

CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 3:51 PM

UPRN: 274724196412

**MELIN JUNIOR SCHOOL
MILE END ROW
MELIN
NEATH**

Assessment Date: 25 SEP 2015

Assessment Id 699

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions A

Asbestos: CHRYSOTILE TO TEXTURED CEILING COATINGS - LOW RISK.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		44,000.00		2,500.00
Unit 1	MELIN JUNIOR SCHOOL SCHOOL BLOCK 1	C+	290,500.00	B	14,500.00
Unit 2	MELIN JUNIOR SCHOOL DEMOUNTABLE BLOCK 2 (FLYING START OFFICE)	A	4,250.00	A	0.00
	OVERALL SITE	C+	338,750.00	B	17,000.00

Site Comments: THE SCHOOL WAS CONSTRUCTED IN 1984 & COMPRISES A SINGLE STOREY BRICK STRUCTURE WITH A PITCHED MAN-MADE SLATE COVERED ROOF.

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MELIN JUNIOR SCHOOL

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MILE END ROW
MELIN
NEATH

Condition Grade

GEA 1265 m2

GIA 1195 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

10,500.00

26,000.00

7,500.00

OVERALL 44,000.00

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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	B	2		6,000		6,000	OVERALL, WALLS ARE IN FAIR TO GOOD CONDITION. LOSS OF PAINT COATING / RUST TO RAILINGS - PROVISION FOR REDECORATION & PARTIAL REPLACEMENT. DWARF WALLS ADJACENT TO BUILDING ARE ALLOWING PEOPLE EASY ACCESS TO ROOF - PROVISION TO REMOVE TO REDUCE FUTURE DAMAGE TO COVERINGS. STONEMWORK WALLS TO BOUNDARY HAVE MINOR LOSS OF CEMENT POINTING TO JOINTS - REPOINT. RETAINING WALL TO SITE IN GOOD CONDITION.
EXTERNAL AREAS AND GROUNDS - GATES	B	4				1,500	GATES ARE IN GOOD PHYSICAL CONDITION. PAINT FINISH SOUND. PROVISION FOR REDECORATION WITHIN 5-10 YEARS.
EXTERNAL AREAS AND GROUNDS - ROADS	N/A	N/A					
EXTERNAL AREAS AND GROUNDS - CAR PARKING	C	3			11,000		OVERALL, IN FAIR CONDITION. METALLED ROAD SURFACE IS BEGINNING TO BREAK DOWN; LOSS OF / LOOSE SURFACE COVERING. PROVISION FOR RESURFACING WITHIN 5-YEARS.
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	B	2		4,500	2,500		IN GOOD PHYSICAL CONDITION. LOSS OF ANTI-SLIP PAINT COVERING ADJACENT TO ENTRANCE / EXIT DOORS. PROVISION TO RECOAT. CONCRETE STEPS ADJACENT TO DEMOUNTABLE ARE IN FAIR CONDITION. WORN SURFACING AND NOSINGS. PROVISION FOR REMEDIAL WORKS. PAVING SLAB TO PERIMETER OF BUILDING ARE UNEVEN / CRACKED. ALLOW TO RENEW / RELAY WHERE REQUIRED.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	3			10,000		YARD AREAS ARE IN FAIR CONDITION. LOSS OF BITUMEN MACADAM SURFACING (TOP COAT). PROVISION FOR SELECTED RESURFACING WITHIN 5-YEARS.

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EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	3			2,500		LIGHT FITTINGS APPEAR IN FAIR TO GOOD CONDITION. PROVISION FOR SELECTED REPLACEMENT WITHIN 5-YEARS.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	A	N/A					IN GOOD CONDITION.

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UPRN : 274724196412 Unit ID : 1 MELIN JUNIOR SCHOOL SCHOOL BLOCK 1 MELIN JUNIOR SCHOOL
MILE END ROW
MELIN
NEATH

Condition Grade C+

GEA 1140 m2 GIA 1074 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS		109,000.00	61,000.00	120,500.00

OVERALL 290,500.00

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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	3		8,000	8,000		THE PITCHED ROOF COMPRISES MAN MADE SLATE COVERING IN FAIR TO GOOD CONDITION. STRUCTURE APPEARS SOUND. TILES HAVE BEEN DAMAGED BY PEOPLE CLIMBING ON TO ROOF, RESULTING IN WATER INGRESS, PARTICULARLY ADJACENT TO FLAT ROOF AREA & ADJACENT TO DWARF WALLS USED TO ACCESS ROOF; MINOR LIFT TO SEVERAL SLATES; SEVERAL SLIPPED SLATES. EVIDENCE OF PREVIOUS REPAIRS UNDERTAKEN. PROVISION FOR REPAIRS TO ROOF COVERINGS. SECTIONS OF FASCIAS HAVE BEEN RENEWED WITH UPVC IN GOOD CONDITION. TIMBER FASCIAS AND SOFFITS ARE IN POOR TO FAIR CONDITION, LOSS OF PAINT FINISH, DECAY ADJACENT TO PREVIOUSLY LEAKING RAINWATER GOODS. PROVISION FOR PHASED RENEWAL OF FASCIAS WITH UPVC.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			750	750	UPVC RAINWATER GOODS ARE IN FAIR TO GOOD CONDITION. DAMAGED SECTIONS ADJACENT TO WHERE PEOPLE HAVE CLIMBED ON TO ROOF HAVE BEEN REPAIRED / RENEWED. PROVISION FOR REPAIRS AD-HOC REPAIRS.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			1,500	1,500	BRICKWORK FACADE IN FAIR TO GOOD CONDITION. MINOR HAIRLINE CRACKS; MINOR LOSS OF MORTAR POINTING (AT LOW LEVEL & TO BRICK PILLARS). PROVISION FOR REPAIRS ONLY.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	C	2		7,000		80,000	ALUMINIUM POWDER COATED, SINGLE GLAZED WINDOW UNITS ARE IN FAIR CONDITION. SASH WINDOW MECHANISM / LATCH HAS FAILED RESULTING IN WINDOWS BEING SCREWED SHUT. SINGLE GLAZING IS THERMALLY INEFFICIENT AND THOUGHT SHOULD BE GIVEN TO RENEWING UNITS WITH UPVC DOUBLE GLAZED UNITS. PROVISION FOR OVERHAULING IRONMONGERY WITHIN 2-YEARS AND RENEWING GLAZING UNITS WITH DOUBLE GLAZED UNITS WITHIN 10-YEARS.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	2		4,500		4,500	TIMBER DOORS ARE IN FAIR CONDITION. LOSS OF PAINT COATING; MINOR RUSTING TO HINGES AND METALWORK. PROVISION FOR OVERHAULING WITHIN 2-YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	A	N/A					
INTERNALS - FLOORS	B	3		6,000		8,000	IN FAIR TO GOOD CONDITION. MINOR WEAR TO FLOORS IN STORES / CUPBOARDS. CARPET COVERINGS ARE BEGINNING TO WEAR. PROVISION FOR REPLACING SELECTED COVERINGS IN LATTER YEARS. UPSTANDS TO VINYL FLOOR COVERING TO TOILETS ARE LOOSE / UNFIXED. ALLOW TO RENEW. TILED FLOOR TO REMAINING TOILET AREAS ARE WORN. ALLOW FOR NEW COVERINGS.
INTERNALS - WALLS	B	3			2,500	1,000	IN GOOD CONDITION. NO SIGNIFICANT DAMAGE NOTED. VERTICAL HAIRLINE SETTLEMENT CRACKS APPEAR TO BE HISTORIC. PROVISION FOR MINOR REPAIRS AND MONITORING.
INTERNALS - CEILINGS	B	3			3,000	1,500	IN FAIR TO GOOD CONDITION. WATER INGRESS HAS DAMAGED CEILING SURFACES & COVERING. SELECTED RENEWAL. MINOR HAIRLINE CRACKS / DEFLECTION OF CEILING BOARDS. PROVISION TO REPAIR WITHIN 10-YEARS.
INTERNALS - DOORS	B	4				3,000	IN FAIR TO GOOD CONDITION. MINOR DAMAGE TO DOORS SURFACES AND IRONMONGERY. PROVISION FOR MINOR REPAIRS WITHIN 10-YEARS.
INTERNALS - FITTED FURNITURE	A	N/A					IN GOOD CONDITION.
INTERNALS - INTERNAL DECORATION	B	3			30,000		INTERNAL DECORATION IS IN FAIR TO GOOD CONDITION. PROVISION FOR REDECORATION WITHIN 5-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					

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INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	3			1,500	1,500	NO INSPECTION MADE. PROVISION FOR REPLACING DAMAGED TIMBER ELEMENTS DUE TO WATER INGRESS.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	B	2		6,000		2,500	IN FAIR TO GOOD CONDITION. SANITARYWARE GENERALLY SOUND. NO SIGNIFICANT WORKS FORESEEN. VENTILATION / EXTRACT IS POOR TO TOILET AREAS, HIGH HUMIDITY IS ALLOWING BLACK MOULD TO FORM TO WALL / CEILING SURFACES. ALLOW TO IMPROVE.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	A	N/A					IN GOOD CONDITION.
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	C	2		75,000			IN POOR TO FAIR CONDITION. GAS-FIRED BOILER SYSTEM & CONTROLS ARE 30-YEARS OLD & NEARING THE END OF THEIR ECONOMIC & PRACTICAL LIFE EXPECTANCY. PROVISION FOR REPLACING WITHIN 3-5 YEARS.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	B	3			3,000	3,000	IN FAIR TO GOOD CONDITION. NO EVIDENCE OF LEAKS. PROVISION FOR MAINTAINING.
MECHANICAL SERVICES - HOT WATER	C	2		2,500		2,500	SOME HOT WATER SUPPLIED BY BOILER (TO BE REPLACED). TOILETS HAVE ELECTRICAL ZIP HEATERS GENERALLY IN GOOD, WORKING ORDER. KITCHEN AREA HAS INADEQUATE HOT WATER PROVISION SUPPLYING KITCHEN SINK AND TOILET WASH HAND BASIN. PROVISION FOR FOR IMPROVING.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	3			1,500	1,500	IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR RENEWALS.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	3			2,500	2,500	IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR RENEWALS.
ELECTRICAL SERVICES - LIGHTING	B	3			6,000	6,000	LIGHT FITTINGS APPEAR IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR SELECTED REPLACEMENT WITHIN 5-YEARS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	3			750	750	IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR RENEWALS.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G.	N/A	N/A					

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LIFTS							

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Unit ID : 2

MELIN JUNIOR SCHOOL DEMOUNTABLE
BLOCK 2 (FLYING START OFFICE)

MELIN JUNIOR SCHOOL
MILE END ROW
MELIN
NEATH

Condition Grade A

GEA 90 m2

GIA 87 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

4,250.00

OVERALL 4,250.00

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EXTERNAL ROOF - ROOF COVERING AND FASCIAS	A	4				500	IN GOOD CONDITION. ALLOWANCE FOR MINOR REPAIRS.
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	4				500	OVERALL, IN GOOD CONDITION. MINOR STAINING TO BOARD SURFACING. ALLOW FOR CLEANING.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	A	4				250	IN GOOD CONDITION. ALLOW FOR MAINTAINING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	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					
INTERNALS - INTERNAL DECORATION	B	4				2,500	IN FAIR TO GOOD CONDITION. PAINTWORK BEGINING TO WEAR. ALLOW TO REDECORATE AFTER 5-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	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	A	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	B	4				500	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN. ALLOW TO MAINTAIN.
MECHANICAL SERVICES - HOT WATER	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
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	N/A	N/A					
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					