

0604

BRADWORTHY COMMUNITY PRIMARY SCHOOL

Outstanding Condition Items Report

Note all costs are approximate and exclusive of fees.

Gradings are as per Dfes guidance

Priority	Condition
1 Urgent	A Good
2 Essential	B Satisfactory
3 Desirable	C Poor
4 Long Term	D Life Expired

Summary

Element	1	2	3	4	Total
Roofs	£0	£3,300	£11,666	£0	£14,966
Redecorations	£0	£13,616	£12,743	£0	£26,359
Mechanical services	£15,350	£3,820	£0	£0	£19,170
Internal walls and door	£0	£296	£0	£0	£296
Floors and stairs	£0	£3,214	£20,684	£936	£24,834
External walls, window	£0	£550	£5,880	£0	£6,430
External areas	£0	£6,805	£5,328	£0	£12,133
Electrical services	£1,590	£14,595	£0	£0	£16,185
Ceilings	£0	£0	£1,380	£0	£1,380
	£16,940	£46,196	£57,681	£936	£121,753

Condition Overview

Block 1 is generally in poor condition. Externally the moss / lichen need to be removed of the roof surfaces and there are a few gutter repairs required. Some of the fascias are rotting and need repairing. The fire escape doors from the main hall do not open properly and should be repaired ASAP. The felt roofs over the rear corridor and the link section will need to be replaced over the next three years or so. All the externally masonry and timber areas will need to be redecorated within the next year.

Internally many of the floor coverings are coming to the end of their natural lives and ideally need to be replaced. There is a number of wall and ceiling areas, particularly the rear corridor that now require redecorating.

Block 2 externally will require a new felt roof covering over the next three years. The timber windows ideally require replacing with Upvc windows. There are a few cladding repairs and the external

areas will need to be redecorated over the next few years. Internally some of the floor coverings will require upgrading in due course.

Block 51, the block behind the main school requires redecorating and the window of st1 is rotten and should be replaced this year. The timber door to room 4st also is in need of repair work. The double doors to the equipment room are damaged and should be replaced, over the next year or so. All timber elements should be redecorated in the next few years. Block 51 on the west side requires timber treatment during the next three years.

Around the ground the gates to the main school and netball area are both damaged and should be replaced. The timber fence on the northern boundary is life expired and requires replacing this year. The car parking and road leading to the car parking requires re-tarmacing this year. Ideally the pathway leading to the main entrance and the rear path by the rear corridor need to be re-tarmaced over the next few years. The stone boundary wall on the southern side requires some re-pointing work.

Id	Location	Element \ Sub Element	Fault	Responsibility	Priority/ Condon	Year	Approx Costs
External Areas							
Sum of costs by Priority		1: £0	2: £6,805	3: £5,328	4: £0	Total £12,133	
Room Area							
114225	North Elevation	External areas \ Walls, fences and gates	Replace timber fencing	Delegated	3 D	2012	£3,128
114224	North Elevation	External areas \ Paths and pedestrian paved areas	Renew topping to tarmac areas. tarmaced pathway northern side by block 51	Recurrent	3 C	2012	£1,560
114219	South Elevation	External areas \ Walls, fences and gates	replace gates to netball area	Delegated	2 D	2009	£400
114223	South Elevation	External areas \ Walls, fences and gates	Rake out and repoint mortar to stone wall	Recurrent	3 B	2012	£640
114222	South Elevation	External areas \ Paths and pedestrian paved areas	Renew topping to tarmac areas. tarmaced pathway to main entrance	Recurrent	2 C	2011	£1,755
114220	South Elevation	External areas \ Roads and car parks	Renew Tarmac. renew tarmaced car parking and road	Recurrent	2 C	2011	£4,250
114221	South Elevation	External areas \ Walls, fences and gates	replace main gate	Delegated	2 D	2009	£400

Block 01 MAIN SCHOOL BLOCK

Sum of costs by Priority **1:** £1,590 **2:** £35,091 **3:** £36,090 **4:** £936 Total £73,707

Room Area							
114231		Electrical services \ Fire alarms	Replace fire alarm panel (Conventional)	Recurrent	2 B	2009	£600
114229		Electrical services \ Lighting	Upgrade Lighting to BS5266-1:2005	Recurrent	2 B	2009	£3,450
114230		Electrical services \ Fire alarms	Replace complete fire alarm system (Conventional)	Strategic	2 B	2009	£8,280
114233		Electrical services \ Lighting	Replace external bulkhead, IP65	Delegated	2 B	2009	£720
114232		Mechanical services \ Heating	Radiator replacement LST	Recurrent	2 B	2009	£2,100
114158	All Building	Redecorations \ Internal	1/5 of rolling 5 year internal decoration programme	Delegated	2 C	2008	£2,603
114159	All Building	Redecorations \ Internal	1/5 of rolling 5 year internal decoration programme	Delegated	3 C	2009	£2,603
114163	All Building	Redecorations \ Internal	1/5 of rolling 5 year internal decoration programme	Delegated	3 B	2012	£2,603
114162	All Building	Redecorations \ Internal	1/5 of rolling 5 year internal decoration programme	Delegated	3 B	2011	£2,603
114161	All Building	Redecorations \ Internal	1/5 of rolling 5 year internal decoration programme	Delegated	3 B	2010	£2,603
114204	All Elevations	Redecorations \ External	Complete external redecoration	Recurrent	2 C	2010	£6,500
114203	All Elevations	Roofs \ Pitched	Renew timber fascia. repairs to timber fascia	Recurrent	3 B	2012	£920
114200	All Elevations	Roofs \ Pitched	Minor gutter repair	Recurrent	2 B	2011	£500
114205	All Elevations	Roofs \ Flat	Replacement high performance quality 3 layer built up felt and insulation. replace felt roofs over rear corridor and link block	Strategic	3 B	2012	£6,210
114201	South Elevation	External walls, windows and doors \ Windows and doors	Repair external door. repairs to fire escape doors from room 19dp	Delegated	2 C	2009	£250
114202	Whole Block	Roofs \ Pitched	clean off moss and minor repairs	Delegated	2 C	2011	£2,800

Ground Floor

GD.0001 Entrance Hall Room Area 18.1

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Id	Location	Element \ Sub Element	Fault	Responsibility	Priority/ Condiion	Year	Approx Costs
114240		Electrical services \ Lighting	Replace 1500mm single 58W luminaire, opal diffuser, surface mounted	Delegated	2 D	2008	£300
114164		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring	Delegated	2 B	2011	£648
GD.0002		Corridor	Room Area			9.0	
114176		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring	Delegated	2 C	2009	£324
GD.0003		Cloakroom	Room Area			5.9	
114177		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring	Delegated	2 C	2009	£216
GD.0006		Corridor	Room Area			18.0	
114242		Electrical services \ Lighting	Replace 1800mm single 70W luminaire, opal diffuser, surface mounted	Delegated	2 C	2008	£180
114179		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring	Delegated	2 C	2009	£648
GD.0007	Class 5	Classroom	Room Area			45.1	
114181		Floors and stairs \ Floors	Replace carpet	Delegated	3 B	2012	£1,845
GD.0008	Class 8	Classroom	Room Area			41.7	
114241		Electrical services \ Lighting	Replace 1800mm single 70W luminaire, opal diffuser, surface mounted	Delegated	2 B	2009	£540
114182		Floors and stairs \ Floors	Replace carpet	Delegated	3 B	2012	£1,722
GD.0009	Class 3	Classroom	Room Area			46.7	
114183		Floors and stairs \ Floors	Replace carpet	Delegated	3 B	2012	£1,927
GD.0011		ICT Suite	Room Area			33.7	
114184		Floors and stairs \ Floors	Replace carpet	Delegated	3 B	2013	£1,394
GD.0012	Class 2	Classroom	Room Area			44.4	
114180		Floors and stairs \ Floors	Replace carpet	Delegated	3 B	2012	£1,804
GD.0013		Cloakroom	Room Area			5.4	
114178		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring	Delegated	2 B	2009	£180
GD.0014		Entrance Hall	Room Area			17.4	
114238		Electrical services \ Lighting	Replace 1500mm single 58W battern luminaire, surface mounted	Delegated	2 C	2009	£150
114165		Floors and stairs \ Floors	Sand/seal flooring	Delegated	2 B	2011	£442
GD.0015		Staff Room	Room Area			11.7	
114171		Floors and stairs \ Floors	Replace carpet	Delegated	2 B	2011	£492
114173		Internal walls and doors \ Walls and partitions	Patching in wall plaster	Delegated	2 B	2011	£111
114172		Redecorations \ Internal	Internal Room Dec very Poor. isolated redec to wals	Delegated	3 B	2012	£133
GD.0016		Corridor	Room Area			20.1	
114235		Electrical services \ Lighting	Replace 1500mm single 58W luminaire, opal diffuser, surface mounted	Delegated	2 C	2008	£150
114170		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring	Delegated	3 B	2012	£720
114186		Internal walls and doors \ Walls and partitions	Patching in wall plaster	Delegated	2 B	2010	£185
114185		Redecorations \ Internal	Internal Room Dec very Poor	Delegated	2 C	2010	£380

0604	01	MAIN SCHOOL BLOCK					Priority/ Condiion	Year	Approx Costs
Id	Location	Element \ Sub Element	Fault	Room Area	Responsibility	Condiion	Year	Approx Costs	
GD.0017		Staff Toilet		1.3					
114189		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring		Delegated	2 C	2011	£108	
114190		Redecorations \ Internal	Internal Room Dec very Poor		Delegated	2 C	2009	£95	
GD.0017A		Staff Toilet		1.8					
114191		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring		Delegated	3 B	2012	£72	
GD.0017B		Corridor		2.4					
114187		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring		Delegated	3 B	2012	£72	
114188		Redecorations \ Internal	Internal Room Dec very Poor		Delegated	2 B	2011	£38	
GD.0018		Showers		4.1					
114234		Electrical services \ Lighting	Replace 1800mm single 70W luminaire, opal diffuser, surface mounted		Delegated	1 D	2007	£90	
114192		Redecorations \ Internal	Internal Room Dec very Poor. isolated redec		Delegated	3 B	2012	£76	
GD.0019	Class Base	Multi Use Hall		86.7					
114237		Electrical services \ Lighting	Replace stage light controls & rewire		Delegated	1 D	2007	£1,500	
114169		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring		Delegated	3 B	2012	£3,132	
114236		Mechanical services \ Heating	Replace fan convector		Recurrent	2 B	2009	£1,300	
GD.0020		Office		9.8					
114168		Floors and stairs \ Floors	Replace carpet		Delegated	3 B	2012	£410	
GD.0021		Store/cupboard		5.5					
114239		Electrical services \ Lighting	Replace 1500mm single 58W luminaire, opal diffuser, surface mounted		Delegated	2 B	2008	£75	
114166		Floors and stairs \ Floors	Sand/seal flooring		Delegated	2 B	2011	£156	
114167		Redecorations \ Internal	Internal Room Dec very Poor		Delegated	3 B	2012	£114	
GD.0022		Kitchen		23.0					
114174		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring		Delegated	4 B	2015	£828	
114245		Mechanical services \ Ventilation	Service Air Handling Unit		Recurrent	2 B	2008	£300	
GD.0023		Kitchen Store		2.8					
114244		Electrical services \ Lighting	Replace 1500mm single 58W luminaire, opal diffuser, surface mounted		Delegated	2 B	2008	£150	
114175		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring		Delegated	4 B	2015	£108	
114243		Mechanical Services \ Gas Distribution	Identify gas pipework in accordance with gas safety regulations		Delegated	2 B	2008	£120	
GD.0025		Library		18.2					
114193		Floors and stairs \ Floors	Replace carpet		Delegated	3 B	2013	£738	
GD.0026		Corridor		11.5					
114194		Floors and stairs \ Floors	Replace carpet		Delegated	3 B	2013	£492	
GD.0027	Headteacher	Office		11.6					
114196		Floors and stairs \ Floors	Replace carpet		Delegated	3 B	2013	£492	
GD.0029		Store/cupboard		10.3					

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Id	Location	Element \ Sub Element	Fault	Responsibility	Priority/ Condiion	Year	Approx Costs
114195		Floors and stairs \ Floors	Replace carpet	Delegated	3 B	2013	£410
GD.0030		Infants Toilet (shared)	Room Area				7.8
114199		Floors and stairs \ Floors	Replace PVC Tiles/ Sheet flooring	Delegated	3 B	2013	£288
GD.0032	Class 1	Classroom	Room Area				62.3
114197		Floors and stairs \ Floors	Replace carpet	Delegated	3 B	2013	£2,542
GD.0034		Covered Area	Room Area				19.9
114198		Redecorations \ Internal	Decorate general surfaces (oil)	Delegated	3 B	2012	£165

Block 02 DEVON LADY SINGLE CLASSROOM NURSERY

Sum of costs by Priority 1: £0 2: £3,200 3: £15,083 4: £0 Total £18,283

		Room Area					
114160	All Building	Redecorations \ Internal	Complete internal decoration every 5 years	Delegated	3 B	2010	£1,463
114209	All Elevations	External walls, windows and doors \ Windows and doors	Replace timber windows. replace timber windows with upvc	Recurrent	3 C	2012	£4,800
114212	All Elevations	External walls, windows and doors \ Walls	Timber cladding- Mobile Repairs	Delegated	3 B	2012	£280
114211	All Elevations	Redecorations \ External	External decorations to timber (Windows/ doors)	Recurrent	2 B	2011	£3,200
114210	All Elevations	Roofs \ Flat	Replacement high performance quality 3 layer built up felt and insulation	Strategic	3 B	2012	£4,536

Ground Floor

GD.0004		Nursery	Room Area				63.5
114207		Ceilings \ Ground floor	replace cracked ceiling	Delegated	3 C	2012	£1,200
114206		Floors and stairs \ Floors	Replace carpet	Delegated	3 B	2012	£2,624
GD.0005		Infants Toilet (shared)	Room Area				3.3
114208		Ceilings \ Ground floor	repairs to ceiling	Delegated	3 C	2012	£180

Block 50 OUTBUILDINGS

Sum of costs by Priority 1: £0 2: £0 3: £180 4: £0 Total £180

		Room Area					
114217	All Elevations	Redecorations \ External	External decorations to timber (Windows/ doors). treatment for timber sheds	Recurrent	3 B	2012	£180

Block 51 PERMANENT OUTBUILDINGS

Sum of costs by Priority 1: £15,350 2: £1,100 3: £1,000 4: £0 Total £17,450

Room Area

0604	51	PERMANENT OUTBUILDINGS				Priority/ Condon	Year	Approx Costs
Id	Location	Element \ Sub Element	Fault	Responsibility				
114228		Mechanical services \ Heat source and services	Overhaul valve. 3 port valve leaking & adjacent fittings.	Recurrent	1 D	2007	£1,050	
114227		Mechanical services \ Heat source and services	Renew safety valve complete with blowdown and padlock	Recurrent	1 D	2007	£300	
114226		Mechanical services \ Heat source and services	Boiler 35 - 70Kw gas/oil - replacement	Strategic	1 D	2007	£14,000	
114216	All Elevations	Redecorations \ External	Complete external redecoration	Recurrent	2 C	2011	£800	
114218	All Elevations	Redecorations \ External	External decorations to timber (Windows/ doors). treatment for block 51 8cw	Recurrent	3 B	2012	£200	
114213	South Elevation	External walls, windows and doors \ Windows and doors	Replace timber windows. replace rotting window 1st	Recurrent	2 D	2009	£300	
114214	South Elevation	External walls, windows and doors \ Windows and doors	Repair external door. repairs to door room 4st	Delegated	3 B	2012	£100	
114215	West Elevation	External walls, windows and doors \ Windows and doors	Renew external door. room 6eq	Delegated	3 D	2012	£700	