

CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 12:11 PM

UPRN: 27485801894590

**TYWYN PRIMARY SCHOOL
CHANNEL VIEW
PORT TALBOT**

Assessment Date: 25 JUL 2016

Assessment Id 714

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions B

Asbestos: ASBESTOS PRESENT TO VINYL FLOOR TILES AND FORMWORK TO CONCRETE ROOF DECK. LOW RISK.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		145,500.00		7,500.00
Unit 1	TYWYN PRIMARY SCHOOL SCHOOL BLOCK	C-	1,906,250.00		7,200.00
	OVERALL SITE	C-	2,051,750.00	B	14,700.00

Site Comments: THE BUILDING IS OVER 50-YEARS OLD AND SEVERAL OF THE ORIGINAL ELEMENTS HAVE FAILED OR EXCEEDED THEIR PRACTICAL AND RECOMMENDED LIFE EXPECTANCY. REFURBISHMENTS AND UPGRADING REQUIRED.

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TYWYN PRIMARY SCHOOL

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CHANNEL VIEW
PORT TALBOT

Condition Grade

GEA 4082 m2

GIA 3861 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

93,000.00

46,000.00

6,500.00

OVERALL 145,500.00

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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	2		16,000	4,000	4,000	IN FAIR CONDITION. NEW SECTIONS OF PALISADE FENCING IN GOOD CONDITION. CHAINLINK FENCING RELATIVELY SOUND; SECTIONS DAMAGED. ALLOW FOR SELECTED RENEWAL. CONCRETE AND BLOCKWORK WALL TO REAR BOUNDARY SOUND. MISSING BLOCKWORK AND CEMENT COPING. PROVISION FOR REMEDIAL WORKS WITHIN 2-YEARS.
EXTERNAL AREAS AND GROUNDS - GATES	B	4				500	IN FAIR TO GOOD CONDITION. GATES HAVE BEEN RENEWED IN RECENT YEARS. ALLOW FOR REPAIRS ONLY.
EXTERNAL AREAS AND GROUNDS - ROADS	C	2		11,000			IN POOR TO FAIR CONDITION. METALLED SURFACES ARE WORN; LOOSE SURFACING. PROVISION FOR RESURFACING ROAD WITHIN 2-YEARS.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	C	3			40,000		IN POOR TO FAIR CONDITION. INSUFFICIENT PARKING FACILITIES. METALLED SURFACES ARE WORN. LOOSE SURFACE COVERING. PROVISION FOR RESURFACING CAR PARKING AND ADDITIONAL SPACES WITHIN 5-YEARS.
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	C	2		16,000			IN POOR TO FAIR CONDITION. BITUMEN MACADAM SURFACES ARE LOOSE / WORN. PROVISION FOR RESURFACING WITHIN 3-YEARS. CONCRETE PAVING IN FAIR TO GOOD CONDITION. MINOR DAMAGE / UNEVENNESS. PROVISION FOR ISOLATED REPAIRS.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	B	3			500	500	IN FAIR CONDITION. MINOR DAMAGE. PROVISION FOR ROUTINE CLEARING AND MINOR REPAIRS.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	2		50,000			IN POOR TO FAIR CONDITION. WORN METALLED PLAY SURFACES THROUGHOUT. PROVISION FOR RESURFACING WITHIN 2-YEARS.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	3			1,500	1,500	IN FAIR TO GOOD CONDITION. PROVISION FOR RENEWAL OF FITTINGS AD-HOC.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	A	N/A					GARAGE IN GOOD CONDITION. NO WORKS FORESEEN.

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UPRN : 27485801894590 Unit ID : 1 TYWYN PRIMARY SCHOOL SCHOOL BLOCK TYWYN PRIMARY SCHOOL
CHANNEL VIEW
PORT TALBOT

Condition Grade C-

GEA 4047 m2 GIA 3831 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	1,506,500.00	132,500.00	266,500.00	750.00

OVERALL 1,906,250.00

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EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	1	60,000		60,000		IN POOR TO FAIR CONDITION. FELTED FLAT ROOF SURFACES ARE WORN; PONDING TO SURFACES DUE TO POOR / UNEVEN FALLS; FLASHINGS / UPSTANDS DAMAGED OR MISSING. SOME AREAS OF ROOF COVERING HAVE REACHED THE END OF THEIR RECOMMENDED / PRACTICAL LIFE EXPECTANCY. PROVISION FOR SELECTED RESURFACING. MINOR DAMAGE TO UPVC FASCIAS. PROVISION FOR REMEDIAL WORKS.
EXTERNAL ROOF - RAINWATER DISPOSAL	D	1	15,000				IN POOR CONDITION. ORIGINAL CAST IRON DOWNPIPES ARE LEAKING; RUSTED; LOSS OF PAINT COVERING. PROVISION FOR RENEWING THROUGHOUT.
EXTERNAL ROOF - ROOF LIGHTS ETC	C	1	20,000				IN POOR TO FAIR CONDITION. SEVERAL UNITS HAVE BEEN RENEWED. REMAINING UNITS ARE OLD / WORN. ALLOW TO RENEW DURING ROOF RESURFACING.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	3			32,500		IN FAIR CONDITION. CRACKING AT HIGH LEVEL BELOW CONCRETE ROOF DECK; BRICKWORK HAS OVERSAILED DPC TO FRONT ELEVATION; LOSS OF MORTAR JOINTING ADJACENT TO OPENINGS AND ISOLATED LOCATIONS; MINOR CRACKING TO BRICKWORK AT QUIONS. PROVISION FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	D	1	65,000	65,000			SINGLE GLAZED STEEL FRAMED WINDOWS ARE IN POOR CONDITION. RUSTING FRAMES; MISSING IRONMONGERY. PROVISION FOR REPLACING THROUGHOUT. UPVC DOUBLE GLAZED UNITS ARE OF MIXED AGE AND IN FAIR TO GOOD CONDITION. OLDER UNITS ARE BEGINNING TO FAIL (HANDLES / HINGES STICKING; DOUBLE GLAZED SEALS FAILING). ALLOW TO RENEW OLDER UNITS. CONCRETE WINDOW HEAD SPALLING DUE TO CORROSION OF REINFORCEMENT BAR. PROVISION FOR REPLACING.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	2		3,500	3,500		IN FAIR TO GOOD CONDITION. SEVERAL STEEL AND TIMBER DOORS ARE DATED AND WORN. PROVISION FOR REPLACING. REMAINING DOORS ARE IN GOOD WORKING CONDITION. THE MAJORITY OF EXIT DOORS ARE UPVC AND HAVE BEEN RENEWED.

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EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	B	2		2,000			IN FAIR CONDITION. CHIMNEY PHYSICALLY SOUND. PROVISION FOR RELINING / REPLACING STEEL FLUES DURING BOILER PLANT RENEWAL.
INTERNALS - FLOORS	C	2		30,000	30,000		IN POOR TO FAIR CONDITION. CARPETED AND VINYL FLOOR COVERINGS (MAINLY TO CIRCULATION AREAS) ARE WORN THROUGHOUT. PROVISION FOR NEW, INCLUDING REMOVAL OF ASBESTOS CONTAINING TILES. COVERINGS ARE OF MIXED AGE. SEVERAL ROOMS HAVE BEEN RENEWED AD-HOC AND IN GOOD CONDITION. PROVISION FOR RENEWING OLDER COVERINGS.
INTERNALS - WALLS	C	2		20,000	20,000		IN FAIR CONDITION. WATER INGRESS AT SEVERAL LOCATIONS HAS DAMAGED WALL PLASTER; CRACKING ADJACENT TO WINDOW OPENINGS; SKIRTINGS WORN / DAMAGED; ISOLATED DAMAGE TO PLASTER. PROVISION FOR REMEDIAL WORKS UPON COMPLETION OF EXTERNAL WORKS.
INTERNALS - CEILINGS	C	1	30,000		30,000		IN POOR TO FAIR CONDITION. BOARDED CEILINGS HAVE ISOLATED STAINING DUE TO WATER INGRESS; LOSS OF FIXING RESULTING IN BOWING / LOOSE BOARDS. PROVISION FOR RENEWING WITH SUSPENDED CEILING.
INTERNALS - DOORS	C	1	6,500		6,500		IN FAIR CONDITION. MIXTURE OF ORIGINAL AND REPLACEMENT TIMBER DOORS. ORIGINAL DOORS AND IRONMONGERY ARE WORN / DATED. PROVISION FOR RENEWING. REPLACEMENT DOORS ARE IN GOOD CONDITION. NO WORKS FORESEEN.
INTERNALS - FITTED FURNITURE	B	2		6,000	6,000		IN FAIR CONDITION. SOME DATED KITCHEN EQUIPMENT WILL REQUIRE REPLACING WITHIN 2-5 YEARS.
INTERNALS - INTERNAL DECORATION	C	1	45,000		45,000		IN FAIR CONDITION. DECOR WORN / DATED / MISSING. PROVISION FOR REDECORATING WITHIN 2-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	C	2		6,000	6,000		STAIRWELLS ARE IN FAIR CONDITION. WORN / DATED APPEARANCE. PROVISION FOR REFURBISHING.

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INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	B	3			25,000		IN FAIR TO GOOD CONDITION. TOILET AREAS HAVE HAD A PHASED RENEWAL. REMAINING TOILET AREAS (MAINLY STAFF) ARE OLD / POOR CONDITION. ALLOW FOR REFURBISHING REMAINING TOILET AREAS.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	D	1	275,000				BOILER AND CONTROLS ARE IN POOR CONDITION. EXCEEDED THEIR LIFE EXPECTANCY AND SHOULD BE RENEWED.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	1	475,000				OLD PIPEWORK AND CONVECTOR HEATERS ARE IN POOR CONDITION. PROVISION FOR REPLACING.
MECHANICAL SERVICES - HOT WATER	B	3			2,000		IN FAIR TO GOOD CONDITION. ANDREWS HOT WATER HEATER TO BOILER ROOM IN GOOD CONDITION. LOCALISED ELECTRIC WATER HEATERS HAVE BEEN RENEWED AD-HOC. ALLOW TO RENEW OLDER HEATERS.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	1	95,000				IN POOR TO FAIR CONDITION. ELECTRICAL SWITCHGEAR AND DISTRIBUTION HAS REACHED THE END OF ITS PRACTICAL AND RECOMMENDED LIFE EXPECTANCY. PROVISION FOR REPLACING.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	D	1	220,000				IN POOR TO FAIR CONDITION. ELECTRICAL SMALL POWER HAS REACHED THE END OF ITS PRACTICAL AND RECOMMENDED LIFE EXPECTANCY. PROVISION FOR REWIRE.
ELECTRICAL SERVICES - LIGHTING	C	1	200,000				IN POOR CONDITION. LIGHT FITTINGS, WIRING AND SWITCHES HAVE BEEN RENEWED AD-HOC. PROVISION FOR PARTIAL RENEWAL.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	4				750	IN GOOD CONDITION. NEW ALARM PANEL AND DETECTION. ALLOW TO REMAIN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G.	N/A	N/A					

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LIFTS							