

CONDITION ASSESSMENT REPORT

Report run on: April 1, 2021 2:41 PM

UPRN: 274611196163
MELIN INFANT SCHOOL
HERBERT ROAD
MELIN
NEATH

Assessment Date: 24 SEP 2015
Assessment Id 697

Surveys By: PROPERTY & REGENERATION
Public Access: YES
Fire Precautions B

Asbestos: AMOSITE FIREBOARD PANELS OVER SEVERAL INTERNAL DOORS

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		124,750.00		19,750.00
Unit 1	MELIN INFANT SCHOOL SCHOOL BLOCK 1	C	466,000.00	C	87,750.00
Unit 2	MELIN INFANT SCHOOL DEMOUNTABLE BLOCK 2 (FLYING START OFFICE)	B	6,250.00	B	15,000.00
	OVERALL SITE	C	597,000.00	C	122,500.00

Site Comments: OVERALL, THE BUILDING IS IN FAIR CONDITION.
SOME BOUNDARY WALLS / FENCES ARE POORLY MAINTAINED AND REQUIRE REMEDIAL WORKS.
HEATING BOILER AND CONTROLS ARE NEARING THE END OF THEIR PRACTICAL AND RECOMMENDED LIFESPAN.

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MELIN INFANT SCHOOL

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HERBERT ROAD
MELIN
NEATH

Condition Grade

GEA 1360 m2

GIA 1231 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	20,000.00	50,750.00	20,000.00	34,000.00

OVERALL 124,750.00

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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	30,000		30,000	REAR RETAINING WALLS ARE IN POOR TO FAIR CONDITION. MORTAR JOINTS ARE MISSING OR DAMAGED; VEGETATION GROWTH DISPLACING MORTAR JOINTS AND STONEMWORK. PROVISION FOR ISOLATED REPAIRS AND REMOVAL OF VEGETATION AT SEVERAL LOCATIONS. WALL AND METAL RAILINGS TO BOUNDARY WITH ROAD IS IN POOR TO FAIR CONDITION. DISPLACED / DAMAGED BRICKWORK; RAILINGS CORRODED; REDUNDANT AREA OF YARD TO BOTTOM OF SITE HAS CORRODED RAILINGS. PROVISION FOR REPAIRING BRICKWORK, REPOINTING AND REPLACING METAL RAILINGS. RETAINING WALLS / STONE WALLS TO NATURE RESERVE ARE IN POOR CONDITION. BOWING SECTIONS; LOSS OF MORTAR POINTING. ALLOW FOR SELECTED REBUILDING AND STONEMWORK / MORTAR REPAIRS.
EXTERNAL AREAS AND GROUNDS - GATES	B	2		2,250			IN FAIR CONDITION. RUST SPOTS TO GATE SURFACES; LOSS OF PAINTWORK THROUGHOUT. PROVISION TO RUB DOWN ALL AND REDECORATE.
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	3			1,500	1,500	IN FAIR TO GOOD CONDITION. WALKWAYS AROUND THE BUILDING ARE RELATIVELY SOUND. NO SIGNIFICANT DEFECTS NOTED. PROVISION TO MAINTAIN.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	C	2		2,500	2,500	2,500	IN FAIR CONDITION. MISSING DRAINAGE GRILLES TO GULLIES; INADEQUATE DRAINAGE / BLOCKAGES TO SEVERAL AREAS. ALLOW FOR REPAIRS / IMPROVEMENTS.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	2		16,000	16,000		IN POOR TO FAIR CONDITION. LOSS OF SURFACING TO BITUMEN MACADAM COVERING / LOOSE SURFACING. UNEVENNESS OF PLAYGROUND AREA TO LOWER AREAS OF SITE. PROVISION FOR SELECTED RESURFACING.

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EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	A	N/A					IN GOOD CONDITION. THE BUILDING HAS BEEN RECENTLY REWIRED. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	N/A	N/A					

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Unit ID : 1

MELIN INFANT SCHOOL SCHOOL BLOCK 1

MELIN INFANT SCHOOL
HERBERT ROAD
MELIN
NEATH

Condition Grade C

GEA 1292 m2

GIA 1166 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	109,000.00	294,000.00	22,000.00	41,000.00

OVERALL 466,000.00

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL ROOF - ROOF COVERING AND FASCIAS	B	3	16,000		6,500	6,500	THE ROOF WAS INSPECTED FROM GROUND FLOOR LEVEL ONLY. ROOF COVERING APPEARS TO BE IN FAIR TO GOOD CONDITION. MINOR DISPLACEMENT / DAMAGE OF MAN MADE SLATES; VALLEY GUTTERS APPEAR IN GOOD ORDER WITH ONLY MINOR EVIDENCE OF LEAKS. ALLOW FOR REPAIRS TO COVERING AND VALLEYS WITHIN 5-YEARS FLAT ROOF OVER KITCHEN STORE AREA IS IN POOR CONDITION. WORN COVERING; PREVIOUS TEMPORARY REPAIRS TO FLASHING; EXCESSIVE WATER PONDING TO SURFACES. PROVISION FOR RESURFACING.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	1	3,000	3,000			RAINWATER DISPOSAL IS IN POOR TO FAIR CONDITION. LOSS OF PAINT FINISH TO METAL SURFACES THROUGHOUT; BLOCKED GUTTERS / EXCESSIVE VEGETATION GROWTH; WATER INGRESS ADJACENT TO HOPPERS. PROVISION FOR THE PARTIAL REPLACEMENT OF RAINWATER GOODS AND OVERHAUL / REDECORATE REMAINING WITHIN 3-YEARS.
EXTERNAL ROOF - ROOF LIGHTS ETC	A	4				500	ROOFLIGHTS APPEAR IN GOOD CONDITION. DOUBLE GLAZED SEAL UNIT HAS FAILED.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	2		30,000		10,000	BRICKWORK IS IN FAIR CONDITION THROUGHOUT. MORTAR JOINTS ARE WORN CONTRIBUTING TO WATER INGRESS; FRACTURED / CRACKED BRICKWORK, STONWORK SILLS AND BANDING HAVE BECOME HEAVILY ERODED; DAMAGE TO RENDERED AREAS TO REAR; MINOR CRACKING AND MOVEMENT TO BRICKWORK AT LOWER LEVEL OF BUILDING APPEARS HISTORIC. PROVISION FOR MINOR BRICK REPAIRS / STITCHING, MONITOR CRACKING AND REPOINTING ADJACENT TO DAMP AREAS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	A	3			2,000	2,000	THE UPVC WINDOW UNITS ARE IN GOOD CONDITION DOUBLE GLAZING UNITS HAVE FAILED TO A NUMBER OF UPVC WINDOWS. ALLOW TO REPLACE DAMAGED GLAZING.

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EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	2		4,000			IN FAIR TO GOOD CONDITION. MAJORITY OF DOORS ARE ALUMINIUM. NO SIGNIFICANT DAMAGE NOTED. TIMBER DOORS TO BOILER ROOM / ELECTRICAL CUPBOARD ARE DECAYING. ALLOW FOR RENEWING TIMBER DOORS WITH ALUMINIUM UNITS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	B	4				750	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - FLOORS	C	2		12,500	6,500	6,500	IN FAIR CONDITION. DAMAGED VINYL FLOOR COVERINGS; WORN WOOD BLOCK FLOORING. QUARRY FLOOR TILES TO KITCHEN AND TOILETS AREAS ARE WORN. PROVISION FOR ADHOC REPLACEMENT OF FLOOR COVERINGS. CARPETED AREAS ARE GENERALLY SOUND.
INTERNALS - WALLS	C	1	20,000				IN POOR TO FAIR CONDITION. WATER INGRESS AROUND WINDOW OPENINGS; ISOLATED AREAS OF WATER INGRESS DUE TO LEAKING RAINWATER GOODS / INADEQUATE MORTAR POINTING; LOW LEVEL WATER INGRESS ADJACENT TO HIGH GROUND LEVEL; CRACKING THROUGH PLASTERWORK THROUGHOUT. PROVISION FOR REPLASTERING UPON COMPLETION OF EXTERNAL REPAIRS.
INTERNALS - CEILINGS	B	3			2,500	1,000	IN FAIR TO GOOD CONDITION. MAJORITY OF CEILINGS HAVE BEEN RENEWED WITH NEW SUSPENDED CEILINGS. MINOR DAMAGE / DAMP STAINING FROM WATER INGRESS. ALLOW FOR REPAIRS. MINOR CRACKING THROUGH PLASTERED CEILING SURFACES. ALLOW FOR SELECTED REPLASTERING.
INTERNALS - DOORS	B	3			2,500	2,500	IN FAIR TO GOOD CONDITION. INTERNAL DOORS ARE A MIX OF OLD AND NEW. WORN SURFACES AND IRONMONGERY; IN WORKING ORDER. PROVISION FOR OVERHAULING.
INTERNALS - FITTED FURNITURE	C	2		25,000			KITCHEN FURNITURE IN POOR TO FAIR CONDITION. PROVISION FOR REFURBISHING / RENEWING SELECTED EQUIPMENT. STAFF ROOM AREA IN SOUND CONDITION.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - INTERNAL DECORATION	D	1	25,000			10,000	INTERNAL DECORATION IS POOR THROUGHOUT SALTED PLASTER / PAINT SURFACE FLAKING OFF WALLS IN KITCHEN AND ADJACENT TO WATER INGRESS / DAMP; CRACKED / WORN PLASTER SURFACES HAVE RESULTED IN POORLY DECORATED AREAS. ALLOW TO DECORATE UPON COMPLETION OF REMEDIAL WORKS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	C	2		3,500			SOLID STAIRCASE TO LOWER LEVELS IN FAIR CONDITION. DAMAGED SURFACES BUT APPEARS TO BE STRUCTURALLY SOUND. ALLOW FOR IMPROVING FLOOR COVERINGS AND NOSINGS.
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					NO INSPECTION WAS MADE OF ROOF VOIDS
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	1	45,000				TOILET AREAS ARE IN POOR TO FAIR CONDITION. SANITARYWARE AND FIXTURES ARE WORN / DATED. PROVISION FOR REFURBISHING TOILET AREAS
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	B	2		11,000	2,000		IN FAIR CONDITION. ALLOW FOR RENEWING COLDWATER PIPEWORK DURING SUGGESTED TOILET / KITCHEN REFURBISHMENT.
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	D	2		75,000			IN POOR TO FAIR CONDITION. THE BOILER IS OVER 30-YEARS OLD AND HAS EXCEEDED ITS ECONOMIC AND PRACTICAL LIFESPAN. BOILER UNIT SHOULD BE REPLACED TO INCLUDE ALL CONTROLS, PUMPS, BURNER AND ASSOCIATED PIPEWORK / ELECTRICS.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	2		130,000			MAJORITY OF RADIATORS ARE BOXED IN (TO PREVENT BUILDING USERS FROM BURNS) AND NOT INSPECTED. ENGINEERS HAVE REPORTED THAT THE RADIATORS AND PIPEWORK HAVE EXCEEDED THEIR LIFESPAN AND RENEWAL REQUIRED.
MECHANICAL SERVICES - HOT WATER	N/A	N/A					INCLUDED IN WITH HEATING REPLACEMENT (COMBI BOILER).
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	A	N/A					IN GOOD CONDITION. THE BUILDING HAS BEEN RECENTLY REWIRED. NO SIGNIFICANT WORKS FORESEEN.

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ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	A	N/A					IN GOOD CONDITION. THE BUILDING HAS BEEN RECENTLY REWIRED. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - LIGHTING	A	N/A					IN GOOD CONDITION. THE BUILDING HAS BEEN RECENTLY REWIRED. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					IN GOOD CONDITION. THE BUILDING HAS BEEN RECENTLY REWIRED. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	B	4				1,250	DUMB WAITER IS IN FAIR CONDITION. CURRENTLY NOT USED ALLOW FOR MINOR OVERHAUL REQUIRED AFTER 5-YEARS.

CONDITION ASSESSMENT REPORT

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UPRN : 274611196163

Unit ID : 2

MELIN INFANT SCHOOL DEMOUNTABLE
BLOCK 2 (FLYING START OFFICE)

MELIN INFANT SCHOOL
HERBERT ROAD
MELIN
NEATH

Condition Grade B

GEA 68 m2

GIA 65 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

750.00

2,500.00

3,000.00

OVERALL

6,250.00

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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	B	3			250	250	IN FAIR TO GOOD CONDITION. MINOR DAMAGE TO FELT COVERING. ALLOW FOR REPAIRS ONLY.
EXTERNAL ROOF - RAINWATER DISPOSAL	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			1,250		IN FAIR TO GOOD CONDITION. MINOR WEAR TO TIMBERWORK AT LOW LEVEL. ALLOW FOR REDECORATION.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	3			750		IN FAIR CONDITION. TIMBER ENTRANCE DOOR IS INADEQUATE FOR USE. ALLOW TO RENEW.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - WALLS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - CEILINGS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - DOORS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - FITTED FURNITURE	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - INTERNAL DECORATION	B	4				2,500	IN GOOD CONDITION. ALLOW FOR REDECORATION AFTER 5-YEARS.
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					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.

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SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/A	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	B	3			250	250	IN FAIR TO GOOD CONDITION. ALLOWANCE FOR MINOR RENEWALS
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
MECHANICAL SERVICES - HOT WATER	B	1	750				IN GOOD CONDITION. ISSUES WITH WATER TEMPERATURE. ALLOW TO INSTALL MIXING VALVES.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - LIGHTING	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					