

Condition Survey Report

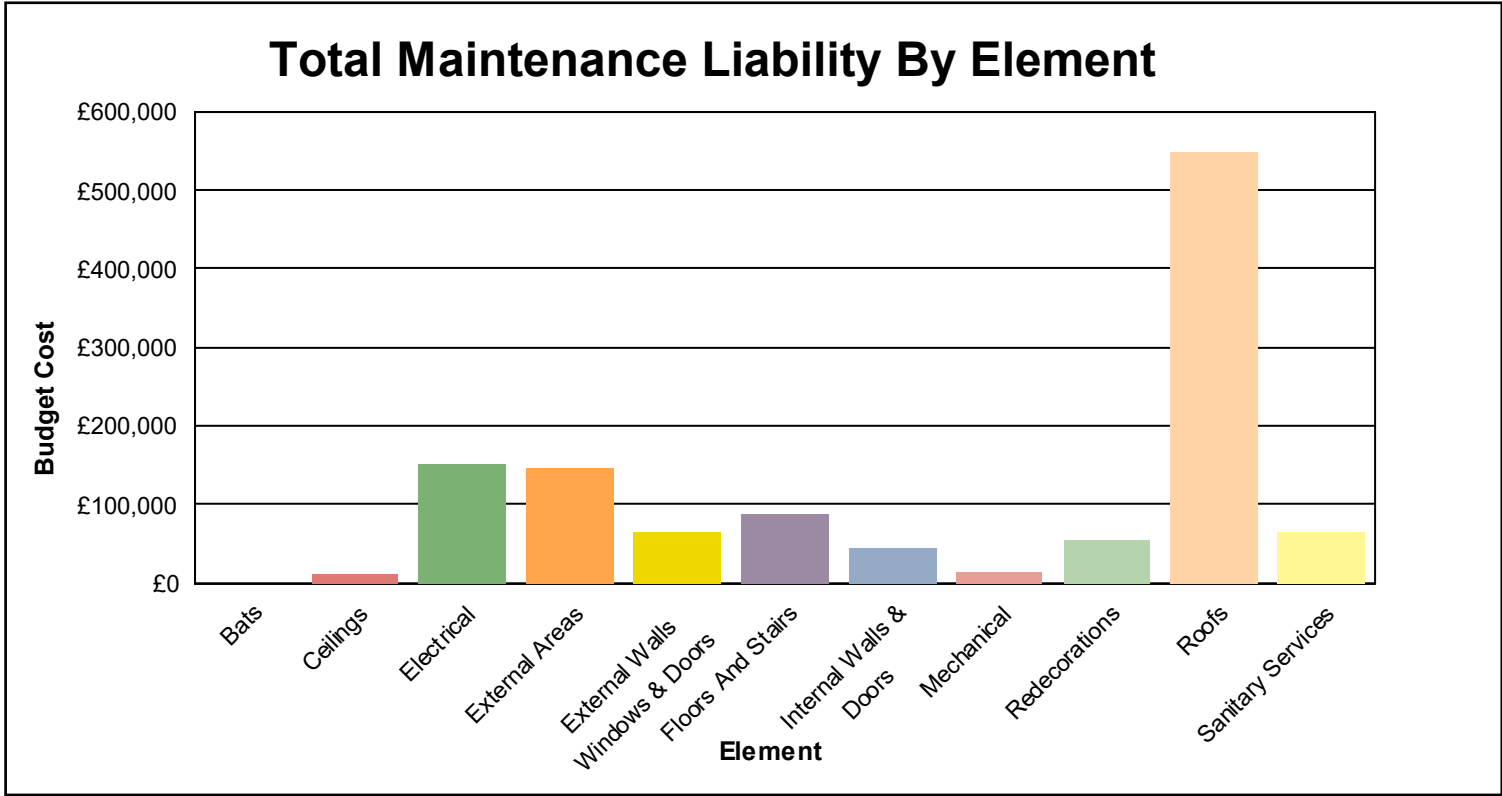
1414-01

South Wingfield Primary School

Building Survey Date: 18-June-2025

Mechanical Survey Date: 14-October-2024

Electrical Survey Date: 04-February-2022



Condition Survey General Guidance Notes

1) Scope of Survey

- a) The condition surveys have comprised of a visual assessment of the condition of all exposed and accessible building, electrical and heating elements within each building, and all external works (excluding soft landscaped areas), to identify significant defects and items of disrepair.

2) Unique Property Reference Number (UPRN)

- a) Every establishment, site, building, and room has been allocated a UPRN, in the following format:

1234-01-01-001

- b) The first four digits are the establishment reference, the fifth and sixth digits are the site, the seventh and eighth are the building or block, and the last three are the room number, the first of which indicates the floor level.

- c) Within the survey data floor levels are referenced in the following way:

- 1 Basement or lower ground floor level
- 0 Ground floor, or the level where the main entrance is located
- 1 First floor
- 2 Second floor

Note: Mezzanine levels are indicated with a '+' for example +1

3) Site Plan

- a) The site plan shows the land and buildings **occupied**, this is not necessarily the same as the legal ownership.

4) Priorities

- a) All building elements surveyed have generally been given three ratings:
 - i) Type
 - ii) Priority
 - iii) Condition
- b) There are three exceptions to the above, where only a single priority rating is entered:
 - i) Recommendations (Rating R)
 - ii) Further investigations (Rating I)
 - iii) Energy improvements (Rating Q)
- c) Examples and further details of the priorities can be found in Appendix A.

5) Element Breakdown

a) All building elements are categorised into three main groups:

- i) Element – e.g. Roofing
- ii) Sub Element – e.g. Flat roofs
- iii) Attribute – e.g. Felt

6) Year

- a) This is the year a defect is identified, priority altered, or cost adjusted.
- b) A year entry of 51 identifies that the item is in a satisfactory condition and will not require any maintenance or replacement within the survey period.

7) Costs

- a) Costs are budget prices at the time of the survey and include for preliminaries and contingencies.

Appendix A

Summary Table of Condition Ratings

Rating 1 (Type)		Rating 2 (Priority)		Rating 3 (Condition)	
E	Environment Improvement	1	Urgent work to prevent closure of premises Or Serious risk	A	Good Condition Performing as intended and operating efficiently
F	Fire Precaution				
G	Consequential Damage Risk				
H	Health & Safety or Hygiene Issue	2	Essential work required within 2 years	B	Satisfactory Condition Performing as intended but minor repairs required
I	Investigation				
L	Loss of Service	3	Desirable work required within 3 –5 years	C	Poor Condition Exhibits major defects
R	Recommendation				
S	Security	4	Long term work outside the 5-year period	D	Life Expired Serious risk or imminent failure
Q	Energy Improvement				

Appendix A

1) Type Rating

- a) **E** - Environment Improvement
 - i) Example - internal decoration
- b) **F** - Fire Precautions
 - i) Example - repairs to fire doors
- c) **G** - Consequential Damage Risk
 - i) Example - failing roof coverings
- d) **H** - Health & Safety and / or Health & Hygiene
 - i) Example - poor decorations in a kitchen
- e) **I** - Further Investigation Recommended
 - i) Example - cracking to brickwork
- f) **L** - Loss of Service
 - i) Example - possible boiler failure
- g) **R** - Recommendation
 - i) Example - upgrading and improvements beyond maintenance
- h) **S** - Security Implication
 - i) Example - boundary fencing
- i) **Q** - Energy Improvement
 - i) Example - installation of double glazing

2) Priority Rating

a) Priority 1 (Urgent work) - Examples

- i) Unsafe premises, or parts of premises, that are cordoned off or shored up and require urgent attention; accommodation already out of use or likely to be soon out of use.
- ii) Ground problems, such as wells, major ground faults, and mine shafts. Condemned temporary premises already out of use or likely to be soon out of use.
- iii) Obsolete heating boilers that have failed or which are likely to fail and for which no components are available.
- iv) Presence of friable asbestos.

b) Priority 2 (Essential work) - Examples

- i) Roof repairs where patching is no longer possible; windows, doors and curtain walling that are prone to severe water penetration and have severe rot, decay or rusting.
- ii) Urgent problems with mechanical and electrical services, e.g.: lead drinking water pipe-work, corroded water tanks, electrical installations with vulcanised india rubber cabling; unearthed systems where test period has been reduced because of previous failures (one year or less).
- iii) Playgrounds that pose health and safety risks, especially at Primary Schools; defective floor finishes in high-risk areas such as gymnasias or staircases.

c) Priority 3 (Desirable work) - Examples

- i) Defective mechanical and electrical services, e.g.: inefficient boilers towards the end of their expected lives; replacement of old lighting circuits that are no longer suitable and provide poor task lighting; works to resolve fire alarm deficiencies.
- ii) Repairs within the life of the Plan, including works to defective playgrounds, tennis courts and floor finishes that may remain a health and safety issue.

3) Condition rating

- i) **A** - Good. Performing as intended and operating efficiently
- ii) **B** - Satisfactory. Performing as intended but exhibiting minor deterioration
- iii) **C** - Poor. Exhibiting major defects and/or not operating as intended
- iv) **D** - Life Expired and/or serious risk of imminent failure

4) Rating Combinations

- a) An element with a Condition D rating will not always warrant Priority 1. There may be instances where an element is in poor condition, but for which maintenance work is not a high priority. The reverse may also be the case. The following table shows some such examples.

Element	Condition	Priority	Comment
External walls, windows and doors	D	4	External cladding of mobile building badly decayed and beyond economic repair. The building however is not now in use and will be shortly replaced as part of a redevelopment scheme. It is therefore low priority.
Internal walls, windows and doors	B	1	Internal walls and doors in this example are generally in satisfactory condition, but some glazing breaches legislation and is a hazard. There is no serious dilapidation, but removing the hazard is a high priority
Electrical services	A	1	Electrical services in this example are in good condition, but lack of earthing provision breaches legislation and is a hazard. There is no serious dilapidation, but removing the hazard is a high priority

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Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
			External Areas	Ancillary Premises & Landscaping	Ancillary Premises & Landscaping Project					Note: 1x frees standing canopy within infants play area and 4x metal storage sheds, school's own site structures.
			External Areas	Ancillary Premises & Landscaping	Ancillary Premises & Landscaping Project	G 2 D	2025	1.00	£2,000	Replace rotten/expired timber flat roof covering and louvred access hatches to outside gas store along block 01 rear elevation, replace with new felt roof covering and powder coated aluminium louvred door alternatives, poor condition
			External Areas	Ancillary Premises & Landscaping	Soft Landscaping					Note: Pond within nature area approx. 5 x 3m. secured by fencing.
			External Areas	Ancillary Premises & Landscaping	Soft Landscaping					Note: school's soft landscaped playing field appears in reasonable condition
			External Areas	Drainage	Surface Water Drainage	H 2 D	2025	7.00	£1,470	Break up and renew/repair dropped S/W drainage gullies and inspection chamber covers within school's childrens playground, posing as potential trip hazards, poor condition
			External Areas	Drainage	Surface Water Drainage	G 2 C	2025	1.00	£800	Recommend undertaking mechanical jetting as cyclical maintenance to all existing S/W drainage gullies and linear drainage channels, evident in various areas around main school building blocks, many are filled with silt debris and vegetation, poor condition
			External Areas	Paths & Pedestian Paved Areas	External Steps	H 2 C	2025	1.00	£800	Clear and clean external steps leading down to block 01's basement boiler room, works to include upgrading steps with new anti-slip high contrasting nosing strips, poor condition
			External Areas	Paths & Pedestian Paved Areas	External Steps	H 2 C	2025	1.00	£500	Recommend upgrading external steps leading down from block 01 to rear children's playground with new anti-slip high contrasting colour nosing strips, including painting/repairing metal hand rails to match, poor condition
			External Areas	Paths & Pedestian Paved Areas	Paths & Pedestian Paved Areas Project					Note: Tarmacadam ramp and brick retaining wall to South of Block 03.
			External Areas	Paths & Pedestian Paved Areas	Paths & Pedestian Paved Areas Project	H 2 D	2025	84.00	£6,720	Recommend replacing lifting/shrunk soft play matting within infants play area, matting appears beyond repair and posing as potential trip hazards, replace with new artifical grass alternative, works to include clearing and repairing adjacent S/W linear drainage channels, poor condition

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			External Areas	Paths & Pedestian Paved Areas	Paths & Pedestian Paved Areas Project	H 3 C	2025	1.00	£32,500	Scarify and resurface approximately 336m ² of worn/cracked/uneven pedestrian tarmacadam surface finish to school's upper playground, various trip hazards evident. Works to include the renewal of concrete retaining edgings, drains, inspection chamber covers and the introduction of new linear drainage, poor condition
			External Areas	Paths & Pedestian Paved Areas	Paths & Pedestian Paved Areas Project	H 2 C	2025	156.00	£14,040	Scarify and resurface approximately 156m ² of worn/cracked/uneven pedestrian tarmacadam surface finish to school's infant playground, various trip hazards evident. Works to include the renewal of concrete retaining edgings and mechanical jetting of existing linear drainage channels, poor condition
			External Areas	Roads & Car Parks	Roads & Car Parks Project	H 2 D	2025	1.00	£43,000	Scarify and resurface approximately 528m ² of worn/cracked/uneven vehicular tarmacadam surface finish to school's car access way and car parking bays, various trip hazards evident. Works to include the renewal of linear drainage channels, car parking bay line marking, drains and inspection chamber covers all where required, poor condition
			External Areas	Walls Fences & Gates	Brick Walls	G 2 C	2025	90.00	£8,190	Rake out and repoint various deep open/spalling mortar joints to boundary and inner brick walls in and around school building blocks, poor condition
			External Areas	Walls Fences & Gates	Walls Fences & Gates Project	S 3 C	2025	1.00	£18,500	Field boundaries to North and West feature concrete post and wire fencing in poor condition and hedgerows which are easily breached. Consider provision of weldmesh fencing. Cost includes for 2.4m high fencing; dependant upon planning constraints.
			External Areas	Walls Fences & Gates	Walls Fences & Gates Project					Note: black powder coated weldmesh ball catch fencing appear in reasonable condition
			External Areas	Walls Fences & Gates	Walls Fences & Gates Project	G 3 C	2025	105.00	£16,905	Recommend undertaking repointing repairs to retaining stone wall along school's front site boundary Church Lane. Rake out and repoint loose/spalling mortar to deep open joints to stone work using a lime based mortar, works to also include for removing and treating vegetation growth embedded within stone openings, poor condition

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Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
			Redecorations	External Areas	Steel Fencing and Gates	G 2 C	2025	20.00	£960	Wire brush flaking paint and corrosion to metal site access gates and railings along block 01 basement boiler room access staircase, repaint metalwork in a colour to match existing, poor condition
Total Condition Liability for Block = £146,385										
01			Bats	Colony	Colony Project					Note: known bat roost to roof, numerous bat boxes fixed to building.
01			Ceilings	Finish	Boarded Ceiling	G 2 B	2025	1.00	£1,000	Carefully saw cut section of water damaged/stained/spoilt plasterboard ceiling finish within room 019, fix to existing ceiling timbers new cut to fit plasterboard with even skim coat and decoration to match existing, roof light appears to be defective, poor condition
01			Ceilings	Finish	Dry Lined Ceiling	E 2 C	2025	26.00	£4,966	Hack off loose/cracked lath and plaster ceiling finish to 1st floor office and staircase rooms 101 & 102, recommend installing cut to fit dry lined plaster board where removed, skim finish and decorate to match existing, poor condition
01			Ceilings	Finish	Suspended Ceiling	E 2 C	2025	1.00	£600	Renew water stained/spoilt/damaged exposed grid suspended ceiling tiles within rooms 002,005 & 006, poor condition
01			Ceilings	Structure	Structure Project	H 2 D	2025	90.00	£5,400	Suspended ceilings within rooms 002, 005, 006, 011 are damaged in places, with drip marks noted in some areas possibly caused by condensation forming within the void. Recommend further investigation and remedial measures including provision of ventilation to voids. Price increase for access.
01			Electrical	Alarms	Intruder	R 3 B	2022	0.00	£350	There is an intruder alarm system fitted to this building, this should remain serviceable within the scope of this survey period (installed by ASI) Continue to service annually. The Intruder alarm bell boxes are old and faded, it is recommended that these be replaced with new, it is also recommended that additional dummy bell boxes are fitted to deter potential intruders.

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01			Electrical	Communication Systems	Telecommunications	R 3 C	2022	0.00	£300	Secure all loose and remove all redundant telecommunication / data cables as required to internal /external elevations. Remove unused TV aerials as required.
01			Electrical	Control Gear	Control Gear Project	L 2 D	2022	0.00	£144,468	There is a new Schneider MCCB section board to the Hall area (fitted around 2021) this serves a mix of older and newer distribution boards that have been replaced over the years, these include a new Acti 9 board to the Kitchen fitted with 30mA RCD protection through to older 1990s Crabtree Polestar boards. Due to the age of the installation (over 25 years old) a rewire is recommended, the MCCB board and Kitchen areas are not included, some recent lighting works such as the Hall and some classroom LED lighting should be reused, all original wiring be replaced. Costs cover block 3 rewire, Note Bats to roof space.
01			Electrical	Fire System	Alarm Panel					There is a modern zoned conventional fire alarm system fitted around 2020 (Clymac 4 zone panel) that supports both automatic detection and manual call points; this should remain serviceable within the scope of this survey period.
01			Electrical	Fire System	Emergency Lights	F 2 D	2022	0.00	£0	There is a basic / sporadic emergency light system fitted to this School, which appears to have evolved over the years without a total building overview taking place, these installed emergency lights are of the self-contained type, either stand alone or integrated into primary light fittings, flood packs to the Hall. Several areas Inc Classrooms etc have no coverage or escape signage fitted including externally. A full appraisal / design is required to fulfil the requirements of BS5266 to complement what is already fitted. For costs see the part rewire project

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01			Electrical	Lifts & Hoists	Hoists	R 2 A	2022	0.00	£150	There is a are disability tracked hoists fitted to the changing area which should be tested and serviced as per the manufacturers recommended intervals, (Morlift Air 205)
01			Electrical	Lighting	External Lighting	L 2 D	2022	0.00	£0	External amenity lighting is via a limited amount of obsolete wall mounted halogen fittings, it is recommended that all be replaced with modern energy efficient alternatives such as LED type and circuits be rewired, it is also recommended that additional external amenity lighting is fitted For costs see part rewire project.
01			Electrical	Wiring	Lighting	L 2 D	2022	0.00	£1	Lighting to this School is via a mix of types ranging from modern energy efficient LED and T5 fluorescent type through to obsolete T12 types, and 2D compact luminaires which should remain serviceable within the scope of this survey, through to obsolete T12 type. Several Classrooms are fitted with older 1990s T8 linear fluorescent luminaires which are nearing the end of their life, having discoloured diffusers, other areas have been fitted with modern LED type, it is suspected that wiring is over 25 years old to most. Fully rewire / relight the School, new LED and T5 to the Hall should be reused. For costs see part rewire project.
01			Electrical	Wiring	Power	L 2 D	2022	0.00	£1	Note Bats to roof void area. Accessories are a mix of types ranging from dated 1970s types through to current items, wiring is suspected to be over 25 years of age, There are quite a few extension leads used in this Block, it is recommended that additional 13A socket outlets are provided to alleviate the need for these. Fully rewire / replace, for costs see part rewire project.
01			External Walls Windows & Doors	Wall Structure	Brickwork	G 2 D	2025	1.00	£600	Hack out and renew spalling/damaged brick soldier course above upvc windows along rooms 003, including investigations to lintel detail, poor condition

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01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 2 D	2025	1.00	£6,000	Brick arches over doorways to 017 & 029 are perishing. Hack out, support and rebuild heavily spalled brickwork on a like-for-like basis - site is within a conservation area. Also repair render to underside of porches which is spalling. Price increase for scaffold access.
01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 2 D	2025	137.00	£26,441	Original building's chemically injected DPC has been in place for many years and assumed has surpassed its life expectancy therefore recommend installing a new chemically injected DPC where previously installed. Works to include repointing repairs to open deep joints along DPC level, poor condition
01			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 2 C	2025	85.00	£17,085	Rake out and re-point deep open spalling mortar joints to exposed brickwork to blocks 01 and 03 using an appropriately matched mortar to existing. Hack out and renew perished brickwork to isolated areas. Also include repairs to tiled and stone window cills block 03, poor condition, Price increase for mobile scaffold access.
01			External Walls Windows & Doors	Window & Door Framing	Aluminium Doors	G 3 C	2025	1.00	£2,500	Recommend replacing rotten/dated timber louvred door to basement boiler room, replace with new powder coated aluminium alternative, poor condition
01			External Walls Windows & Doors	Window & Door Framing	Double Glazed PVCu Windows	E 3 C	2025	1.00	£900	upvc window encasements appear in reasonable condition however some window pane gasket seals have failed, water droplets evident within cavities and panes with cracks, renew panes to match existing, poor condition

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Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			Floors And Stairs	Floor Screed & Finish	Floor Screed & Finish Project	H 2 C	2025	80.00	£30,400	Recommend replacing uneven/raised assumed wood block sub floor finish underneath carpet tile floor finishes within rooms 002 & 013, it appears carpet covering has been laid over wood block finish restricting floor's to effectively expand and contract causing failure. Replace floor with new level asphalt screed and vinyl sheet/carpet floor coverings, works to include the renewal of transition strips, skirtings and latex levelling screeds, poor condition, price increase for removing and refitting fixed furniture, Recommend further investigation at time of replacement of coverings, poor condition
01			Floors And Stairs	Floor Screed & Finish	Floor Screed & Finish Project	H 2 C	2025	70.00	£9,310	Take up and renew wearing/deteriorating floor coverings within rooms 010,014,015 & 019, works to include the renewal of transition strips, skirtings and latex levelling screeds, poor condition
01			Floors And Stairs	Floor Screed & Finish	Floor Screed & Finish Project	H 3 B	2025	242.00	£32,186	Take up and renew wearing/deteriorating floor coverings within rooms 002,005,006,008,011,012,017,028,029,101 & 102, works to include the renewal of transition strips, skirtings and latex levelling screeds
01			Floors And Stairs	Floor Screed & Finish	Granwood Block Flooring	H 2 C	2025	82.00	£3,034	Granwood flooring to school hall room 004 is in poor condition with old ducts along edge raised and generally slippery. Repair ducts, sand and re-seal, poor condition, price increase for possible asbestos removal within ducts.
01			Internal Walls & Doors	Doors & Glazed Screens	Door Furniture	E 3 C	2025	1.00	£900	Renew loose/defective/aged door handle ironmongery to non-fire doors opening outward from classbases, poor condition
01			Internal Walls & Doors	Doors & Glazed Screens	Doors & Glazed Screens Project	E 3 B	2025	45.00	£12,150	Recommend replacing old/dated timber glazed bi-fold partitioning between classrooms 002,005,006 & 012, existing bi-folds appear functional however recommend replacement with new modern insulated alternative or alternatively with a new fixed stud partition and door system including decoration to match existing, poor condition

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01			Internal Walls & Doors	Doors & Glazed Screens	Internal Doors	F 2 C	2025	1.00	£500	Carry out repairs to impact damage to outer face of internal fire door opening into school's kitchen room 025 including decoration to match existing, poor condition
01			Internal Walls & Doors	Walls & Partitions	Plastered Wall	G 2 D	2025	1.00	£12,000	Evidence of internal damp damage and efflorescence build up to internal walls within room 005, walls are solid traditional brick walls with evidence of past chemically injected DPC. DPC has been in place for many years and assumed has surpassed its life expectancy. Classroom is experiencing low level damp damage to exposed brick work and high level condensation build up, internal damp proofing of internal brick walls recommended to a height of 1.8m FFL. Works to include for minor alternations to electrical fixings, heating units and furniture, poor condition, price increased for professional fees
01			Internal Walls & Doors	Walls & Partitions	Plastered Wall	G 2 D	2025	1.00	£2,500	Hack off cracked/loose/hollow/spoilt plasterwork evident to internal walls within rooms 003 & 015, walls appear to have been spoilt by defects to flat roof coverings and parapet wall details above, recommend re-plastering walls where disturbed to an even finish and decorate to match existing, poor condition
01			Internal Walls & Doors	Walls & Partitions	Wall Tiling	H 2 C	2025	1.00	£7,000	Recommend replacing large areas of ceramic wall tiling to school kitchen and store rooms 025,026 & 027, ceramic tiles crazed/damaged/missing, hack off and replace with new floor to ceiling wipe clean upvc hygiene wall panelling, poor condition, price increase for temporary removal of fixed furniture
01			Internal Walls & Doors	Walls & Partitions	Walls & Partitions Project	G 3 C	2025	1.00	£5,000	Recommend refurbishment of structural elements within boiler house -101 including brickwork repointing approx. 12m2, concrete floor repairs and structural repairs to ceiling structure and increased ventilation. Limited access due to boiler replacement work at time of survey.
01			Mechanical	Cold Water	Break and Boost Set					1 of Mikrofill 3 in fair condition 2018
01			Mechanical	Cold Water	Cold Water					1 of 1/2" mains cold water incoming into Boiler house in fair condition

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01			Mechanical	Cold Water	Cold Water					1" mains cold water incoming to stop tap in the adults toilet in fair condition 1" mains cold water supply MDPE to 1" copper to stop tap in girls toilet in good condition
01			Mechanical	Cold Water	Cold Water Pipework & Tanks					6 of toilets C only in fair condition 1 of Urinal with water saving device in fair condition
01			Mechanical	Gas Distribution	Gas Appliances					1 of Robinson willey gas fire in good condition 1 of Rinnai 24 instantainious water heater in fair condition [being replaced]
01			Mechanical	Gas Distribution	Gas Valves and Pipework					3" incoming to the BH to Honeywell solenoid valve to 2" mapress to heatmeter to 3/4" to boiler isolations Kitchen 2" incoming to kitchen Rinnai water heater 1" supply 3/4" to gas fire and 1 1/2" to kitchen appliances
01			Mechanical	Heating Controls	Heating Controls					Catersense V2 vent /gas supply control station in built to E Stop with Coster solenoid valve in fair condition
01			Mechanical	Heating Controls	Panel and Sensors					Coster flow/return thermostats in fair condition 2 of Thermal links in fair condition 1 of E Stop in fair condition Fieldwell control panel in fair condition Fieldwell Controller in fair condition Flamefast co sensor requires calibration told site in fair condition Auto/Summer/Extend switch in fair condition
01			Mechanical	Heating Distribution	Heat Emitters and TRVs					9 of LST with TRVs in fair condition 9 of SPC coil heaters in fair condition 1 of K2 radiator with trv in fair condition
01			Mechanical	Heating Distribution	Heating Pumps					Grundfoss Primary Pump Magna1 D 40-80 F220 in fair condition
01			Mechanical	Heating Distribution	Heating Valves and Pipework					Boss 200 litre expansion vessel in fair condition
01			Mechanical	Heating Plant	Boiler					2 of Ideal Evomax 100 boilers in good condition with vertical flue

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01			Mechanical	Hot Water	Hot Water Generator					1 of Hyco 30 litre water heater with 10 litre expansion vessel in good condition 1 of Heatrea Sadia Multipoint 30 litre with 5 litre expansion vessel in fair condition
01			Mechanical	Hot Water	Hot Water Pipework					5 of Bucket sinks with H and C in fair condition 8 of Basins H and C in fair condition 4 of kitchen sinks H and C in fair condition
01			Mechanical	Ventilation	Mechanical Ventilation					Vent Axia 4" extraction fan in fair condition Manual ventilation high and low to boiler house
01			Redecorations	External	External Timber	G 2 B	2025	121.00	£10,527	Rub down and redecorate timber fascia, soffits and exposed rafter ends along pitched roofs, works to include for temporary removal of rainwater goods, clean while removed, poor condition, price increase for mobile scaffolding
01			Redecorations	Internal	Internal Project	E 2 C	2025	331.00	£22,508	Recommend undertaking full internal redecorations to walls, ceilings, exposed timber etc within remaining rooms, decorative finishes in a poor condition, price increase for high ceilings
01			Redecorations	Internal	Internal Project	E 2 B	2025	201.00	£13,668	Recommend undertaking full internal redecorations to walls, ceilings, exposed timber etc within rooms 007,004,012,013,026,027,028,029,101 & 102, decorative finishes in a wearing condition, price increase for high ceilings
01			Roofs	Flat Coverings & Insulation	Flat Coverings & Insulation Project	G 2 D	2025	1.00	£70,000	Strip and recover approximately 80m ² of worn/leaking/life expired felt flat roof covering to single storey roofs above rooms 003,015,019 & 022, using a new cut to fall insulation system. Works to include the renewal of glazed roof lights, upstand flashing details, repointing repairs to brick parapet walls, clerestory windows, rainwater goods, poor condition, price increase for ecologist surveys, full independent scaffolding, preliminaries and professional fees.

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Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
01			Roofs	Pitched Coverings & Insulation	Clay Tiled Pitched Roofing	G 2 C	2025	1.00	£350,000	Strip and re-roof approximately 620m ² of life expired pitched clay tiled roof covering. 30% of pitched roof covering has already been re-roofed in the last 10 years. Several tiles missing/slipped/damaged, assumed supporting timber battens are rotten/life expired, however no major water ingress reported. Site management undergo regular repairs however tiles are regularly falling to ground. Works to include the renewal of, lead flashing details, replacement of corroding rainwater goods, upgrading fascia details with rockclad, repointing repairs to roof verges, roof insulation, introduction of roof space ventilation and external redecorations to bargeboards, poor condition. Price has been increased to allow for ecologist survey, PC sum for timber replacement where required, drainage survey, mechanical jetting of all gullies, erection of full independent scaffolding, preliminaries and professional fees.
01			Sanitary Services	Fittings	Fittings Project	H 2 D	2025	1.00	£65,000	Recommend undertaking full refurbishment within boy and girl toilet rooms 016,021,022 & 023, All fittings and finishes are aged/dated/spoilt, rooms have a noticeable lack of natural ventilation. Works to include the renewal of floor coverings, wc cubicles, all sanitary ware, splashback wall panelling, vanity units, ceiling lighting, ceilings, heaters, extraction, access doors and decoration, poor condition
Total Condition Liability for Block 01 = £857,445										
02			Electrical	Control Gear	Control Gear Project	L 2 D	2022	0.00	£6,200	This building is served by a dated electrical installation over 40 years of age and it is recommended that a full rewire takes place to fully comply with BS7671. Obsolete Crabtree C50 MCB distribution board fitted.
02			Electrical	Fire System	Alarm Panel					None fitted
02			Electrical	Fire System	Emergency Lights					None fitted.
02			Electrical	Lighting	External Lighting	R 2 D	2022	0.00	£1	None fitted, it is recommended that external amenity lighting is fitted, for costs see part rewire project.

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Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
02			Electrical	Wiring	Lighting	L 2 D	2022	0.00	£1	Lighting is via an obsolete T12 linear fluorescent luminaire which should be replaced with modern energy efficient luminaires, rewire / replace, for costs see rewire project
02			Electrical	Wiring	Power	L 2 D	2022	0.00	£1	Modern 30mA RCD socket fitted, however wiring is suspected to be 1980s, rewire / replace, for costs see rewire project.
02			External Walls Windows & Doors	Wall Structure	Brickwork	G 2 C	2025	1.00	£600	Rake out and repoint deep open mortar joints to exposed brick work using a cement mortar to match existing, poor condition
02			External Walls Windows & Doors	Window & Door Framing	Hardwood Doors	G 2 D	2025	1.00	£500	Rub down and redecorate external timber door and window using a high performance weather shield paint system, include repairs to defective/old ironmongery, poor condition
02			Mechanical	Cold Water	Storage and Distribution					No services in this building at time of survey in fair condition
02			Roofs	Flat Coverings & Insulation	Felt Flat Roofing	G 2 B	2025	1.00	£6,000	Strip and recover wearing/deteriorating mineral felt flat roof covering to outbuilding, no major ingress reported however roof covering dated, works to include renewal of edging details, fascia boards and rainwater goods, price increase for access
02			Roofs	Roof Drainage	Metal Guttering	G 2 D	2025	1.00	£1,500	Replace corroding/life expired metal rainwater goods for new upvc alternative, works to include timber repairs and redecoration of timber fascia boards, poor condition
Total Condition Liability for Block 02 = £14,803										
03			Electrical	Alarms	Intruder					There is an intruder alarm system fitted to this building, this should remain serviceable within the scope of this survey period (installed by ASI)
03			Electrical	Control Gear	Distribution Board					See Block 01 entry
03			Electrical	Fire System	Alarm Panel					There is a modern zoned conventional fire alarm system fitted around 2020 (Clymac 4 zone panel) that supports both automatic detection and manual call points; this should remain serviceable within the scope of this survey period.

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Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
03			Electrical	Fire System	Emergency Lights	F 2 D	2022	0.00	£0	There is a basic / sporadic emergency light system fitted to this Block, which appears to have evolved over the years without a total building overview taking place, these installed emergency lights are of the self-contained type, either stand alone or integrated into primary light fittings. Several areas have no coverage or escape signage fitted including externally. A full appraisal / design is required to fulfil the requirements of BS5266 to complement what is already fitted. For costs see the part rewire project For costs see Block 01
03			Electrical	Lighting	External Lighting	L 2 D	2022	0.00	£0	External amenity lighting is via a limited amount of obsolete wall mounted halogen fittings, it is recommended that all be replaced with modern energy efficient alternatives such as LED type and circuits be rewired, it is also recommended that additional external amenity lighting is fitted For costs see block 1 part rewire project.
03			Electrical	Wiring	Lighting	L 2 D	2022	0.00	£0	Lighting is generally via obsolete linear fluorescent luminaires or tunsten fittings which should be replaced with modern energy efficient luminaires, rewire / replace. For costs see Block 01 part rewire
03			Electrical	Wiring	Power	L 2 D	2022	0.00	£1	Accessories are a mix of types ranging from dated 1970s types through to current items, wiring is suspected to be over 25 years of age, There are quite a few extension leads used in this Block, it is recommended that additional 13A socket outlets are provided to alleviate the need for these. Fully rewire / replace, for costs see Block 1 part rewire project.
03			External Walls Windows & Doors	Wall Structure	Cills Lintels and Copings	G 2 D	2025	1.00	£2,000	Lintel above upvc window along room 006 appears to be failing allow ingress and large open joints to brick soldier course, stepped cracks above and obvious movement evident, recommend hacking out brick soldier course and undertaking repair/renewal of lintel and re-pointing surrounding brickwork, poor condition

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Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
03			External Walls Windows & Doors	Wall Structure	Wall Structure Project	G 2 D	2025	34.00	£6,562	Original building's chemically injected DPC has been in place for many years and assumed has surpassed its life expectancy therefore recommend installing a new chemically injected DPC where previously installed. Works to include repointing repairs to open deep joints along DPC level, poor condition
03			External Walls Windows & Doors	Window & Door Framing	Double Glazed Aluminium Windows	G 2 D	2025	9.00	£1,800	Replace damaged/missing lead flashing detail below upvc window encasements for new non-lead alternative detailing, poor condition
03			External Walls Windows & Doors	Window & Door Framing	Double Glazed PVCu Windows					Note: upvc windows and doors appear in reasonable condition
03			Floors And Stairs	Floor Screed & Finish	Floor Screed & Finish Project	H 3 B	2025	93.00	£12,369	Take up and renew wearing/deteriorating floor coverings within rooms 001,002,004,006,101,103,104 & 105, works to include the renewal of transition strips, skirtings and latex levelling screeds
03			Internal Walls & Doors	Doors & Glazed Screens	Internal Doors	F 2 C	2025	1.00	£300	Carry out repairs to internal fire doors opening into rooms 004 & 006, ease and adjust repairs to eliminate excessive gaps and slow retaining doors, poor condition
03			Internal Walls & Doors	Walls & Partitions	Plastered Wall	G 2 D	2025	1.00	£2,000	Damp/spoilt papered walls within staircase room 006, recommend stripping wall paper back to plastered finish as ingress appears to be due to defective open mortar joints to brickwork above external windows. Recommend damp proofing wall and undertaking external repointing repairs, decoration included to match existing, poor condition
03			Internal Walls & Doors	Walls & Partitions	Walls & Partitions Project	H 2 D	2025	1.00	£800	Exposed brickwork with spalling/loose material above staffroom kitchente within staffroom 005, recommend installing new wipe clean upvc hygiene wall panelling, poor condition
03			Internal Walls & Doors	Walls & Partitions	Walls & Partitions Project	H 2 D	2025	8.00	£1,728	Replaster and repair exposed brickwork to internal wall finish within room 004, works to include new skirtings and decoration to match existing, poor condition
03			Mechanical	Cold Water	Cold Water					1/2" mains cold water in foyer with stop tap in copper in fair condition
03			Mechanical	Heating Distribution	Heat Emitters and TRVs					8 of LST with TRVs in fair condition

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Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
03			Mechanical	Hot Water	Hot Water Pipework					1 of Kitchen sink H and C in fair condition
03			Mechanical	Hot Water	Hot Water Project	L 2 D	2024	0.00	£14,000	1 of Ariston AR 30 litre water heater and 5 litre expansion vessel Replace unit failed IMP request put forward 2024.
03			Redecorations	External	External Timber	G 2 C	2025	1.00	£500	Rub down and redecorate exposed timber to coved shelter frame to block main access door, using high performance weather shield paint, poor condition
03			Redecorations	Internal	Internal Project	E 2 C	2025	52.00	£3,536	Recommend undertaking full internal redecorations to walls, ceilings, exposed timber etc within rooms 004,005 & 006, decorative finishes in a poor condition, price increase for high ceilings
03			Redecorations	Internal	Internal Project	E 2 B	2025	64.00	£4,352	Recommend undertaking full internal redecorations to walls, ceilings, exposed timber etc within remaining rooms, decorative finishes in a reasonable condition, price increase for high ceilings
03			Roofs	Pitched Coverings & Insulation	Pitched Coverings & Insulation Project	G 2 D	2025	1.00	£120,000	Strip and re-roof approximately 120m ² of life expired pitched clay tiled roof covering. Several tiles missing/slipped/damaged, assumed supporting timber battens are rotten/life expired, however no major water ingress reported. Site management undergo regular repairs however tiles are regularly falling to ground. Works to include the renewal of, lead flashing details, replacement of corroding rainwater goods, upgrading fascia details with rockclad, repointing repairs to roof verges, roof insulation, introduction of roof space ventilation and external redecorations to bargeboards, poor condition. Price has been increased to allow for ecologist survey, PC sum for timber replacement where required, drainage survey, mechanical jetting of all gullies, erection of full independent scaffolding, preliminaries and professional fees.
Total Condition Liability for Block 03 = £169,948										
04			Electrical	Control Gear	Distribution Board					At the time of this survey there were no electrical services found within this block.
04			Mechanical	Cold Water	Storage and Distribution					No services in this building at time of survey

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Block	Floor	Room	Element	Sub Element	Attribute	Priority	Year	Quantity	Cost	Remarks
Total Condition Liability for Block 04 = £0										
05			Electrical	Control Gear	Distribution Board					At the time of this survey there were no electrical services found within this block.
05			Mechanical	Cold Water	Storage and Distribution					No services within this building at time of survey
Total Condition Liability for Block 05 = £0										

Total Condition Liability for Site 1414-01 = £1,188,581