

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 12:26 PM

**UPRN:** 277647188892

**EASTERN NURSERY SCHOOL  
INCLINE ROW  
PORT TALBOT**

**Assessment Date:** 11 MAY 2016

**Assessment Id** 710

**Surveys By:** PROPERTY & REGENERATION

**Public Access:** YES

**Fire Precautions** B

**Asbestos:** NO ASBESTOS IDENTIFIED.

		<b>Condition Grade</b>	<b>Condition Cost</b>	<b>Access Grade</b>	<b>Access Cost</b>
<b>Unit 0</b>	<b>EXTERNAL AREAS</b>		<b>9,250.00</b>		<b>4,250.00</b>
<b>Unit 1</b>	<b>EASTERN NURSERY SCHOOL NURSERY DEMOUNTABLE</b>	<b>B</b>	<b>26,500.00</b>	<b>C</b>	<b>4,900.00</b>
	<b>OVERALL SITE</b>	<b>B</b>	<b>35,750.00</b>	<b>C</b>	<b>9,150.00</b>

**Site Comments:** THE BUILDING COMPRISES A DEMOUNTABLE STRUCTURE IN REASONABLE CONDITION. MINOR REFURBISHMENT OF SEVERAL BUILDING ELEMENTS REQUIRED WITHIN 5-YEARS.

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EASTERN NURSERY SCHOOL

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INCLINE ROW  
PORT TALBOT

### Condition Grade

GEA 158 m2

GIA 150 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	250.00	6,750.00	1,500.00	750.00

OVERALL 9,250.00

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL AREAS AND GROUNDS - WALLS AND FENCES	B	2		1,500			IN FAIR TO GOOD CONDITION. VEGETATION / TREE GROWTH IS BECOMING UNKEMPT TO UPPER LEVEL. PROVISION FOR LOPPING TREES AND CUTTING BACK VEGETATION.
EXTERNAL AREAS AND GROUNDS - GATES	B	1	250			250	GATES ARE IN FAIR TO GOOD CONDITION. REAR GATE IS INADEQUATELY CLOSING. PROVISION FOR MAINTAINING.
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	B	2		500		250	BITMAC SURFACES ARE IN FAIR CONDITION. CONCRETE STEPS ARE SOUND, HOWEVER, A SUBSIDENCE CRACK HAS EMERGED TO ONE SIDE. PROVISION FOR MINOR REPAIRS AND MONITOR FOR FURTHER MOVEMENT.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	C	2		1,000			IN FAIR CONDITION. INSUFFICIENT DRAINAGE FOR WASTE AND SURFACE WATER. PROVISION FOR FURTHER INVESTIGATION AND IMPROVEMENTS.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	2		2,000	1,500		HARD AND SOFT LANDSCAPING PLAY AREAS ARE IN FAIR CONDITION. BITUMEN MACADAM SURFACES ARE WORN / UNEVEN; AREAS PREVIOUSLY COVERED BY BARK ARE SPARCE / MUDDY / UNKEMPT. PROVISION FOR IMPROVEMENTS.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	4				250	IN FAIR TO GOOD CONDITION. PROVISION FOR SELECTED REPLACEMENT.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	C	2		1,750			IN FAIR CONDITION. TOY STORES WILL REQUIRE REMEDIAL WORKS TO FLAT ROOF.

## CONDITION ASSESSMENT REPORT

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UPRN : 277647188892

Unit ID : 1

EASTERN NURSERY SCHOOL NURSERY  
DEMOUNTABLE

EASTERN NURSERY SCHOOL  
INCLINE ROW  
PORT TALBOT

Condition Grade B

GEA 153 m2

GIA 145 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	5,250.00	7,750.00	6,750.00	6,750.00

OVERALL 26,500.00

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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	B	2		1,250		750	DECRA TYPE ROOF COVERING IN FAIR CONDITION. AREAS OF WATER INGRESS THROUGH ROOF COVERING; TIMBERWORK PROVISION FOR REPAIRS AND MINOR RENEWALS.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	2		500		500	IN FAIR CONDITION. MISSING RAINWATER GOODS; LEAKS TO JOINTS. PROVISION FOR REPAIRS AND RENEWALS.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			4,000		IN FAIR TO CONDITION. LOW LEVEL DECAY TO PLYWOOD CLADDING AND LOSS OF FINISH. CLADDING HAS BEEN OVERCLAD WITH NEW PANELS. PROVISION FOR RENEWING LOW LEVEL TIMBERWORK.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	2		500		500	PVCU DOUBLE GLAZED UNITS ARE IN FAIR TO GOOD CONDITION HEAVILY STAINED; MISSING GRILLES TO TRICKLE VENTS. PROVISION FOR REPAIRS.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	1	2,250		750		IN POOR TO FAIR CONDITION. DECAY TO ENTRANCE AND FIRE EXIT DOORS; LOSS OF FINISH TO ENTRANCE. PROVISION FOR RENEWING WITH MORE DURABLE DOORS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	B	3			250		GAS FLUES IN FAIR TO GOOD CONDITION. MINOR CORROSION TO GRILLES. PROVISION FOR REPLACING.
INTERNALS - FLOORS	C	2		4,000	500	500	FLOOR COVERINGS ARE IN POOR TO FAIR CONDITION. WORN; STAINED; DAMAGED SECTIONS. PROVISION FOR AD-HOC RENEWALS.
INTERNALS - WALLS	B	4			250	250	WALLS ARE IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR MINOR REPAIRS.
INTERNALS - CEILINGS	B	4			250	250	CEILING SURFACES ARE IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR REPAIRS.
INTERNALS - DOORS	B	3			250		TIMBER FLUSH DOORS ARE IN FAIR TO GOOD CONDITION. MINOR IMPACT DAMAGE. PROVISION FOR REPAIRS.

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INTERNALS - FITTED FURNITURE	B	N/A					IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - INTERNAL DECORATION	C	1	3,000				DECORATION IN POOR TO FAIR CONDITION. STAINED / WORN APPEARANCE. PROVISION FOR REDECORATION.
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	A	N/A					TOILET AREAS ARE IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	C	2		1,000			IN POOR TO FAIR CONDITION. ISSUES WITH BOTH COLD WATER SUPPLY PRESSURE AND WASTE PIPES BLOCKING. FURTHER INVESTIGATION AND REMEDIAL WORKS REQUIRED.
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	2		500	500	4,000	GAS HEATERS ARE IN FAIR CONDITION. NEARING THE END OF THEIR PRACTICAL AND SERVICEABLE LIFESPAN. PROVISION FOR MAINTAINING IN THE SHORT-TERM AND RENEWING LONG-TERM.
MECHANICAL SERVICES - HOT WATER	A	N/A					NEW ELECTRIC WATER HEATERS IN GOOD CONDITION.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	A	N/A					IN GOOD CONDITION.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	A	N/A					IN GOOD CONDITION.
ELECTRICAL SERVICES - LIGHTING	A	N/A					IN GOOD CONDITION.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					NEW SYSTEM IN GOOD CONDITION.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					