,000			ROOF COVERING IS IN POOR TO FAIR CONDITION. ON-GOING ISSUES WITH ROOF COVERING AND MINOR REMEDIAL WORKS HAVE BEEN UNDERTAKEN IN RECENT YEARS. DISPLACED / MISSING SLATES; WATER INGRESS AT EAVES AND VALLEY GUTTERS; UNEVEN COVERING. PROVISION FOR EXTENSIVE REMEDIAL WORKS AND RECOVERING WITHIN 2-YEARS.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			3,000		RAINWATER GOODS ARE IN FAIR TO GOOD CONDITION. PARTIALLY RENEWED, OVERHAULED AND REDECORATED IN RECENT YEARS. SEVERAL OLDER TROUGHINGS AND FIXINGS STILL PRESENT; POORLY FORMED GULLEY POTS. PROVISION FOR OVERHAUL OF REMAINING AREAS AND REMEDIAL WORKS TO GULLEY POTS
EXTERNAL ROOF - ROOF LIGHTS ETC	B	4				250	TIMBER VELUX STYLE ROOFLIGHTS APPEAR IN FAIR TO GOOD CONDITION. PROVISION TO MAINTAIN.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	1	160,000				IN POOR TO FAIR CONDITION. RENDERED SURFACES HAVE CRACKED / CRAZED THROUGHOUT; MORTAR JOINTS TO BRICKWORK WORN MISSING; BRICKS DAMAGED; WATER INGRESS AT LOW LEVEL AND AROUND SEVERAL OPENINGS. PROVISION FOR RE-RENDERING, MORTAR REPOINTING AND REPLACING DAMAGED BRICKWORK TO PREVENT FURTHER WATER INGRESS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	C	2		17,500			APPROX 85-90% OF WINDOWS HAVE BEEN RENEWED WITH PVCU DOUBLE GLAZED UNITS AND IN GOOD CONDITION. REMAINING TIMBER FRAMED, SINGLE GLAZED UNITS ARE IN POOR CONDITION. EXTENSIVE DECAY TO TIMBER; LOSS OF PAINT COATING; SMASHED PANES. PROVISION FOR REPLACING REMAINING UNITS WITH PVCU DOUBLE GLAZED UNITS. STONEMWORK SILLS AND HEADS ARE WORN / WEATHERED. PROVISION FOR REMEDIAL WORKS.

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EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	3			2,500		OVERALL, IN GOOD CONDITION. DOORS HAVE BEEN RENEWED IN RECENT YEARS. BOILER HOUSE DOORS AND FRAME ARE RUSTING. ALLOW FOR RENEWING WITH ALUMINIUM DOORS AND FRAMES WITHIN 5-YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	2		3,000			IN FAIR CONDITION. RENDERED SURFACES APPEAR WORN. PROVISION FOR RE-RENDERING.
INTERNALS - FLOORS	C	2		30,000			IN POOR TO FAIR CONDITION. TIMBER WOOD BLOCK FLOORING WORN; LOOSE BLOCKS; EXCESSIVELY UNEVEN SURFACES. PROVISION FOR PARTIAL REPLACEMENT; SANDING DOWN AND RESEALING. MORE RECENT CARPET COVERINGS APPEAR IN GOOD CONDITION, NO SIGNIFICANT WORKS FORESEEN. OLDER, WORN CARPET COVERINGS ARE POORLY FITTING, UNEVEN AND WORN. PROVISION FOR RENEWING.
INTERNALS - WALLS	C	2		60,000			IN POOR TO FAIR CONDITION. WATER INGRESS AT LOW LEVEL, AROUND WINDOWS AND ADJACENT TO UNSOUND RENDER HAS SIGNIFICANTLY DAMAGED PLASTER FINISH; ISOLATED AREAS OF DAMAGED PLASTER; DRY ROT PRESENT TO WALL TIMBERS. PROVISION FOR HACKING OFF AND REPLASTERING UPON COMPLETION OF EXTERNAL REMEDIAL WORKS.
INTERNALS - CEILINGS	C	1	85,000				IN FAIR CONDITION. MINOR CRACKING AND WATER INGRESS; DRY ROT PRESENT TO FIRST FLOOR CEILING TIMBERWORK. PROVISION FOR REPAIRS UPON COMPLETION OF EXTERNAL WORKS. CEILINGS HEIGHTS ARE DEEMED EXCESSIVE AND LOWER SUSPENDED CEILINGS SHOULD BE CONSIDERED DURING REWIRING WORKS.
INTERNALS - DOORS	C	3			4,500		NEW FIRE RATED DOORS IN GOOD CONDITION. OLDER TIMBER DOORS ARE DATED / WORN. EXCEEDED THEIR PRACTICAL LIFESPAN. PROVISION FOR RENEWING.
INTERNALS - FITTED FURNITURE	B	3			4,000		IN FAIR CONDITION. SEVERAL OLDER SINK UNITS TO CLASSROOMS. PROVISION FOR RENEWING.

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INTERNALS - INTERNAL DECORATION	C	2		48,000			IN POOR TO FAIR CONDITION. DECORATION INADEQUATE PARTICULARLY ADJACENT TO WATER INGRESS. WORN / FLAKING PAINT FINISH. PROVISION FOR REDECORATION WITHIN 3-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	C	2		6,000			IN FAIR CONDITION. HANDRAILS INADEQUATE / EXCEEDED THEIR LIFESPAN; TREADS AND RISERS HAVE BEEN CARPETED TO ONE STAIRWELL. REMAINING STAIRWELL HAS BARE SURFACES. PROVISION FOR NEW HANDRAILS AND NEW FLOOR COVERING TO REMAINING STAIRCASE.
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	2		15,000			REPORTS AND EVIDENCE OF WATER INGRESS. PROVISION FOR REMEDIAL WORKS TO ROOF TIMBERS DUE TO WATER INGRESS (PROVISIONAL SUM).
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	A	N/A					NEW TOILET FACILITIES IN GOOD CONDITION. NO WORKS FORESEEN.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/A	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	A	3			2,500	5,000	BOILER SYSTEM IN FAIR TO GOOD CONDITION. ALLOW TO MAINTAIN / MINOR RENEWALS.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	1	210,000				OLD CAST IRON RADIATORS AND DISTRIBUTION PIPEWORK IN POOR CONDITION. PRONE TO LEAKS RESULTING IN EXTENSIVE WATER DAMAGE. PROVISION FOR NEW SYSTEM.
MECHANICAL SERVICES - HOT WATER	C	2		6,000			OLDER ELECTRIC WATER HEATERS HAVE REACHED THE END OF THEIR LIFESPAN. ALLOW TO RENEW.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	1	35,000				IN POOR TO FAIR CONDITION. MIXTURE OF OLD AND NEW DISTRIBUTION BOARDS AND SWITCHGEAR. IT IS DEEMED THAT THE ELECTRIC PROVISION HAS REACHED THE END OF ITS LIFESPAN. PROVISION FOR REWIRING.

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ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	D	1	95,000				IN POOR TO FAIR CONDITION. MIXTURE OF OLD AND NEW SMALL POWER INSTALLATIONS. IT IS DEEMED THAT THE ELECTRIC PROVISION HAS REACHED THE END OF ITS LIFESPAN. PROVISION FOR REWIRING.
ELECTRICAL SERVICES - LIGHTING	D	1	110,000				IN POOR TO FAIR CONDITION. OLD FITTINGS, WIRING AND SWITCHES THROUGHOUT. IT IS DEEMED THAT THE ELECTRIC PROVISION HAS REACHED THE END OF ITS LIFESPAN. PROVISION FOR REWIRING.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	3			1,500	1,500	FIRE ALARM AND CALL POINTS ARE IN FAIR TO GOOD CONDITION. PROVISION TO MAINTAIN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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CWMAFAN PRIMARY SCHOOL (JUNIOR
SITE) KITCHEN AND DINING HALL

CWMAFAN PRIMARY SCHOOL (JUNIOR SITE)
TY'R OWEN ROW
CWMAVON
PORT TALBOT

Condition Grade A

GEA 374 m2

GIA 337 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS 0.00

OVERALL 0.00

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EXTERNAL ROOF - ROOF COVERING AND FASCIAS	A	N/A	0				THE BUILDING HAS BEEN RECENTLY CONSTRUCTED TO A HIGH STANDARD. NO SIGNIFICANT WORKS FORESEEN.