

CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 3:26 PM

UPRN: 277618188860

**EASTERN PRIMARY SCHOOL
INCLINE ROW
PORT TALBOT**

Assessment Date: 11 MAY 2016

Assessment Id 709

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions B

Asbestos: ASBESTOS PRESENT TO INSULATION BOARDS, SOFFITS AND PIPE LAGGING.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		33,500.00		500.00
Unit 1	EASTERN PRIMARY SCHOOL SCHOOL BLOCK 1	C+	231,500.00	B	12,750.00
	OVERALL SITE	C+	265,000.00	B	13,250.00

Site Comments: THE BUILDING HAS BEEN MAINTAINED TO AN ACCEPTABLE CONDITION, HOWEVER, FURTHER UPGRADING / REFURBISHING REQUIRED I.E. MECHANICAL REPLACEMENT.

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EASTERN PRIMARY SCHOOL

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INCLINE ROW
PORT TALBOT

Condition Grade

GEA 765 m2

GIA 676 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

16,500.00

14,750.00

2,250.00

OVERALL 33,500.00

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL AREAS AND GROUNDS - WALLS AND FENCES	B	3		4,000	4,000		STONEMWORK WALLS ARE GENERALLY IN FAIR CONDITION. MINOR LOSS OF MORTAR JOINTS (PARTICULARLY BELOW COPING); MINOR DAMAGE TO COPING STONES. PROVISION FOR REMEDIAL WORKS. METAL RAILINGS TO FRONT ELEVATION AND AROUND SITE OVERHAULED IN RECENT YEARS (PARTIALLY RENEWED). EXPOSED METALWORK AND RUSTED BELOW TO SEVERAL AREAS. PROVISION FOR RENEWING OLDER RAILINGS WITHIN 2-YEARS AND SELECTED REPOINTING .
EXTERNAL AREAS AND GROUNDS - GATES	B	2		1,250	1,250		IN FAIR TO GOOD CONDITION. HEAVY METAL GATE ADJACENT TO ENTRANCE ROAD. REAR GATES TO YARD AREA ARE RARELY USED PROVISION FOR REPLACING PEDESTRIAN GATE WITHIN 2-YEARS AND REDECORATION OF REAR GATE WITHIN 5-YEARS. NEW POWDER COATED STEEL GATES ADJACENT TO ENTRANCE ARE SOUND. NO WORKS FOERSEEN.
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	2		2,500	2,500		METALLED PATHS IN FAIR TO GOOD CONDITION. MINOR WEAR. EXPECT RESURFACING WITHIN 5-YEARS. FIRE EXIT TO FAR END OF BUILDING POOR. PROVISION FOR REFORMING RAMPED AREA (COVERED UNDER ACCESSIBILITY REPORT).
EXTERNAL AREAS AND GROUNDS - DRAINAGE	B	2		2,500	750	750	IN FAIR CONDITION. CAST IRON DRAINAGE FIXED TO THE EXTERNAL OF THE SCHOOL IS POOR. RUSTING; LEAKING TO JOINTS. ALLOW TO RENEW.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	2		6,000	6,000		METALLED SURFACE IN FAIR CONDITION. HOLES TO ISOLATED AREAS; UNEVEN / DIPPED AREAS. PROVISION FOR SELECTED RENEWAL.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	2		250	250	500	IN FAIR TO GOOD CONDITION. OLDER LIGHT FITTINGS WORN. ALLOW FOR SELECTED RENEWALS.

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EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	B	4				1,000	STORE IN FAIR CONDITION. EXCESSIVE VEGETATION GROWTH OVER WALLS AND ROOF. PROVISION FOR MINOR REPAIRS AND REMOVAL OF VEGETATION.

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Unit ID : 1

EASTERN PRIMARY SCHOOL SCHOOL
BLOCK 1

EASTERN PRIMARY SCHOOL
INCLINE ROW
PORT TALBOT

Condition Grade C+

GEA 738 m2

GIA 654 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	1,750.00	188,500.00	31,750.00	9,500.00

OVERALL 231,500.00

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EXTERNAL ROOF - ROOF COVERING AND FASCIAS	B	3			17,500		SLATE ROOF COVERING APPEARS IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED. FLAT ROOF COVERING WORN; REACHED THE END OF ITS LIFESPAN. EXPECT RESURFACING WITHIN 5-YEARS. PAINT FLAKING OFF SOFFITS. PROVISION FOR RUBBING DOWN AND REDECORATION.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	2		4,500			RAINWATER GOODS ARE IN FAIR TO GOOD CONDITION. MISSING / LOOSE / LEAKING AREAS; VEGETATION GROWTH TO TROUGHINGS. PROVISION FOR CLEANING OUT, OVERHAULING AND REDECORATION.
EXTERNAL ROOF - ROOF LIGHTS ETC	B	3			2,500		ROOFLIGHTS ARE IN FAIR CONDITION. SUN HAS DEGRADED SURFACE. PROVISION FOR RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	2		7,500			STONEMWORK IN FAIR CONDITION. AREAS OF POINTING MISSING TO STONEMWORK; LOSS OF / WEATHERED SURFACES TO STONEMWORK; CRACKING ADJACENT TO KITCHEN HAS BEEN REPOINTED. PROVISION FOR REMEDIAL WORKS AND REPOINTING.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	2		4,500		3,000	PVCU DOUBLE GLAZED UNITS ARE IN FAIR CONDITION. DAMAGE TO OPENING MECHANISM / HINGES. PROVISION FOR OVERHAUL HIGH LEVEL WINDOWS TO CLASSROOM AREAS ARE SINGLE GLAZED TIMBER FRAMED UNITS REQUIRING RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	3			1,250	750	DOORS ARE IN FAIR CONDITION. TIMBER FRONT ACCESS DOORS ARE NEARING THE END OF THEIR LIFESPAN. ALLOW TO RENEW. PROVISION FOR MAINTAINING REMAINING DOORS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	2		1,000			IN FAIR CONDITION. FLUE RUSTING WITHIN BOILER ROOM; REPORTS OF FUMES IN BOILER ROOM. PROVISION FOR RENEWING.

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INTERNALS - FLOORS	B	3		6,000	6,000		CARPETED FLOOR COVERINGS ARE IN FAIR CONDITION. WORN COVERINGS TO SEVERAL CLASSROOMS. ALLOW TO RENEW / REFURBISH WITHIN 5-YEARS. WORN / LOOSE AREAS OF WOOD BLOCK FLOORING. PROVISION FOR SANDING AND SEALING WITHIN 2-YEARS.
INTERNALS - WALLS	B	4				2,500	WALLS ARE IN FAIR TO GOOD CONDITION. MINOR DAMAGE TO PLASTER FINISH. PROVISION FOR ISOLATED REPAIRS.
INTERNALS - CEILINGS	B	1	1,750		3,000		IN FAIR TO GOOD CONDITION. CRACKS TO / LOOSE PLASTERWORK ABOVE WINDOWS ON ENTRANCE ELEVATION. MINOR HAIRLINE CRACKING TO CEILING SURFACES. PROVISION FOR REMEDIAL WORKS.
INTERNALS - DOORS	C	2		8,000			IN POOR TO FAIR CONDITION. OLD TIMBER DOORS ARE DATED / WORN THROUGHOUT. PROVISION FOR REPLACING.
INTERNALS - FITTED FURNITURE	C	2		6,000			IN FAIR CONDITION. OLD /WORN SINK UNITS TO CLASSROOMS AND FIRST FLOOR STAFFROOM. PROVISION FOR REPLACING.
INTERNALS - INTERNAL DECORATION	C	2		18,000			DECORATION IN FAIR CONDITION. WORN / DATED PAINTWORK THROUGHOUT. PROVISION FOR REDECORATING.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	B	3			750		IN FAIR TO GOOD CONDITION. WORN TREAD COVERINGS. ALLOW FOR RECOVERING.
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	A	N/A					IN GOOD CONDITION. REFURBISHED WITHIN THE LAST 10-YEARS TO A HIGH STANDARD..
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	C	2		50,000			BOILER, CONTROLS AND PIPEWORK ARE IN POOR TO FAIR CONDITION. EXCEEDED THEIR PRACTICAL AND RECOMMENDED LIFE EXPECTANCY. ALLOW FOR RENEWING.

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MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	2		78,000			OLD CAST IRON PIPEWORK HAS EXCEEDED ITS PRACTICAL LIFE SPAN. RADIATORS HAVE BEEN RENEWED AD-HOC. PROVISION FOR NEW HEATING DISTRIBUTION PIPEWORK AND RADIATORS DURING RENEWAL OF HEATING BOILER.
MECHANICAL SERVICES - HOT WATER	A	N/A					WATER HEATERS ARE IN GOOD CONDITION.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	3			250		IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	3			250	500	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED.
ELECTRICAL SERVICES - LIGHTING	B	2		2,500		2,500	IN FAIR TO GOOD CONDITION. PROVISION FOR SELECTED REPLACEMENT OF FITTINGS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	C	2		2,500	250	250	IN FAIR CONDITION. AGING FIRE ALARM PANEL PROVISION FOR RENEWING PANELS AND MAINTAINING SYSTEM.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					