Condition Survey

[redacted]

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BA Ref: P23-0528

May 2023

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1.0 Instructions

We refer to your instructions to complete an inspection of [redacted] and thereafter provide a written report on its condition.

The document focuses on the forthcoming 5 year period, (referred to as the "Planning" or "Forecast" period in this report). Works required within this period are costed. Repairs for the period years 6-10, are reported and costed to assist with longer term planning, but these estimates will be subject to a much greater margin of error. Elements and components are given a longevity estimate known as a "lifecycle".

We have not allowed for or considered obsolescence of whole buildings, or major systems. Appropriate comments are made in the executive summary if such considerations are required.

The inspection and report is generally to be in accordance with Asset Management Plans Section 3: Condition Assessment as issued by the Department for Education and Employment dated April 2000.

This document is valid for a period of twelve months from the date of issue.

The inspection in respect of the building fabric and services was carried out on 17 & 18 May 2023

2.0 Introduction

2.1 Limitations of the Report

The inspection is of a visual nature only and no invasive testing or analysis undertaken. It excludes soft landscaping features and underground drainage systems and components.

The site was inspected on a "block by block" basis. It is possible, with subsequent surveys, to update the data and report on a "room by room" basis if required.

The inspection externally is undertaken using a 3 metre ladder only.

The inspection does not report on deleterious and hazardous materials (e.g. asbestos / RAAC / HAC) these can require intrusive investigations beyond the scope of this report, further surveys are noted where necessary.

2.2 Condition Data

Condition information is presented on an MS Excel spreadsheet. This contains data collected on data loading sheets as described below.

Location: identifies each block.

Major Elements: Broadly categorised according to DfEE documents as follows:

- Roofs
- Floors and Stairs
- Ceilings
- External walls, windows and doors
- Internal walls
- Internal Joinery
- Sanitary services
- Mechanical services
- Electrical services
- Redecorations (Internal and External)
- Fixed furniture and fittings
- Site areas

Sub-Elements: This is broken down as per DFEE documents.

Description: A general assessment of the overall type/description of the sub-elements, allocating costs and descriptions to the predominating surface within each element.

Condition Ratings: These are generally described as below:

A – Good. Performing as intended and operating efficiently.

B – Satisfactory. Performing as intended but exhibiting minor deterioration.

C – Poor. Exhibiting major defects and/or not operating as intended.

D – Bad. Life expired and/or serious risk of imminent failure.

2.2.1 Priority Assessment

1. **Urgent works** that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation (Year 1).

2. **Essential work** required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation (Year 2).
3. **Desirable work** required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation (Years 3-5).
4. **Long term work** required outside the five year Planning period that will prevent deterioration of the fabric or services (Years 6-10).

2.2.2 Costs

Barker Associates estimate of cost of repair or renewing of defective elements. These costs bring the element to Grade A condition. Costs exclude preliminaries, contingencies, professional fees and VAT. Day-to-day maintenance is excluded. Costs will be subject to review following a detailed specification and tender process.

Costs do not include for the investigating, handling or removing of any asbestos products which may be present. It is recommended that suitable specialists assess any proposed area of work for the risk of asbestos content and that related cost advice is sought prior to undertaking works.

Costs are summarised on a block-by-block basis with an overall grade for each major element. We would point out that this data can be manipulated in many ways and if other information is required we will be pleased to provide alternative summaries depending on your needs and requirements.

No allowance is made for costs which may flow from audits, tests or reviews as recommended in this report.

2.2.3 Lifecycle

This is an estimate of the remaining life of a component or finish. It is based on a visual analysis on the date of inspection. Since it will vary to a large extent on usage characteristics and general levels of maintenance, care and repair it should be used for guidance only.

2.2.4 Photographs

A number of digital photographs are taken during the inspection and an annotated photograph schedule is appended to this report. All survey photographs are retained and these are available on request.

3.0 [redacted]

3.1 Description

The oldest part of the Main Building was built in 1891 and has had a number of extension since. The building is of traditional masonry construction, its main roof is pitched and is covered with clay tiles. There are also a number of small flat roofs covered with asphalt, there is a flat roof that utilises a green roof system. Fenestration is a mixture of materials, there are single glazed timber windows, stone surround, lead came windows and modern UPVC. External doors are of timber. We note there was minimal roof access.

The Pool and Fitness Centre was built in the 21st century and is of frame construction with brick walls. The roof is pitched and is covered with standing seam aluminium sheets. Fenestration is a mixture of timber and aluminium.

The Science Block was built in 1989 and is of traditional masonry construction, it has a pitched roof covered with clay tiles. Fenestration is a mixture of aluminium, UPVC and timber.

The Art & Design Block was built in 1936 and is of traditional masonry construction, it has a pitched roof covered with clay tiles. Fenestration is a mixture aluminium, UPVC and timber.

Jerred House was built in the 1960s and is of frame construction with brick walls, it has pitched a roof covered with felt. Fenestration is a mixture of aluminium and steel. We note we had no access to the roof.

The Drama Studio is a timber framed building of unknown age. It has timber clad walls, a pitched roof covered with asbestos tile. Fenestration is all of timber.

The Library was built in the 1960s and is of frame constriction, it is clad with hanging tile and utilises window walling. It has a flat roof covered with an unknown covering, we assume felt or asphalt. Fenestration is a mixture of timber and aluminium.

The Performing Arts Centre was built in 1996 and is of traditional masonry construction, it has mainly pitched roofs covered with slates, while there are also small flat roofs covered with felt. Fenestration is of aluminium.

Cooper House was built in the 1970s and is of traditional masonry construction. The dormitory area has a flat roof covered a single ply membrane, the South Kitchen has flat roofs covered with both single ply and a liquid applied membrane. Fenestration is of aluminium.

The Prep School was built in the 1990s and has had more recent extensions, it is of traditional masonry construction with pitched roofs covered with slate. Fenestration is of aluminium.

Walters House was built in 2006 and is of traditional masonry construction, it has a pitched roof covered with clay tiles. Fenestration is a mixture of aluminium and timber.

The Health and Wellness Centre was built in the mid to late 19th Century. It is of traditional masonry construction, the main roof is pitched and covered with clay tiles. There is also a small flat roof with a liquid applied membrane. Fenestration is a mixture of UPVC, aluminium, UPVC and timber.

Brome was built in 1850 and is of traditional masonry construction it has a pitched roof covered with clay tiles. Fenestration is a mixture of timber, steel, UPVC and aluminium.

The School House was originally built in in the mid-19th Century and is of traditional masonry construction. A three storey extension was added in the 1970s, while it is estimated the café/kitchen was added in the 1980s. We would assume the Kitchen is of frame construction. The House has pitched roofs covered with slate and flat roofs covered with felt, there is also a small, profiled metal roof. The

Kitchen has a flat roof covered with asphalt and a liquid applied membrane. Fenestration is a mixture of aluminium, timber and UPVC.

The Wilderness is a residential house built in 1830-40 and is Grade II listed. It is of traditional masonry construction, with a pitched roof covered with slate. Fenestration is a mixture of UPVC and timber.

Rose Villa was built in the mid-19th century and is traditional masonry construction, the roof is pitched and is covered with slate, fenestration is a mixture of timber, UPVC and aluminium.

The Sports Hall was built in 1982 and is of frame construction, with brickwork walls. It has a pitched roof covered profiled metal, fenestration is a mixture of UPVC and timber.

The IT Office we assume was built in conjunction with the Main Building and is of traditional masonry construction. It has a pitched roof covered with clay tiles, while fenestration is a mixture of timber and UPVC.

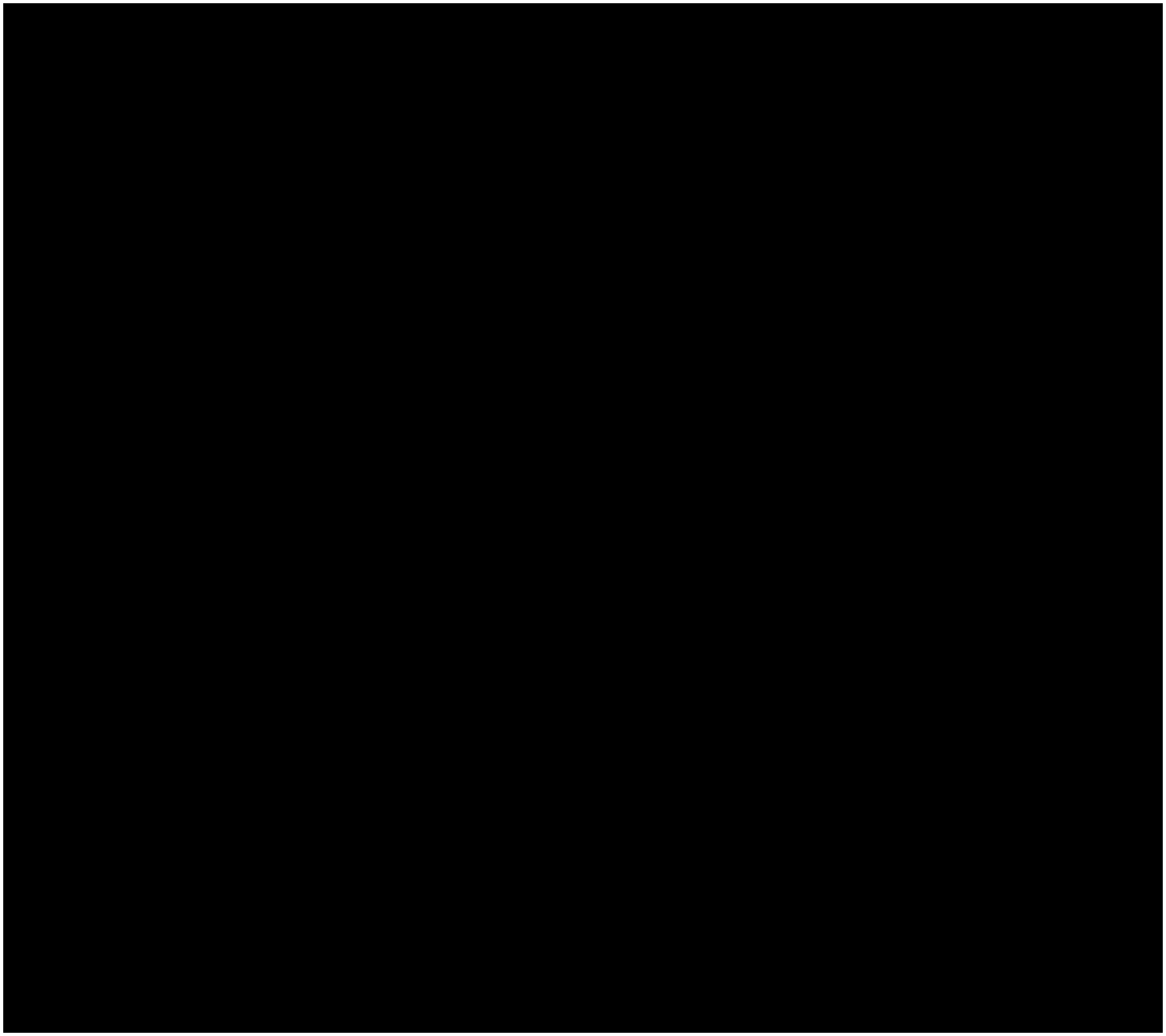
Grounds is an industrial style building of frame construction, with brick walls. The roof is pitched and is covered with profiled metal, while fenestration is a mixture of steel and timber.

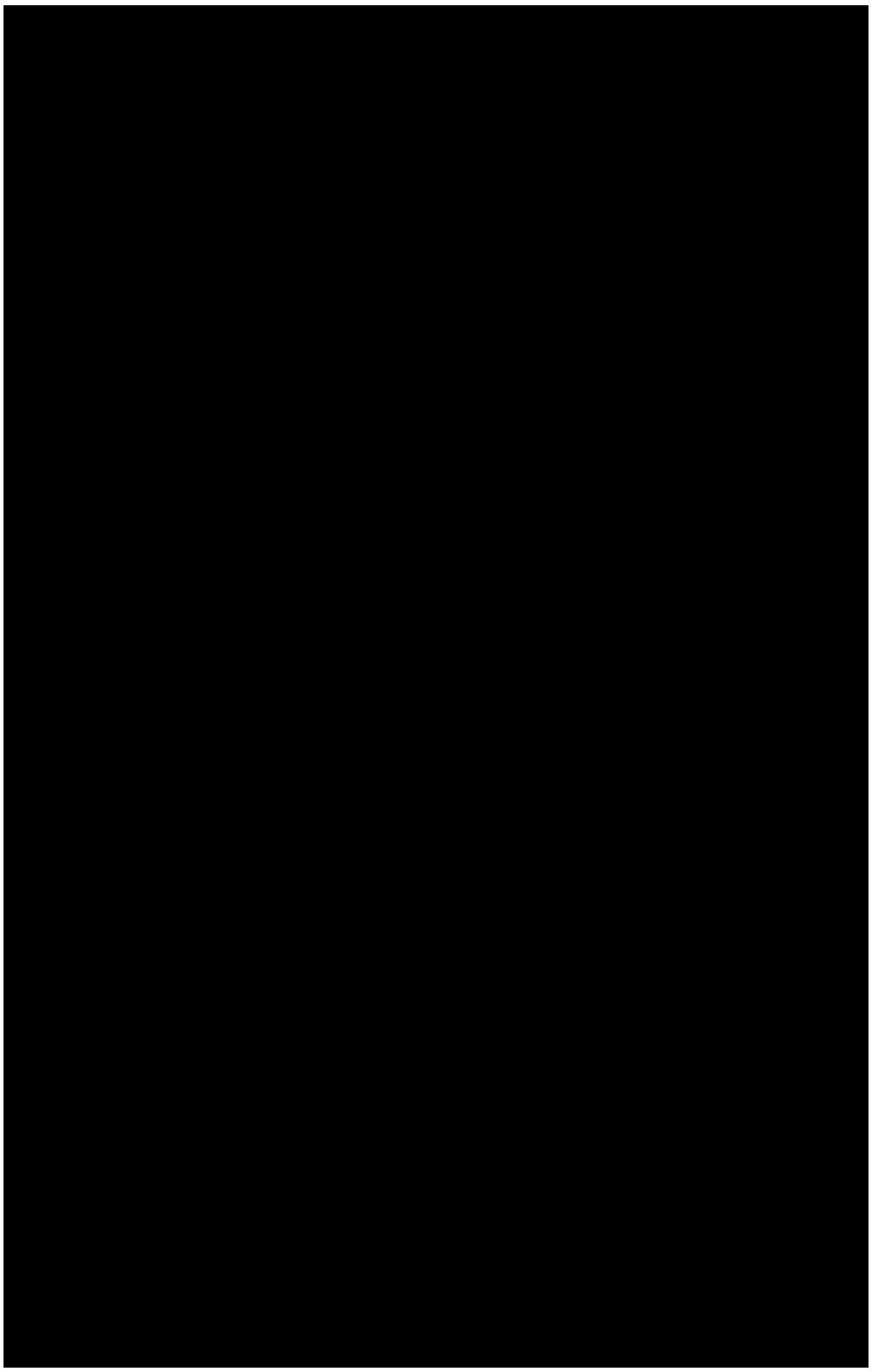
Maintenance is a timber frame building, with timber cladding. It has a pitched roof covered with felt and timber fenestration.

3.2 Block Identification Plan

A pre-inspection meeting was held where the following blocks were identified:

- Main Building
- Pool and Fitness Centre
- Science Block
- Art & Design Block
- Jerred House
- Drama Studio
- Library
- Performing Arts Centre
- Cooper House
- Prep School
- Walters House
- Health & Wellness Centre
- Brome
- School House
- The Wilderness
- Rose Villa
- Sports Hall
- IT Office
- Grounds
- Maintenance





4.0 Building Fabric Condition

4.1 Executive Summary

4.1.1 External Fabric

Main Building roofing elements are in satisfactory condition, external elements are also in satisfactory condition. We do make allowances in year 3 up upgrade any single glazed windows to double glazed.

Pool & Fitness Centre is generally in satisfactory condition externally. However the switchroom doors are rotten, we allow to replace in year 2.

Art & Design Block is generally in satisfactory condition externally. We make allowances for minor roof repairs and to replace single glazed steel windows.

Jerred House is generally in satisfactory condition externally, we allow to replace single glazed steel curtain walling in year 3.

We consider Drama Studio to be expired, the building should be demolished. The roof is covered with asbestos and is leaking, rainwater goods are expired, all timber products are rotten. We allow for a structural survey of the timber frame.

Library roof covering and rooflights are expired. Single glazed timber window walling is in poor condition and long past its design life. We allow for all work in year 1.

We allow to investigate a potential roof leak on the Performing Arts Centre. The block however is generally in satisfactory condition.

Cooper House is in satisfactory condition. We allow to replace liquid roof covering and rooflight over the Kitchen in year 5 of the plan.

Brome has single glazed steel windows that are expired, replace in year 1. We also make an allowance to potential upgrade single glazed timber windows in year 3.

School House would benefit from the replacement of some its flat roofs in year 3. The access hatch is non-operational and requires replacement.

IT Office requires the replacement of an expired rooflight.

Grounds building would benefit from upgrading single glazed windows to double glazed.

Science Block, Prep School, Walters House, The Wilderness, Rose Villa, Sports Hall, Maintenance & Health & Wellness Centre is in satisfactory condition externally.

4.1.2 Internal Fabric

On the ground floor of the Main Building, we make allowances to replace the majority of internal timber doors in year 5 of the plan. The staff servery is in poor condition, we allow to upgrade in year 1.

There are several sanitary fittings that are coming to the end of the design and service lifespan, we allow to replace in year 2 and 3.

Most internal elements in the Pool and Fitness Centre are in satisfactory condition. We make allowances to replace the carpet in year 2 and 3, the sanitary fittings and the internal timber doors in the changing rooms in years 2 and 3 of the plan.

There are several suspended ceiling tiles due to the environment are water damaged, we make an allowance to replace in year 2.

In the Science Block. we recommend a structural survey in year 1, as we note that on the landing and in the Hodgkin Science classroom there is stepped cracking in the blockwork. The sanitary fittings should be replaced in year 2 and internal timber doors in year 3 on the ground floor.

Art & Design Block, most internal elements within the Block are in satisfactory condition, we make allowances to replace the art benching in the ground floor classrooms in year 3 and to replace the internal timber doors on both floors in year 2.

The majority of internal fabric elements are in satisfactory condition in Jerred House. On the ground floor we allow to replace the majority of sanitary fittings in year 5. There are several suspended ceiling tiles exhibiting water damage, we make an allowance to replace within two years.

The Drama Block is at the end of its design and service lifespan with numerous internal fabric elements in poor condition, we make allowances to replace timber walls, ceilings in year 1 due to water damage and wear and tear. We recommend demolishing the Block.

The internal fabric elements in the library are ageing, we allow to replace the suspended ceiling tiles, the teaching storage units, carpet and maintain the parquet flooring in year 2 on the ground floor. The first floor in room L4 the plastered wall is water damaged we make an allowance to investigate to ascertain the cause and repair accordingly in year 1.

In the offices of the Performing Arts Centre, we note that the plastered walls are exhibiting cracks, we make an allowance for further investigation and making good in year 1.

In some areas in Cooper House the internal timber doors should be replaced in year 2, particularly in the common room area due to wear and tear.

On the second floor, there was no access to staff accommodation, so no comment has been made. We note that in the corridors the carpet should be replaced in year 3 and in the dormitories in year 6.

In the graduate assistants living area the kitchen and sanitary fittings are in poor condition, we allow to upgrade in year 2.

In the Prep School, there is a roof leak that has damaged the plastered ceiling and walls in the study room on the ground floor, we make an allowance for further investigation and to make good in year 1. The sanitary fittings and staff servery should be replaced in years 2 and 3 as they come to the end of the design and service lifespan. In a couple of the classrooms the carpet is in poor condition, we allow to replace in year 2.

Many of the internal elements are in satisfactory condition. The sink units in the dormitories should be replaced in years 3 and 5. We make an allowance to replace water damaged suspended ceiling tiles on the first floor in year 2.

In the Health & Wellness Centre, the internal timber doors should be replaced in year 3 of the plan. The sanitary fittings in the block are in poor condition, we allow to replace in year 2

We recommend that a fire door survey is conducted in the Brome Block in year 1 as they are in poor condition. On the ground floor we make an allowance to replace the staff servery and carpet in year 3 of the plan.

In the basement of School House we make an allowance to replace the internal timber doors in years 1 and 3. On the ground floor, we make an allowance in year 5 to replace the timber doors as they are ageing. We note that the sanitary fittings are in poor condition and should be replaced in year 2. The floor coverings should be replaced across the Block in years 5 and 6 of the plan in areas of high footfall.

In the Wilderness House most internal elements are in satisfactory condition. We note that there is water damage in the entrance and living room plastered walls, we allow to repair.

The Rose Villa is in poor condition. We recommend that a specialist invasive damp survey is undertaken in year 1 as a priority. We note that there are areas of plasterwork that are exhibiting significant signs of damp on each floor.

The Sports Hall internal timber doors are ageing we allow to replace in year 2 of the plan. The floor covering in the sports hall is ageing we allow to replace in year 3.

In the basement of the IT Block, which is a plant room, we recommend a specialist structural survey in year 1 as brickwork walls and the timber supports from the floor to the ceiling appear to be in poor condition. We make an allowance to further investigate the signs of damp on the brickwork walls in the IT Office.

In the Grounds Block, we allow to replace the staff servery unit in year 1 as it is in poor condition. The internal timber doors should be replaced in years 1 and 2. The sanitary fittings should be replaced in year 1.

The internal timber walls and ceiling in the Maintenance Block show signs of water damage in localised areas, we allow to replace in year 2.

4.1.3 Site Areas

Site externals are generally in satisfactory condition across the site, however we make the following allowances.

Cooper House tennis court retaining wall would benefit from masonry repairs. We also allow for repairs to masonry retaining walls, rear of Walters House and the cricket pitch.

To the rear of Brome there is a masonry retaining wall with structural issues, the school are awaiting a structural report and we therefore make no allowances at this time.

Millbrook (adjacent to Jerred House) is suffering from structural movement and there is historical bracing in place. We allow for a structural survey in year 1, we do not allow for any remedial repairs at this time.

4.2 External Fabric

4.2.1 Main Building

Roofs

The Main Roof is pitched and is covered with clay tiles, there is a lack of access without drones/platforms but where visible the tiles appear to be in satisfactory condition. We do not anticipate replacement within the plan.

There is a flat roof over the extension that utilises a green roof system. This covering is considered to be in satisfactory condition, although we cannot see the waterproofing.

At the end of the green roof there is a small felt covered roof, considered to be in satisfactory condition, we allow to replace in year 6 of the plan.

There are a number of small asphalt roofs, we did not have access but a visual inspection was possible. The coverings are in satisfactory condition, however we allow for them to be overlayed with felt in year 3 of the plan.

External Walls Windows and Doors

External brick and stonework is considered to be in satisfactory condition.

There are double glazed UPVC windows which are in satisfactory condition.

There are a large number of single glazed timber windows around the block. The units are in satisfactory condition and will outlast the plan. We do make an allowance in year 3 for upgrading the units to double glazed if the trust so wishes.

There are windows within stone surrounds with lead cames, the units are in satisfactory condition and will outlast the plan. We do make an allowance in year 3 for upgrading the units to double glazed if the trust so wishes.

Doors are of timber and are in satisfactory condition.

4.2.2 Pool & Fitness Centre

Roofs

Roof is pitched and is covered with standing seam aluminium sheets. Considered to be in satisfactory condition, we make no allowances.

External Walls Windows & Doors

External brickwork is all in satisfactory condition.

Fenestration is a mixture of aluminium and timber, it is generally considered to be in satisfactory condition. The switchroom doors however are rotten and we allow to replace in year 2.

4.2.3 Science Block

Roofs

Roof is pitched and is covered with clay tiles. All considered to be in satisfactory condition.

External Walls, Windows & Doors

External brickwork is in satisfactory condition.

Fenestration is a mixture of aluminium. UPVC and timber. All in satisfactory condition.

4.2.4 Art & Design Block

Roofs

Clay tile pitched roof covering is in satisfactory condition, we make an allowance in year 4 to replace any slipped/damaged tiles, repair timber fascias and to replace cast iron rainwater goods.

External Walls Windows & Doors

Brickwork and stonework is in satisfactory condition, we allow for localised repointing in year 4.

UPVC and aluminium windows are in satisfactory condition.

There are single glazed steel windows to the basement. These units are long passed their design life and we allow to replace in year 2.

Timber and aluminium doors are in satisfactory condition.

4.2.5 Jerred House

Roofs

We had no access to the roof, however a visual inspection was possible from the School House. Felt visually seen to be in satisfactory condition.

External Walls Windows & Doors

External brickwork is in satisfactory condition.

Aluminium windows, window & curtain walling and doors are all in satisfactory condition.

There is a section of steel framed curtain walling in place, the unit is long passed its design life and should be replaced. We allow for this in year 3.

4.2.6 Library

Roof

We had no access to the roof, there is water staining internally and we have taken the condition rating from the schools own condition survey. The condition survey identifies the roof as expired and we allow for a new covering in year 1 along with rooflights.

External Walls Windows & Doors

Hanging tile cladding is in satisfactory condition.

Newer aluminium windows and window walling is all in satisfactory condition.

Remaining timber window walling is in poor condition and long passed their design life, with some units rotten. We allow to completely replace in year 1 of the plan.

4.2.7 Performing Arts Centre

Roofs

The Main Roof is pitched and is covered with slates. The slates are noticeably delaminating but we predict the covering will not need replacement within the plan. However, site staff complain of a leak, we allow for this to be investigated.

There are also a number of small flat roofs that are covered in felt, the coverings are in satisfactory condition and allow to replace in year 6 of the plan.

External Walls Windows & Doors

External brickwork and timber cladding is in satisfactory condition.

Fenestration is all aluminium and is in satisfactory condition.

4.2.8 Cooper House

Roofs

The Main Roof is flat and is covered with a single ply membrane, in satisfactory condition, we make no allowance for replacement. The roof area would benefit from being cleaned.

The South Kitchen has a roof with a single ply membrane covering, which is in satisfactory condition. There is also a flat roof with a liquid applied waterproof membrane, the covering is ageing and we allow to replace in year 5 along with associated rooflights.

External Walls Windows & Doors

External brickwork and HPL cladding is in satisfactory condition.

Aluminium windows, window walling & doors are all in satisfactory condition.

4.2.9 Prep School

Roofs

All roofs are pitched and are covered with slate. Covering and associated items are all in satisfactory condition.

External Walls Windows & Doors

External brickwork is all in satisfactory condition.

Fenestration is all of aluminium and is in satisfactory condition.

4.2.10 Walters House

Roofs

Main roof is pitched and is covered with clay tiles. Covering and associated items are in satisfactory condition. There are lead roofs over dormers and the entrance, these are also in satisfactory condition.

External Walls Windows & Doors

External brickwork, concrete and render are in satisfactory condition.

Fenestration is all in satisfactory condition.

4.2.11 Health & Wellness Centre

Roofs

Clay tile pitched roof covering is in satisfactory condition as are timber fascias and cast iron rainwater goods.

There is a small flat roof to the rear which has a liquid applied covering, we allow to replace this at the end of the plan.

External Walls Windows & Doors

Brickwork, render and clay hanging tile is all in satisfactory condition.

Aluminium, UPVC and timber fenestration is all in satisfactory condition.

4.2.12 Brome

Roofs

Clay tile pitched roof covering is in satisfactory condition, as is timber fascias, plastic rainwater goods and the masonry chimney.

External Walls, Windows & Doors

External brickwork is in satisfactory condition, we allow for local replacement of any missing, damaged clay hanging tiles.

There are single glazed steel windows around the block, the timber cills are rotten and the frames are corroded. We allow to upgrade to modern double glazed units in year 1 of the plan.

There are timber framed single glazed windows, the units are in satisfactory condition but ageing. The units also offer poor thermal performance, we allow for potential upgrade to modern double glazed units in year 3 of the plan. Or this could be tied in with year 1 replacement of steel windows.

We allow to replace UPVC windows and doors in year 10 of the plan. Aluminium units are all in satisfactory condition.

4.2.13 School House

Roofs

The House pitched roof is covered with slates. The covering and associated items are all in satisfactory condition.

The House also has flat roofs covered with felt. The coverings are generally in satisfactory condition, apart from around the access hatch. We allow to replace this area in year 4 of the plan. The Dormer felt coverings are also ageing, we allow to replace these in year 5. The access hatch is non-operational, we allow for it to be replaced in year 1. There is also a small, profiled metal roof, which is in satisfactory condition.

The North Kitchen has a flat roof, half is covered with asphalt while half has a liquid applied membrane. We assume the liquid membrane is over asphalt. We allow to overlay the remaining asphalt in year 4 of the plan.

External Walls Windows & Doors

External brickwork, stonework & pre-cast concrete is all in satisfactory condition.

Fenestration is all in satisfactory condition.

Tank room timber doors are rotten.

4.2.14 The Wilderness

Roofs

Roof is pitched and is covered with slates. Covering and associated items are all in satisfactory condition.

External Walls Windows & Doors

External Brickwork is in satisfactory condition.

We allow for any remaining single glazed windows to be upgraded to double glazed.

4.2.15 Rose Villa

Roofs

Roof is pitched and is covered with slates, covering and associated items are in satisfactory condition.

External Walls Windows & Doors

Rendered external walls are in satisfactory condition.

UPVC, aluminium and timber fenestration is all in satisfactory condition.

4.2.16 Sports Hall

Roofs

Main roof is pitched and is covered with profiled metal, covering is considered to be in satisfactory condition.

Entrance canopy has a felt covering, we allow to replace this in year 5.

External Walls Windows & Doors

External brickwork and cladding are in satisfactory condition.

Timber and UPVC fenestration is in satisfactory condition.

4.2.17 IT Office

Roofs

Clay tile pitched roof covering is in satisfactory condition.

Metal rooflight has failed and we allow to replace in year 1.

External Walls Windows & Doors

External brickwork is all in satisfactory condition.

UPVC and timber fenestration is in satisfactory condition.

4.2.18 Grounds

Roofs

Profiled metal pitched roof covering is in satisfactory condition.

External Walls Windows & Doors

Brickwork and render is in satisfactory condition.

We allow to replace single glazed steel and timber windows in year 2 of the plan.

4.2.19 Maintenance

The Maintenance office is in satisfactory condition externally.

4.2.20 Drama Studio

The Drama Studio has passed its lifespan and needs to be demolished. If the building is to be bought into a useable condition the following allowances have been made, however we note that we don't believe this to be economically viable.

Roofs

Roof is covered with asbestos tiles, the covering has failed and is leaking. We allow for a new roof covering to be put on. We also allow for new fascias and rainwater goods. Timber fascias are rotten, while rainwater goods are missing.

External Walls Windows & Doors

Timber cladding is rotten throughout, we allow to reclad the entire block.

Timber windows, window walling and doors are all rotten and need to be replaced.

Structural Survey

We did not have access to the timber frame, however if it is in the same condition as the rest of the building it will potentially be rotten. We allow for an invasive structural survey in year 1 of the plan to investigate the condition of the frame.

4.3 Internal Fabric

4.3.1 Main Building

The internal timber doors are ageing, we recommend that they are replaced within the 5-year plan.

The carpet on the ground floor is in poor condition in most areas, we make an allowance in year 1 as we note rippling. On the first floor we make an allowance to replace in year 3 the carpet. On the second floor we make an allowance to replace most of the carpet in year 5.

The staff room near to reception is dated and exhibiting signs of wear and tear, we make an allowance in year 1 to upgrade.

The majority of sanitaryware is ageing, apart from the visitor WCs which has recently been refurbished. We make an allowance for the dated units to be replaced in year 2 of the plan.

The exposed brickwork wall in room N3 has some water damage, we make an allowance to repair in year 2.

We allow for internal redecoration of the Block in year 5.

4.3.2 Pool & Fitness Centre

Most internal fabric elements are in satisfactory condition. We note that the carpet in the main corridor is beginning to exhibit signs of wear and tear we allow to replace in year 3.

In the changing rooms the timber doors are ageing, we make an allowance to replace in years 2 and 3 of the plan.

The WCs are dated, we make an allowance to upgrade in year 3.

The Block requires internal redecoration, which we allow for in year 5.

4.3.3 Science Block

The Science Block has some significant cracking to the blockwork near to the Hodgkin classroom and stair landing on the first floor. We make an allowance for a structural survey in year 1.

The Science classroom benching is ageing, we make allowance to upgrade in year 3 and 6. We note that the prep room units are also coming to the end of the service and design lifespan, we allow to replace in years 5 and 6.

The WCs on the ground floor are in poor condition, we allow to replace in year 2. The vinyl sheet floor covering on both the ground and first floors require replacing due to wear and tear, we allow for this in year 3 of the plan.

On the second floor the timber boarding needs to be upgraded, as it appears to be in poor condition in the CCF storage area.

We allow for internal redecoration of the Science Block in year 5.

4.3.4 Art & Design Block

In the basement we note that there is cracking to the blockwork walls, we recommend that this is monitored by the site team with reference to BRE Digest 343 for any further movement.

On the ground floor there are several internal timber doors that are poor condition, we allow to replace in year 2 of the plan.

The Art benching in the classrooms is ageing, we make an allowance to upgrade in year 3.

In the Wet Store we note that there is cracking to the plastered walls, we recommend that this in the first instance is monitored by the site team for any further movement.

The parquet flooring would benefit from sanding and sealing to prolong the lifespan of the floor covering. We make an allowance in year 3 to both the ground and first floors.

On the first floor, the Art benching is in satisfactory condition, we do note that the timber doors are also in poor condition, we make an allowance to replace in year 2.

We make an allowance to undertake internal redecoration of the Block in year 3 of the plan.

4.3.5 Jerred House

In the boiler room and in room 16 we note that there is cracking to the ceiling and wall, we recommend that this is monitored by the site team periodically for any further movement.

The sanitary fittings would benefit from an upgrade within the 5-year plan as the units come to the end of the service and design lifespan across the majority of the block.

We note that there are several suspended ceiling tiles that are water damaged we recommend that further investigation is undertaken to ascertain the cause and replace the tiles.

The majority of internal elements on the first floor are in satisfactory condition, we do however, make allowances to replace the sanitary fittings in year 6 as they age.

We note that in room 26 the carpet is rippled and should be replaced in year 1 of the plan. In addition in the showers the plastered ceiling is water damaged and requires repairing in year 1.

On the second floor we make allowances to replace all the carpet in year 5 and 6 due to wear and tear. The vinyl sheet flooring is ageing, we allow to replace in year 3, especially in the washrooms. An allowance has been made in year 3 to replace the internal timber doors.

We make an allowance to redecorate the Block in year 5.

4.3.6 Library

The internal elements across the library are ageing. We make an allowance to replaces the suspended ceiling tiles and storage units in year 2 as they are in poor condition.

We note that the carpet and vinyl sheet flooring is heavily worn, and parquet flooring needs maintenance, we make allowances in year 2 to replace and maintain where appropriate.

The water damaged ceiling tiles, we make an allowance in year 1 to contain the leak and replace the ceiling tiles.

On the first floor the carpet should be replaced within the first 3 years of the plan. There is water damaged to the ceiling tiles around the rooflights, we make an allowance to rectify. The remaining suspended ceiling tiles should be replaced in year 3 as they are ageing.

In room L4 there is water damage to the plastered wall, we make an allowance to repair in year 1.

We allow for internal redecoration of the library in year 5.

4.3.7 Performing Arts Centre

The Block requires several improvements to the internal fabric.

We note that there is cracking to many of the internal walls due to the shape of the building, we recommend that these are made good and monitored for any movement in year 2 of the plan.

The stage area vinyl sheet floor covering is becoming worn, we allow to replace in year 2. Most of the carpet should be replaced in year 2 and 4 of the plan as they become heavily worn.

The sanitaryware is beginning to age, we allow to replace in year 6. The disabled WC is in poor condition, we allow to replace in year 2.

We note that there is water damage to the wall in B2 storeroom, we make a small allowance to repair.

We also make an allowance to replace several of the internal timber doors in years 2 and 3.

We make an allowance to redecorate the Centre in year 5 of the plan.

4.3.8 Cooper House

On the ground floor, the floor coverings of vinyl sheet should be replaced in year 2 and year 8. The carpet in year 5 and 6. The sanitary fittings are ageing, we make an allowance in year 3, which includes the cubicles. In some areas, internal timber doors should be replaced in year 2, particularly in the common room area due to wear and tear.

On the first floor, we make allowances to replace the majority of carpet in years 3 and 5.

The dormitory sink and storage units should be replaced in year 6. Most internal timber doors should be replaced in year 5.

On the second floor, there was no access to staff accommodation, so no comment has been made. We note that in the corridors the carpet should be replaced in year 3 and in the dormitories in year 6.

In the graduate assistants living area the kitchen and sanitary fittings are in poor condition, we allow to upgrade in year 2.

4.3.9 Prep School

The majority of the internal fabric elements in the Preparatory School are in satisfactory condition. There is a roof leak that has damaged the plastered ceiling and walls in the study room on the ground floor, we make an allowance for further investigation and to make good in year 1.

The sanitary fittings and staff servery should be replaced in years 2 and 3 as they come to the end of the design and service lifespan.

We allow to replace the carpet across most of the Block in year 5 of the plan.

In a couple of the classrooms the carpet is in poor condition, we allow to replace in year 2.

We make an allowance for internal redecoration in the school in year 5.

4.3.10 Walters House

The majority of internal elements are in satisfactory condition. On all floors, we note that the carpet and vinyl sheet should be replaces in years 3 and 5. The sanitary fittings should be replaced in year 6.

The sink units in the dormitories should be replaced in years 3 and 5.

We make an allowance to replace water damaged suspended ceiling tiles on the first floor in year 2.

We allow for internal redecoration in year 5 of the plan.

4.3.11 Health & Wellness Centre

We make allowances to replace the floor coverings of carpet and vinyl sheet in years 2, 3, 6 and 8 due to the varying conditions of the floor coverings.

The internal timber doors should be replaced in year 3 of the plan.

The sanitary fittings in the block are in poor condition, we allow to replace in year 2.

There is a cracked windowpane on an internal timber door on the first floor, we recommend that this is replaced in year 1 of the plan.

The staff servery units are in poor condition, we make an allowance to upgrade in year 2.

We allow for internal redecoration in year 5.

4.3.12 Brome

We recommend that a fire door survey is conducted in year 1 as they are in poor condition. On the ground floor we make an allowance to replace the staff servery and carpet in year 3 of the plan.

There are several cracks noted to the plastered walls, we recommend that these are made good and monitored by the site team for any further movement in adherence to BRE Digest 343.

On the first floor we allow to replace the doors in years 1 and 3.

We allow to replace the carpet and sanitary fittings in year 2 as they are exhibiting signs of wear and tear.

We allow for internal redecoration in year 5

4.3.13 School House

In the basement of School House, we make an allowance to replace the internal timber doors in years 1 and 3.

On the ground floor, we make an allowance in year 5 to replace the timber doors as they are ageing.

We note that the sanitary fittings are in poor condition and should be replaced in year 2.

The floor coverings should be replaced across the Block in years 5 and 6 of the plan in areas of high footfall.

On the first floor we make allowances to replace the sanitary fittings in year 6 and 8. The floor coverings of carpet and vinyl sheet should be replaced in year 5, 6 and 8.

On the second floor, we make allowances to replace the internal timber doors in year 5 and the carpet in year 6.

There are a couple of sanitary fittings that are in poor condition, which we recommend are replaced in year 2.

We make allowances in year 3 and 5 to redecorate the Block internally.

4.3.14 The Wilderness

We understand that the Block has undergone internal redecoration in most areas. The majority of internal elements are in satisfactory condition. We note that there is water damage in the entrance and some cracking to the living room plastered walls, we allow to repair in year 2.

There is also water damage noted in the 'lean to' area to the walls, we make an allowance to ascertain the cause and recommend further investigation in year 1.

4.3.15 Rose Villa

We recommend that a specialist invasive damp survey is undertaken in year 1 as a priority. We note that there are areas of plasterwork that are exhibiting significant signs of damp on each floor.

The sanitary fittings are at the end of the design and service life, we allow to replace in year 2.

The carpet and vinyl sheet in several areas should be replaced in years 2 and 3.

We make an allowance to redecorate in year 5 of the plan.

4.3.16 Sports Hall

In the Sports Hall, the internal timber doors are ageing we allow to replace in year 2 of the plan.

The sanitary fittings are in poor condition, we make an allowance to replace in year 3.

The floor covering in the sports hall is ageing we allow to replace in year 3.

We allow for internal redecoration of the Sports Hall in year 3 as it appears dated and would greatly benefit the aesthetics of the Block.

4.3.17 IT Office

In the basement, which is a plant room, we recommend a specialist structural survey in year 1 as brickwork walls and the timber supports from the floor to the ceiling appear to be in poor condition.

On the ground floor we make an allowance to replace the carpet, sink and storage units for the staff working in there in year 2.

We make an allowance to further investigate the signs of damp on the brickwork walls in the IT Office.

4.3.18 Grounds

The Grounds Block requires a new internal timber door due to its poor condition, we make an allowance in year 1.

The small staff servery units are at the end of the design and service lifespan, we allow to upgrade in year 1.

We make an allowance in year 2 to replace the WC fittings as there are in poor condition.

We make a small allowance for internal painting of the block in year 3 of the plan.

4.3.19 Maintenance

There are some sections of the timber wall and ceiling that are exhibiting signs of water damage we make an allowance to replace in year 2.

The staff servery units are ageing, we allow to upgrade in year 2 of the plan.

4.3.20 Drama

The whole Block is in poor condition internally with many elements at the end of the service and design lifespan with several defects noted, we recommend that it would be more economically viable to demolish the Block.

4.4 External Areas and Site

Site externals are generally in satisfactory condition across the site, however we make the following allowances.

Cooper House tennis court retaining wall would benefit from masonry repairs. We also allow for repairs to masonry retaining walls, rear of Walters House and the cricket pitch.

To the rear of Brome there is a masonry retaining wall with structural issues, the school are awaiting a structural report and we therefore make no allowances at this time.

Millbrook (adjacent to Jerred House) is suffering from structural movement and there is historical bracing in place. We allow for a structural survey in year 1, we do not allow for any remedial repairs at this time.

5.0 Mechanical and Electrical Services

5.1 Executive Summary

Mechanical Services

5.1.1 Main Building

The female WC radiator is showing signs of corrosion.

The back kitchen and female WC would benefit from a refurbishment.

We would recommend that thermostatic mixing valves are provided within the male and female WCs to prevent scalding.

There is currently no ventilation within the male WC on the ground floor. We would recommend thar this is provided. The current installation is non-compliant with BB101 or Part F of the Building Regulations.

5.1.2 Pool & Fitness Centre

Heating to the pool area is via a Calorex unit. This unit was visually in satisfactory condition albeit nearing the end of its standard economic service life.

The male and female change which would benefit from a refurbishment.

We would recommend thermostatic mixing valves are provided within the male change and female change to prevent scalding.

Comfort cooling in provided within the gym. One of the fan coil units was visually in poor condition and requires replacement.

The incoming gas requires a gas solenoid valve and monitoring system.

5.1.3 Science Block

The storage heaters or panel heaters are all best described as time served and require replacement.

Whilst the majority of the installation was visually in satisfactory condition, science classrooms and toilet areas would benefit from a refurbishment in the near future.

There are a number of areas where thermostatic mixing valves are recommended to be installed to prevent scalding.

The gas within the block generally serves the science laboratories. We would recommend that gas safety interlock systems are provided within each area.

Ventilation within the block is very limited and, in some cases, insufficient. We would recommend that the areas are reviewed and that new ventilation provided to comply with BB101.

5.1.4 Art & Design Block

A full heating replacement is recommended due to age of pipework and radiators.

The hot and cold water distribution throughout the block is all in copper pipework and due to age, a refurbishment is recommended.

Within the basement boiler room there are a number of plate heat exchangers which we would recommend a review is undertaken as it would appear excessive from initial review.

Kiln Room ventilation was visually in poor condition.

5.1.5 Jerred House

Whilst radiators are visually in satisfactory condition, a number will require replacement in the next 5 years.

The toilet and washroom areas would benefit from a refurbishment in the next 2 to 3 years.

The staff WC on the ground floor has no mechanical ventilation installed. This is non-compliant with BB101 or Part F of the Building Regulations.

5.1.6 Library

The heating pipework and emitters will require replacement in the next 2 years due to age.

5.1.7 Performing Arts Centre

The disabled WC radiator should be a low surface temperature type.

The electric water heaters are best described as time served due to age and require replacement.

5.1.8 Cooper House

Due to age a full boiler room refurbishment is recommended.

A full heating replacement is recommended due to age of pipework and radiators.

The hot and cold water is in galvanised steel; due to the installation being near to end of its standard economic service life a full replacement is recommended.

The HVAC controls within the boiler room will need to be replaced as part of the boiler room refurbishment. This installation is best described as time served.

A number of extract fans are visually in poor condition and require replacement.

There are a number of areas where mechanical ventilation is recommended. This includes the resident tutor flat bathroom, the resident graduate flat bathroom, ensuites, cleaner's cupboards and kitchen WC. The current installations are non-compliant with BB101 or Part F of the Building Regulations.

5.1.9 Prep School

Electric storage heaters are nearing end of life.

The external oil fired boiler is access via a small walkway alongside the railway line. We would recommend that this area is cleared from overgrowth to improve access.

The hot water heaters are visually in satisfactory condition however will require replacement in the next 3 to 5 years.

Ventilation within the block consists of local extract fans serving WCs. These are nearing the end of their service life or visually in poor condition.

We would recommend that mechanical ventilation is provided within the girls' cloakroom and visitor's WC. The current installations are non-compliant with BB101 or Part F of the Building Regulations.

5.1.10 Walters House

The individual flats boilers will need replacing in the near future.

Ventilation within the block consists of local extract fans serving showers, bathrooms and WC areas. Due to age, these will require replacement in the next 3 to 5 years.

5.1.11 Health & Wellness Centre

A number of areas would benefit from a refurbishment.

There are a number of areas where we would recommend that a thermostatic mixing valve is installed.

The ventilation in the block is non-existent. We would recommend that this provided within the bathroom, WC on the first and WC on the ground floors. The current installations are non-compliant with BB101 or Part F of the Building Regulations.

5.1.12 Brome

The staffroom and WC would benefit from a refurbishment.

We would recommend that a thermostatic mixing valve is installed in the ground floor WC basin to prevent scalding.

Ventilation is limited to 1 No. wall fan within the ground floor WC which was visually in poor condition. We would also recommend that an extract fan is provided on the first floor WC. This installation is non-compliant with BB101 or Part F of the Building Regulations.

5.1.13 School House

The male and female WCs on the first floor have corroded radiators.

There are a number of toilet areas which would benefit from a refurbishment in the next 2 to 3 years.

A number of the local extract fans are best described as time served.

There are a number of rooms where mechanical ventilation needs to be provided. These areas include the bathrooms on the second floor, WC, bathroom and staff WC on the first floor. These installations are currently non-compliant with BB101 or Part F of the Building Regulations.

5.1.14 The Wilderness

The hot water generation is via the 1 No. indirect hot water cylinder located within the first floor store. This installation is best described as time served and therefore, we would recommend replacement.

Within the store cupboard there are also a number of booster pumps for showers. If the installation was converted to mains water, these would also become redundant.

The second bathroom on the first floor and the ground floor WC require mechanical ventilation to be installed. These are non-compliant with BB101 or Part F of the Building Regulations.

5.1.15 Rose Villa

Electric panel heaters or storage heaters are all best described as time served and require replacement.

Thermal insulation on the cold water distribution pipework is poor and requires addressing.

The hot water cylinders located on the third floor requires replacement.

We would recommend that thermostatic mixing valves are fitted on the basins within the WCs to prevent scalding.

Mechanical ventilation has not been provided within the block. We would recommend that this is installed within the WCs. The current installations are non-compliant with BB101 or Part F of the Building Regulations.

5.1.16 Sports Hall

The heating within the Sports Hall is via high level electric radiant heaters. These are no longer operational and therefore require replacement.

Cold water within the block was all visually in poor condition.

We would recommend the ventilation strategy is reviewed and that a more natural ventilation system such as windcatchers is adopted.

5.1.17 IT Block

The heating within the IT Block is visually in satisfactory condition albeit, due to age will require replacement within the next 2 to 3 years.

The hot water generation is via a Zip heater. This was isolated during the visit and visually in poor condition.

5.1.18 Grounds

The electric panel heaters and radiant heaters are visually in poor condition and best described as time served.

The electric water heater was in poor condition.

There is currently no ventilation within the block. We would recommend that this is provided within the WC as the current installation is non-compliant with BB101 or Part F of the Building Regulations.

5.1.19 Maintenance

Electric panel heaters are best described as time served.

5.1.20 Drama Block

The drama studio is in poor condition.

Electrical Services

5.1.21 Main Building

Electrical installation approaching the end of its economic service life, electrical cables and power outlets from various types and age.

Multiple power outlets approaching the end of their economic service life.

Multiple luminaires not operational.

Multiple luminaires with diffusers/protective covers missing.

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires approaching the end of their economic service life.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

5.1.22 Pool & Fitness Centre

Multiple luminaires not operational.

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

Multiple CCTV devices passed their economic service life and from obsolete range.

No WC alarm service within accessible WC, not compliant to Building Regulation Part M.

5.1.23 Science Block

Electrical installation approaching the end of its economic service life, electrical cables and power outlets from various types and age.

Multiple power outlets approaching the end of their economic service life.

Within multiple classrooms there is no emergency power off (EPO) service, not compliant to BS 7671 & BS EN 60204.

Multiple luminaires not operational.

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

No WC alarm service within accessible WC, not compliant to Building Regulation Part M.

5.1.24 Art & Design Block

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

5.1.25 Jerred House

Multiple luminaires not operational.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple luminaires approaching the end of their economic service life.

Within emergency escape routes there is limited illuminated emergency exit sign service.

Multiple fire alarm devices approaching the end of their economic service life.

5.1.26 Library

Electrical installation passed its economic service life, electrical cables and power outlets from various types and age.

Power outlets passed their economic service life and from an obsolete range.

Multiple luminaires not operational.

Multiple luminaires with diffusers/protective covers missing.

Multiple luminaires approaching the end of their economic service life.

Emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

5.1.27 Performing Arts Centre

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires approaching the end of their economic service life.

Multiple fire alarm devices approaching the end of their economic service life.

5.1.28 Cooper House

Electrical installation approaching the end of its economic service life, electrical cables and power outlets from various types and age.

Multiple power outlets approaching the end of their economic service life.

Multiple luminaires not operational.

Within the boiler room there is no emergency lighting service.

Within emergency escape routes there is limited illuminated emergency exit sign service.

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires approaching the end of their economic service life.

Multiple luminaires passed their economic service life and from an obsolete range.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

Multiple intruder alarm devices approaching the end of their economic service life.

5.1.29 Prep School

Multiple luminaires not operational.

Multiple luminaires with diffusers/protective covers missing.

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

No WC alarm service within accessible WC, not compliant to Building Regulation Part M.

5.1.30 Walters House

Multiple luminaires not operational.

Within emergency escape routes there is limited illuminated emergency exit sign service.

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires approaching the end of their economic service life .

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple WC alarms approaching the end of their economic service life.

No refuge alarm service as the building is served by a passenger lift service, not compliant to BS 5839 and ADB2.

5.1.31 Health & Wellness Centre

Multiple luminaires not operational.

Multiple luminaires approaching the end of their economic service life.

Within emergency escape routes there is limited illuminated emergency exit sign service.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

Multiple CCTV devices passed their economic service life and from obsolete range.

Nurse call service passed its economic service life and from an obsolete range.

5.1.32 Brome

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires approaching the end of their economic service life.

Within emergency escape routes there is limited illuminated emergency exit sign service.

Within classroom B5 there is a poor lighting service (low light levels).

Multiple fire alarm devices approaching the end of their economic service life.

5.1.33 School House

Multiple main switch panel service LV distribution and LV switchgear has passed its economic service life and from an obsolete range.

Multiple luminaires not operational.

Multiple luminaires with diffusers/protective covers missing.

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires approaching the end of their economic service life.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

5.1.34 The Wilderness

The incoming electrical service approaching the end of its economic service life.

Multiple luminaires approaching the end of their economic service life.

The building is protected by domestic fire alarm service with warning buzzer on, batteries running low.

5.1.35 Rose Villa

Multiple main switch panel service is approaching the end of its economic service life.

Electrical installation approaching the end of its economic service life, electrical cables and power outlets from various types and age.

Multiple power outlets approaching the end of their economic service life.

Multiple luminaires with diffusers/protective covers missing.

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

5.1.36 Sports Hall

Multiple luminaires approaching the end of their economic service life.

Multiple luminaires passed their economic service life and from an obsolete range.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Within the hall there is no automatic fire alarm detection service.

5.1.37 IT Block

Electrical installation passed its economic service life, electrical cables and power outlets from various types and age.

Multiple luminaires passed their economic service life and from an obsolete range.

Multiple emergency luminaires passed their economic service life and from an obsolete range.

Multiple fire alarm devices approaching the end of their economic service life.

5.1.38 Grounds

Multiple luminaires not operational.

Multiple luminaires approaching the end of their economic service life.

CCTV devices passed their economic service life and from obsolete range.

5.1.39 Maintenance

Multiple luminaires with diffusers/protective covers missing.

Multiple luminaires approaching the end of their economic service life.

Multiple emergency luminaires approaching the end of their economic service life.

5.1.40 Drama Block

LV distribution board passed their economic service life and from an obsolete range.

Multiple luminaires approaching the end of their economic service life.

5.2 Mechanical Services

5.2.1 Main Building

The Main House heating is fed from the packaged plantroom which houses 3 No. Remeha Quinta pro 115S gas fired boilers installed in 2015. These have a standard economic service life of 15 years.

The packaged plantroom houses a pressurisation unit and expansion vessel. These were installed in 23015 and have a standard economic service life of 15 years.

Within the packaged plant space there is also a plate heat exchanger which separates the new from old system. This was all visually in satisfactory condition.

The heating distribution pipework is all installed in copper. This was all visually in satisfactory condition and has a standard economic service life of 45 years.

The heat emitters generally consist of steel panel radiators and fan assisted electric heaters. The majority of the steel panel radiators were visually in satisfactory condition with the exception of the female WC which is showing signs of corrosion.

The cold water distribution within the main building is all installed in coper. This was all visually in satisfactory condition; however, the back kitchen and female WC would benefit from a refurbishment.

The hot water distribution pipework is all installed in copper. This was generally in satisfactory condition.

We would recommend that thermostatic mixing valves are provided within the male and female WCs to prevent scalding.

The incoming gas to the packaged plant room is installed in heavy grade mild steel and is complete with meter and gas safety interlock system. All visually in satisfactory condition.

The HVAC controls consist of a composite control panel with a Priva fascia mounted on a composite panel. This was all visually in satisfactory condition and has a standard economic service life of 15 years.

Ventilation within the block is provided within the office, shower and WC. These are visually in satisfactory condition albeit the office unit is nearing the end of its standard economic service life.

There is currently no ventilation within the male WC on the ground floor. We would recommend thar this is provided. The current installation is non-compliant with BB101 or Part F of the Building Regulations.

5.2.2 Pool & Fitness Centre

The main heating plant within the block consists of 4 No. Remeha Quinta Pro 115S gas fired boilers installed in 2019. These were all visually in satisfactory condition and have a standard economic service life of the 15 years.

The heating pipework within the pool plant space was installed in heavy grade mild steel and all visually in satisfactory condition.

The pump sets were of varying manufacturers and dated from 2013 to 2021. These were generally in satisfactory condition.

The heat emitters generally consist of underfloor heating and steel panel radiators. These were all generally in satisfactory condition.

Heating to the pool area is via a Calorex unit which utilises R407C as its refrigerant. This provides heating and cooling to the space. This unit was visually in satisfactory condition albeit nearing the end of its standard economic service life.

The cold water to the block is all mains fed and is installed in a mixture of copper and plastic. This was visually in satisfactory condition with the exception of the male and female change which would benefit from a refurbishment.

The hot water generation is via the indirect cylinder located within the plantroom. This was visually in satisfactory condition although will require replacement due to age in the next 3 to 5 years.

We would recommend thermostatic mixing valves are provided within the male change and female change to prevent scalding.

Comfort cooling in provided within the gym. One of the fan coil units was visually in poor condition and requires replacement. These units have a standard economic service life of 15 years.

The incoming gas is installed in heavy grade mild steel which was visually in satisfactory condition.

The incoming gas is complete with a Kingsway drop valve. We would recommend that this is changed to a gas solenoid valve and monitoring system.

The HVAC controls consist of a Trend IQView 4 fascia mounted on a composite panel. This was all visually in satisfactory condition.

The specialist pool plant consisted of sand filters, plastic pipework, pool circulation pumps and all dosing system. This is maintained by a specialist and was all visually in satisfactory condition.

Ventilation within the block is provided by the previously described Calorex unit serving the pool and a network of ductwork and grilles within the changing facilities. The whole of the installation was visually in satisfactory condition.

5.2.3 Science Block

The heating to the Science Block is provided via storage heaters or panel heaters. These are all best described as time served and require replacement.

The cold water to the Science Block is either mains fed or from the cold water down service fed from the tanks. The distribution pipework is all in copper and dates back to 1989. Copper pipework has a standard economic service life of 45 years. Whilst the majority of the installation was visually in satisfactory condition, science classrooms and toilet areas would benefit from a refurbishment in the near future.

The hot water generation is via the hot water cylinder. This was visually in satisfactory condition.

There are a number of areas where thermostatic mixing valves are recommended to be installed to prevent scalding. These generally consist of basins in toilet areas.

The gas within the block generally serves the science laboratories. We would recommend that gas safety interlock systems are provided within each area.

The gas meter was visually in satisfactory condition and installed in 2015.

Ventilation within the block is very limited and, in some cases, insufficient. There are a few fume cupboards which were visually in satisfactory condition; however, we would recommend that the areas are reviewed and that new ventilation provided to comply with BB101.

5.2.4 Art & Design Block

The block is served from the packaged plantroom located externally.

The packaged plantroom consists of 3 No. Remeha Quinta Pro 115 boilers installed in 2015. These boilers have a standard economic service life of 15 years.

The heating installation is complete with plate heat exchanger which is all visually in satisfactory condition.

The primary side of the heating installation is complete with pressurisation unit and expansion vessel. All visually in satisfactory condition.

The distribution pipework around the Art & Design Block is installed in steel and is an old single pipe system. Due to age a full replacement is recommended.

The heat emitters consists of steel column radiators. These are beyond their standard economic service life ad a full heating replacement is recommended.

The cold water distribution throughout the block is all in copper pipework and due to age, a refurbishment is recommended.

The hot and cold water distribution is a mixture of copper and plastic. Due to age a full replacement is recommended.

The incoming gas to the packaged boiler room is installed in trap pipe and steel. This is all visually in satisfactory condition.

The basement plantroom is complete with gas safety interlock system and meter. All visually in satisfactory condition.

Within the basement boiler room there are a number of plate heat exchangers which we would recommend a review is undertaken as it would appear excessive from initial review. With inclusion of a number of plates, reduction in flow and return temperatures would be reduced, hence resulting in lower efficiencies.

The basement plantroom houses a number of circulation pump sets which serve other areas of the school. These date back from 2015 to 2021 and are generally in satisfactory condition.

The basement plant space is fed from the external packaged plantroom.

The HVAC control panel is a Trend IQView 4 fascia mounted on a composite panel. This was installed in 2015 and has a standard economic service life of 15 years.

Ventilation within the Art & Design Block is limited to an extract canopy within the Kiln Room. This was visually in poor condition.

5.2.5 Jerred House

Heating to the block is provided via 2 No. Remeha Quinta Pro S gas fired boilers installed in 2018. These have a standard economic service life of 15 years.

The heating pipework within the boiler room is installed in heavy grade mild steel. This was all visually in satisfactory condition and has a standard economic service life of 35 years.

The heating pumps were as manufactured by Wilo and Grundfos. These were of varying age from 2005 to 2016 and have a standard economic service life of 15 years.

The heating installation is pressurised via a BSS pressurisation unit and expansion vessel installed in 2019. These have a standard economic service life of 15 years and are visually in satisfactory condition.

The heating distribution pipework around the block is all installed in copper. This has a standard economic service life of 45 years and was all visually in satisfactory condition.

The heat emitters in the block generally consist of steel panel radiators. Whilst visually in satisfactory condition, a number will require replacement in the next 5 years.

The cold water within the block is all direct off the mains and all installed in copper. This was all visually in satisfactory condition albeit the toilet and washroom areas would benefit from a refurbishment in the next 2 to 3 years.

The hot water generation is generally provided via the gas fired water heater located within the boiler room. This unit was installed in 2016 and has a standard economic service life of 15 years.

The hot water distribution is all installed in copper. Copper has a standard economic service life of 45 years and was all visually in satisfactory condition albeit a number of the washrooms would benefit from a refurbishment in the next 2 to 3 years.

The incoming gas is installed in heavy grade mild steel and complete with gas safety interlock system. This was all visually in satisfactory condition.

The HVAC controls generally consisted of a Heatmiser controller. This was visually in satisfactory condition albeit will require replacement in the next 5 years.

Ventilation within the block is generally provided via local extract fans within the washrooms, bathroom and showers. These were all generally in satisfactory condition and will need replacement in the next 3 years.

The staff WC on the ground floor has no mechanical ventilation installed. This is non-compliant with BB101 or Part F of the Building Regulations.

5.2.6 Library

The heating to the library is fed from the external packaged plantroom.

The heating pipework is all installed in heavy grade mild steel. Due to age, this installation will require replacement in the next 2 years.

The heat emitters generally consisted of steel panel radiators and natural convectors. These are best described as time served.

The cold water was all installed in copper and visually in satisfactory condition.

The hot water generation is via 1 No. Santon electric water heater installed in 2020 which is all visually in satisfactory condition.

There is no mechanical ventilation within the block.

5.2.7 Performing Arts Centre

The Performing Arts Block is fed from the Art Block boiler room and was constructed in 1996.

The heating pumps located within the store are as manufactured by Wilo and are twin headed and installed in 2021. These are visually in satisfactory condition and have a standard economic service life of 15 years.

The distribution pipework is all installed in heavy grade mild steel and all visually in satisfactory condition.

The heat emitters generally consists of steel panel radiators and underfloor heating. These are generally in satisfactory condition albeit the radiator within the disabled WC should be a low surface temperature type.

The cold water within the block is either mains fed or fed from the existing roof tanks.

Distribution pipework is all in copper and all generally in satisfactory condition.

The hot water generation is generally provided via point of use electric water heaters or electric showers. These are best described as time served due to age and require replacement.

Comfort cooling within the block is provided via the 1 No. air handling unit which serves the theatre. This was generally in satisfactory condition however will require replacement within the next 3 to 5 years.

The HVAC controls generally consists of a main control panel located within the store. This was visually in satisfactory condition.

Ventilation within the block is either via the main air handling unit or concealed fans within the ceiling void. The main air handling unit is located at high level within the workshop area and generally serves the main theatre. This has interconnecting ductwork installed in galvanised steel which connects to various diffusers. This installation was all visually in satisfactory condition.

5.2.8 Cooper House

The heating to the Cooper Block is provided via 4 No. Potterton Derwent compact gas fired boilers installed in 2000. These boilers have a standard economic service life of 20 to 25 years and therefore due to age a full boiler room refurbishment is recommended.

The heating pipework is installed in heavy grade mild steel and similar to the boilers will require a full replacement as part of any boiler refurbishment.

The heating pump sets are as manufactured by Grundfos or Ecocirc. The pump sets have a standard economic service life of 15 years and whilst a couple of these are visually in satisfactory condition, we would recommend that these are fully replaced as part of any heating replacement.

The primary heating circuit is equipped with a single headed pump which provide no resilience. As part of any boiler room refurbishment, we would recommend a twin headed set is installed.

The heating installation is pressurised via an Armstrong pressurisation unit and expansion vessel. This is best described as time served.

The heating distribution throughout the block is installed in heavy grade mild steel and dates back to the early 1990s. A sealed steel installation has a standard economic service life of 35 years; however, with a good maintenance regime can often be extended. The visual condition of the installation is poor and therefore a full heating replacement is recommended.

The heat emitters around the block generally consists of steel panel radiators, perimeter heaters and low surface temperature radiators. The majority of these are best described as time served as a radiator has a standard economic service life of 20 years. These systems have experienced longevity due to a good maintenance regime; however, due to age a full replacement needs to be considered.

The cold water within the block is either mains fed or from the cold water storage tank located within the roof tank plantroom (2 No.). These storage tanks are best described as time served and a full replacement recommended.

The cold water distribution was originally installed in galvanised steel pipework; however, modifications have been undertaken locally using copper. Due to age and condition a full replacement should be considered in the nest 2 to 3 years.

The hot water generation is via the indirect cylinder located within the main boiler room and is manufactured by Strebel. Similar to the main plant, this is nearing the end of its standard economic service life and therefore a full replacement is recommended.

The hot water distribution pipework is a mixture of copper and galvanised. Due to age a full replacement is recommended.

The incoming gas to the boiler room is installed in heavy grade mild steel and visually in satisfactory condition. This installation is complete with gas safety valve which is also visually in satisfactory condition.

The kitchen gas its own gas safety interlock system installed which was all visually in satisfactory condition.

The gas meter located externally is an inline turbo type and was all visually in satisfactory condition.

The HVAC controls within the boiler room will need to be replaced as part of the boiler room refurbishment. This installation is best described as time served.

Ventilation within the block generally consists of local extract fans serving toilet areas and ensuites. A number of these were visually in poor condition and require replacement.

The kitchen installation has its own dedicated stainless steel hood and plant. This was all visually in satisfactory condition.

There are a number of areas where mechanical ventilation is recommended. This includes the resident tutor flat bathroom, the resident graduate flat bathroom, ensuites, cleaner's cupboards and kitchen WC. The current installations are non-compliant with BB101 or Part F of the Building Regulations.

5.2.9 Prep School

The heating to the Prep School is a mixture of electric storage heaters and radiators fed from an oil fired Worcester Bosch boiler located externally to the building.

The external oil fired boiler is access via a small walkway alongside the railway line. We would recommend that this area is cleared from overgrowth to improve access.

The heating distribution pipework within the block is installed in copper and serves underfloor heating manifolds. This was generally all visually in satisfactory condition.

Cold water within the block is all mains fed and installed in copper. This was generally in satisfactory condition; however, toilet areas would benefit from a refurbishment.

The hot water generation is via point of use electric water heaters. The majority of these were visually in satisfactory condition however will require replacement in the next 3 to 5 years.

The fuel for the boiler is stored in an external oil storage tank. This was located adjacent to the railway line and as manufactured by Diamond Tanks. This was all visually in satisfactory condition.

The HVAC controls consisted of a domestic type controller which was visually in satisfactory condition. Due to age will require replacement in the next 2 to 3 years.

Ventilation within the block consists of local extract fans serving WCs. These are nearing the end of their service life or visually in poor condition.

We would recommend that mechanical ventilation is provided within the girls' cloakroom and visitor's WC. The current installations are non-compliant with BB101 or Part F of the Building Regulations.

5.2.10 Walters House

The Walters Block was constructed in 2006.

The heating to the block is generally provided via the 3 No. Potterton Paramount gas fired boilers. These were generally in satisfactory condition albeit will require replacement in the next 5 to 7 years.

The individual flats within the block are served via Baxi combination boilers. These date back to 206/2008 and have a standard economic service life of 15 years. Based upon this, these will need replacing in the near future.

The main boiler room heating installation is pressurised via an Impress Grundfos pressurisation unit and expansion vessel installed in 2006. These have a standard economic service life of 15 years and therefore require replacement.

The heating pipework within the boiler room is installed in heavy grade mild steel which has a standard economic service life of 35 years. This installation was visually in satisfactory condition.

The heating pump sets were as manufactured by Grundfos. These units were installed in 2006 and 2016. These pump sets have a standard economic service life of 15 years.

The heating distribution pipework external to the plantroom is generally installed in copper. This has a standard economic service life of 45 years and was all visually in satisfactory condition.

The heat emitters generally consists of underfloor heating and steel panel radiators within the residential flats. These were all visually in satisfactory condition.

The cold water distribution is all mains fed within the block and all installed in copper. This was all visually in satisfactory condition.

The hot water generation is via the 1 No. indirect cylinder located within the boiler room which is compete with plate heat exchanger which serves the accommodation areas. This was all visually in

satisfactory condition. The hot water generation within the residential flats is provided via the aforementioned combination boilers.

All pipework is distributed in copper throughout and all visually in satisfactory condition.

There are 4 No. gas meters within the block. The main gas meter and the individual meters to the residential flats. These all date back to 2005/2006 and have a standard economic service life of 20 years.

The gas distribution pipework is generally installed in copper which was all visually in satisfactory condition.

The HVAC controls consist of a Priva controller fascia mounted on a composite panel. Due to age this will require replacement within the next 3 to 5 years.

There are a number of field sensors located throughout the block which link back to the underfloor heating manifolds. Whilst visually in satisfactory condition, a replacement programme will be required in the next 3 to 5 years.

Ventilation within the block consists of local extract fans serving showers, bathrooms and WC areas. Due to age, these will require replacement in the next 3 to 5 years.

5.2.11 Health & Wellness Centre

Heating to the block is provided via 1 No. Remeha Quinta Pro 65S gas fired boiler installed in 2017. These boilers have a standard economic service life of 15 years.

The heating installation is complete with plate heat exchanger to divorce the new system from the old. This was all visually in satisfactory condition.

The heating installation is pressurised however the existing pressurisation unit is switched off. This needs to be replaced.

The heating pump sets are generally as manufactured by Wilo and Grundfos and date back to 2017. These have a standard economic service life of 15 years. These were visually in satisfactory condition.

The distribution pipework throughout the block is all installed in copper. This has a standard economic service life of 45 years and all visually in satisfactory condition.

The heat emitters generally consists of steel panel radiators. These were visually in satisfactory condition albeit will need replacement in the next 3 to 5 years.

The cold water within the block is all installed in copper. Due to age and condition a number of areas would benefit from a refurbishment.

The hot water generation is via the indirect hot water cylinder located within the boiler room. These were installed in 2017 and visually in satisfactory condition.

There are a number of areas where we would recommend that a thermostatic mixing valve is installed. This includes bathrooms, ensuites and WCs. This will prevent scalding.

The incoming gas is installed in copper which is all visually in satisfactory condition and the gas meter dates back to 2015 and all visually in satisfactory condition.

The HVAC controls consist of a domestic time clock controller for the cylinder and inbuilt on the Remeha boiler for the heating. All visually in satisfactory condition.

The ventilation in the block is non-existent. We would recommend that this provided within the bathroom, WC on the first and WC on the ground floors. The current installations are non-compliant with BB101 or Part F of the Building Regulations.

5.2.12 Brome

The heating to the block is provided via 1 No. Remeha Quinta 65S gas fired boiler installed in 2015. This has a standard economic service life of 15 years.

The heating installation is equipped with a plate heat exchanger to separate old systems from new. This was all visually in satisfactory condition.

The pressurisation unit within the boiler room is a jet Mini 2300 installed in 2021. This has a standard economic service life of 15 years.

The heating pumps sets are as manufactured by Wilo and date back to 2015. These have a standard economic service life of 15 years and are all visually in satisfactory condition.

The distribution pipework is all installed in copper. This was all visually in satisfactory condition and has a standard economic service life of 45 years.

The heat emitters generally consist of steel panel radiators. These were all visually in satisfactory condition.

The cold water is all mains fed and installed in copper. Whilst in satisfactory condition the staffroom and WC would benefit from a refurbishment.

The hot water generation is generated via the indirect cylinder located within the boiler room. This was visually in satisfactory condition.

We would recommend that a thermostatic mixing valve is installed in the ground floor WC basin to prevent scalding.

The incoming gas is installed in heavy grade mild steel and is complete with a gas solenoid valve. This is all visually in satisfactory condition.

The external gas meter was installed in 2016 and all visually in satisfactory condition.

The HVAC controls for the hot water cylinder is a domestic type time clock whilst the boiler is a Remeha domestic ISense unit. All visually in satisfactory condition.

Ventilation is limited to 1 No. wall fan within the ground floor WC which was visually in poor condition. We would also recommend that an extract fan is provided on the first floor WC. This installation is non-compliant with BB101 or Part F of the Building Regulations.

5.2.13 School House

The School House heating is provided from the packaged boiler plant located externally. The packaged enclosure houses 3 No. Remeha Quinta 90S gas fired boilers installed in 2016. These are visually in satisfactory condition and have a standard economic service life of 15 years.

To separate the new installation from the old a plate heat exchanger has been provided on the installation. This was all visually in satisfactory condition.

The primary and secondary side of the plate heat exchanger is complete with pressurisation unit and expansion vessel. These were visually in satisfactory condition.

The heating pump sets were generally as manufactured by Wilo and date back to the 2015 installation. These have a standard economic service life of 15 years and were all visually in satisfactory condition.

The heating distribution pipework around the block is generally installed in copper. This has a standard economic service life of 45 years and was all visually in satisfactory condition.

The heat emitters generally consists of steel panel radiators. These were all generally in satisfactory condition with the exception of the male and female WCs on the first floor where the base of the units are corroded.

The cold water is either mains fed or boosted from the cold water storage tank located within the basement plantroom area. The storage tank (3 No.) is as manufactured by DAB and all visually in satisfactory condition.

The cold water booster set was visually in satisfactory condition albeit has a standard economic service life of 15 years. Due to this, consideration will need to be given to its replacement in the next 3 to 5 years.

The mains cold water distribution is all installed in copper; however, there are a number of toilet areas which would benefit from a refurbishment in the next 2 to 3 years.

The hot water generation is either via the gas fired water heater located within the external boiler room or the indirect cylinder located within the basement plantroom. Both of these were visually in satisfactory condition.

The hot water distribution was generally installed in copper. As identified above with the cold water, there are a number of areas which would benefit from a refurbishment.

The incoming gas to the kitchen, external boiler room and basement plantroom is all installed in mild steel and all visually in satisfactory condition. Each area is equipped with a gas solenoid valve which was all visually in satisfactory condition.

The HVAC controls consist of a composite control panel within the basement plantroom and within the external packaged boiler room. These units were all visually in satisfactory condition and have a standard economic service life of 15 years.

Ventilation within the block generally consists of local extract fans serving toilet areas and a stainless steel extract canopy within the kitchen. The kitchen canopy system was all visually in satisfactory condition; however, a number of the local extract fans are best described as time served.

There are a number of rooms where mechanical ventilation needs to be provided. These areas include the bathrooms on the second floor, WC, bathroom and staff WC on the first floor. These installations are currently non-compliant with BB101 or Part F of the Building Regulations.

5.2.14 The Wilderness

Heating to the block is provided via 1 No. Worcester 30Ri compact boiler. This was visually in satisfactory condition and appeared to be a more recent installation.

The distribution pipework within the block is all installed in copper and all visually in satisfactory condition.

The heat emitters generally consisted of steel panel radiators. These were all visually in satisfactory condition.

The cold water is either mains fed or from the cold water storage tank. The installation was all visually in satisfactory condition; consideration could be given to converting to all mains fed.

The hot water generation is via the 1 No. indirect hot water cylinder located within the first floor store. This installation is best described as time served and therefore, we would recommend replacement.

Within the store cupboard there are also a number of booster pumps for showers. If the installation was converted to mains water, these would also become redundant.

The incoming gas is all installed in copper. This was all visually in satisfactory condition.

The current gas meter is dated 2015 and all visually in satisfactory condition.

The HVAC controls consist of a domestic type controller as manufactured by Drayton. This was all visually in satisfactory condition.

Ventilation within the block consisted of local extract fans within the bathroom and kitchen. These were visually in satisfactory condition.

The second bathroom on the first floor and the ground floor WC require mechanical ventilation to be installed. These are non-compliant with BB101 or Part F of the Building Regulations.

5.2.15 Rose Villa

Heating within the block is provided via local electric panel heaters or storage heaters. These are all best described as time served and require replacement.

Cold water within the block is either mains fed or from the storage tanks located within the stores. These were generally in satisfactory condition; however, the thermal insulation on the distribution pipework is poor and requires addressing.

The hot water generation is via a number of cylinders located throughout the block. These are all generally in satisfactory condition with the exception of the unit on the third floor which require replacement.

We would recommend that thermostatic mixing valves are fitted on the basins within the WCs to prevent scalding.

Mechanical ventilation has not been provided within the block. We would recommend that this is installed within the WCs. The current installations are non-compliant with BB101 or Part F of the Building Regulations.

5.2.16 Sports Hall

The heating within the Sports Hall is via eye level electric radiant heaters. These are no longer operational and therefore require replacement.

In addition to the radiant heaters there are also tubular under bench heaters and panel heaters. These are also visually in satisfactory condition.

Cold water within the block is limited to the WC and due to age is in need of replacement. This was all visually in poor condition.

The hot water generation is via 1 No. Ariston water heater installed in 2022. This is in satisfactory condition.

Ventilation to the block is limited to wall fans within the façade of the sports playing area and toilet. We would recommend the ventilation strategy is reviewed and that a more natural ventilation system such as windcatchers is adopted.

5.2.17 IT Block

Within the basement of the IT Block there is a plantroom which is fed from the external packaged plant space.

Within the plantroom heating pipework is installed in heavy grade mild steel which is all visually in satisfactory condition.

The plantroom space houses a plate heat exchanger which was installed in 2015 and complete with thermal insulation jacket. All visually in satisfactory condition.

The heating pump sets are all as manufactured by Wilo and date back to 2015. These pumps have a standard economic service life of 15 years.

The heating within the IT Block is visually in satisfactory condition albeit, due to age will require replacement within the next 2 to 3 years.

The cold water within the block is all mains fed and installed in copper. This is all visually in satisfactory condition.

The hot water generation is via a Zip heater. This was isolated during the visit and visually in poor condition.

There is no mechanical ventilation within the block.

5.2.18 Grounds

The heating within the Ground Store is provided via electric panel heaters and radiant heaters. These were visually in poor condition and best described as time served.

The cold water was all installed in copper and fed from an incoming MDPE water main. This was all visually in satisfactory condition.

The hot water generation is via 1 No. point of use electric water heater. This was in poor condition.

There is currently no ventilation within the block. We would recommend that this is provided within the WC as the current installation is non-compliant with BB101 or Part F of the Building Regulations.

5.2.19 Maintenance

Heating within the Maintenance Block is provided via electric panel heaters. These are best described as time served.

The cold water within the block is all installed in copper and visually in satisfactory condition.

The hot water generation is via point of use electric water heater. This was visually in satisfactory condition.

There is no mechanical ventilation within the Maintenance Block.

5.2.20 Drama Block

The Drama Studio is fed from the IT Block plantroom.

The heating installation within the block is in poor condition and consists of steel pipework and cast iron radiators. The whole of this installation is best described as time served.

There is no mechanical ventilation within the block.

5.3 Electrical Services

5.3.1 Main Building

The distribution board service comprises of SPN and TPN distribution boards from various ages and manufactures. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 5-10+ years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation power service is in a poor condition, the electrical installation comprises of multiple cable types from various age which is approaching the end of its economic service life and multiple power outlets are approaching the end of its economic service life. We would recommend the electrical installation is replaced in the next 2 years.

The lighting service comprises of surface mounted, suspended mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching/passed their end of their economic service life and multiple luminaires are not operational which requires rectifying. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of integral type and surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed/approaching their economic service life & from an obsolete range and at multiple emergency exit points there is no illuminated emergency exit sign service. Non-illuminated exit signs do not have an emergency lighting service adjacent to illuminate sign in an emergency. We would recommend the emergency lighting service is reviewed and enhanced in the next year. Within the boiler room there is no emergency lighting service we would recommend emergency lighting service be installed within this critical area.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The intruder alarm service comprises of PIR detectors and door contact devices. From visual observation the intruder alarm service is in a poor condition, the intruder alarm system is approaching the end of their economic service life. We would recommend this service is replaced in the next 2 years.

The voice and data service comprises of surface mounted, flush mounted and dado mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The access control service comprises of keypad controlled doors and intercom service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

The disabled alarm service comprises of WC alarm service. From visual observation the disabled alarm service is in a satisfactory condition with an economic service life of 3 years.

The lightning protection service comprises of electrical down conductors and inspection pits. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 10+ years.

5.3.2 Pool & Fitness Centre

The main switch panel service comprises of a of the incoming electrical service from the local DNO service provider and MCCB Panelboard distribution service. From visual observation the main switch panel service is in a satisfactory condition with an economic service life of 9-10+ years.

The distribution board service comprises of TPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9 years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted, suspended mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching the end of their economic service life and multiple luminaires are not operational which requires rectifying. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of integral type and surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, emergency luminaire has passed its economic service life and from an obsolete range. We would recommend this emergency lighting luminaire is replaced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple devices are approaching the end of their economic service life. We would recommend these fire alarm devices are replaced in the next 2 years.

The voice and data service comprises of surface mounted and dado mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The CCTV service comprises of internal and external cameras from various ages and manufactures. From visual observation the CCTV service is in a poor condition, the CCTV service has passed its economic service and from an obsolete range. We would recommend this service is replaced in the next year.

The access control service comprises of keypad controlled door service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

Within in the building there is an accessible WC, as per Building Regulation Part M an accessible WC requires an alarm service to enable occupants to raise the alarm in an emergency.

The lightning protection service comprises of electrical down conductors and inspection pits. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 10+ years.

5.3.3 Science Block

The distribution board service comprises of TPN distribution boards and LV Switchgear service. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9 years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation power service is in a poor condition, the electrical installation comprises of multiple cable types from various age which is approaching the end of its economic service life and multiple power outlets are approaching the end of its economic service life and within multiple science classrooms there is no emergency power off (EPO) service, this is not compliant to BS 7671 & BS EN 60204. We would recommend the electrical installation is replaced in the next 2 years.

The lighting service comprises of surface mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching the end of their economic service life and multiple luminaires are not operational which requires rectifying. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of integral type and surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life and from an obsolete range. We would recommend the emergency lighting service is replaced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple devices are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The voice and data service comprises of surface mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The access control service comprises of keypad controlled door service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

Within in the building there is an accessible WC, as per Building Regulation Part M an accessible WC requires an alarm service to enable occupants to raise the alarm in an emergency.

5.3.4 Art & Design Block

The main switch panel service of the incoming electrical service from the local DNO service provider and LV Switchgear & sub-mains distribution service from various ages. From visual observation the main switch panel service is in a satisfactory condition with an economic service life of 9-10+ years.

The distribution board service comprises of SPN and TPN distribution boards from various ages and manufactures. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 5-10+ years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching the end of their economic service life. We would recommend these luminaire are replaced in the next to 2 years.

The emergency lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life and from an obsolete range. We would recommend theses emergency luminaires are replaced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple devices are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The voice and data service comprises of surface mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The lightning protection service comprises of electrical down conductors and inspection pits. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 5 years.

5.3.5 Jerred House

The main switch panel service comprises of a of the incoming electrical service from the local DNO service provider and MCCB Panelboard distribution service. From visual observation the main switch panel service is in a satisfactory condition with an economic service life of 10+ years.

The distribution board service comprises of SPN distribution boards from various ages and manufactures. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9-10+ years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple

luminaires are not operational which requires rectifying and multiple luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced in the next to 1-2 year.

The emergency lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life & from an obsolete range and at multiple emergency exit points there is no illuminated emergency exit sign service. Non-illuminated exit signs do not have an emergency lighting service adjacent to illuminate sign in an emergency. We would recommend the emergency lighting service is reviewed and enhanced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The intruder alarm service comprises of door contact devices. From visual observation the intruder alarm service is in a satisfactory condition with economic service life of 3 years.

The voice and data service comprises of surface mounted outlets. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 10+ years.

The access control service comprises of keypad controlled doors and intercom service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

The block is served by a goods lift service. From visual observation the goods lift is in a satisfactory condition with an economic service life of 5 years.

5.3.6 Library

The distribution board service comprises of TPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 10+ years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation power service is in a poor condition, the electrical installation comprises of multiple cable types from various age which has passed its economic service life multiple power outlets have passed its economic service life and from an obsolete range. We would recommend the electrical installation is replaced in the next year.

The lighting service comprises of surface mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are not operational which requires rectifying, multiple luminaires have protective covers/diffusers missing which require replacing and multiple luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of integral type and surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life and from an obsolete range. We would recommend these emergency luminaires are replaced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The voice and data service comprises of surface mounted and dado mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The access control service comprises of keypad controlled doors service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

5.3.7 Performing Arts Centre

The main switch panel service comprises of the MCCB Panelboard. From visual observation the main switch panel service is in a satisfactory condition with an economic service life of 9 years.

The distribution board service comprises of SPN and TPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9 years.

The power service comprises of surface mounted and flush mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-9+ years.

The lighting service comprises of surface mounted, suspended mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced in the next to 1-2 year.

The emergency lighting service comprises of integral and surface mounted emergency luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires are approaching the end of their economic service life. We would recommend the emergency lighting luminaires are replaced in the next 2 years.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The intruder alarm service comprises of PIR detector devices. From visual observation the intruder alarm service is in a satisfactory condition with economic service life of 3 years.

The voice and data service comprises of surface mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The access control service comprises of keypad controlled doors service from various ages. From visual observation the access control service is in a satisfactory condition with an economic service life of 5-8 years.

The disabled alarm service comprises of WC alarm service. From visual observation the disabled alarm service is in a satisfactory condition with an economic service life of 5 years.

The lightning protection service comprises of electrical down conductors. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 10+ years.

5.3.8 Cooper House

The distribution board service comprises of SPN and TPN distribution boards from various ages and manufactures. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 5-10+ years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation power service is in a poor condition, the

electrical installation comprises of multiple cable types from various age which is approaching the end of its economic service life and multiple power outlets are approaching the end of its economic service life. We would recommend the electrical installation is replaced in the next 2 years.

The lighting service comprises of surface mounted, suspended mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching/passed their end of their economic service life and multiple luminaires are not operational which requires rectifying. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of integral type and surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed/approaching their economic service life & from an obsolete range and at multiple emergency exit points there is no illuminated emergency exit sign service. Non-illuminated exit signs do not have an emergency lighting service adjacent to illuminate sign in an emergency. We would recommend the emergency lighting service is reviewed and enhanced in the next year. Within the boiler room there is no emergency lighting service we would recommend emergency lighting service be installed within this critical area.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The intruder alarm service comprises of PIR detectors and door contact devices. From visual observation the intruder alarm service is in a poor condition, the intruder alarm system is approaching the end of their economic service life. We would recommend this service is replaced in the next 2 years.

The voice and data service comprises of surface mounted, flush mounted and dado mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The access control service comprises of keypad controlled doors and intercom service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

The disabled alarm service comprises of WC alarm service. From visual observation the disabled alarm service is in a satisfactory condition with an economic service life of 3 years.

The lightning protection service comprises of electrical down conductors and inspection pits. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 10+ years.

5.3.9 Prep School

The distribution board service comprises of SPN and TPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9 years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are not operational which requires rectifying, multiple luminaires have protective covers/diffusers missing which require replacing and multiple luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life and from an obsolete range. We would recommend these emergency luminaires are replaced in the next years.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The intruder alarm service comprises of PIR detectors devices. From visual observation the intruder alarm service is in a satisfactory condition with economic service life of 5 years.

The voice and data service comprises of surface mounted and dado mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The access control service comprises of keypad controlled door service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

Within in the building there is an accessible WC, as per Building Regulation Part M an accessible WC requires an alarm service to enable occupants to raise the alarm in an emergency.

The lightning protection service comprises of electrical down conductors and inspection pits. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 10+ years.

5.3.10 Walters House

The main switch panel service comprises of a of the incoming electrical service from the local DNO service provider and MCCB Panelboard distribution service. From visual observation the main switch panel service is in a satisfactory condition with an economic service life of 5-10+ years.

The distribution board service comprises of SPN and TPN distribution boards from various ages and manufactures. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9-10+ years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching/passed their end of their economic service life and multiple luminaires are not operational which requires rectifying. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of integral and surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires are approaching/passed the end of their economic service life and at multiple emergency exit points there is no illuminated emergency exit sign service. Non-illuminated exit signs do not have an emergency lighting service adjacent to illuminate sign in an emergency. We would recommend the emergency lighting service is reviewed and enhanced in the next 1-2 years.

The fire alarm service comprises of automatic detection and manual activation devices. From visual observation the fire alarm service is in a satisfactory condition with an economic service life of 5-10+ years.

The intruder alarm service comprises of door contact devices. From visual observation the intruder alarm service is in a satisfactory condition with economic service life of 5 years.

The voice and data service comprises of surface mounted, flush mounted and dado mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The access control service comprises of keypad controlled doors service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

The disabled alarm service comprises of WC alarm service. From visual observation the disabled alarm service is in a poor condition, the block is served by a passenger lift allow access to all floors, as per BS 5839 and ADB2 requirements the blocks require a refuge alarm service to allow occupants with limited mobility to raise the alarm in an emergency. We would also recommend the WC alarm service is replaced in the next 2 years.

The block is served by a passenger lift service. From visual observation the passenger lift is in a satisfactory condition with an economic service life of 9 years.

The lightning protection service comprises of electrical down conductors and inspection pits. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 10+ years.

5.3.11 Health & Wellness Centre

The distribution board service comprises of SPN and TPN distribution boards from various ages and manufactures. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9-10+ years.

The power service comprises of surface mounted and flush mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching the end of their economic service life and multiple luminaires are not operational which requires rectifying. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life & from an obsolete range and at multiple emergency exit points there is no illuminated emergency exit sign service. Non-illuminated exit signs do not have an emergency lighting service adjacent to illuminate sign in an emergency. We would recommend the emergency lighting service is reviewed and enhanced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The voice and data service comprises of surface mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The CCTV service comprises of internal and external cameras from various ages and manufactures. From visual observation the CCTV service is in a poor condition, the CCTV service has passed their economic service life and from an obsolete range. We would recommend this service is replaced in the next year.

The access control service comprises of keypad controlled doors service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

The disabled alarm service comprises of a nurse call service. . From visual observation the CCTV service is in a poor condition, the disabled alarm service has passed their economic service life and from an obsolete range. We would recommend this service is replaced in the next year.

The lightning protection service comprises of electrical down conductors. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 10+ years.

5.3.12 Brome

The distribution board service comprises of TPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 10+ years.

The power service comprises of surface mounted and flush mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, within Classroom B5 there is a poor lighting service which requires enhancing and multiple luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced/enhanced in the next to 1-2 year.

The emergency lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life and from an obsolete range and within multiple emergency exit points/routes there is limited illuminated emergency exit sign service. Non-illuminated signs do not have an emergency lighting service adjacent to illuminate sign in an emergency. We would recommend the emergency lighting service is reviewed and enhanced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

The voice and data service comprises of surface mounted from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 9-10+ years.

The lightning protection service comprises of electrical down conductors and inspection pits. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 5 years.

5.3.13 School House

The main switch panel service comprises of a of the incoming electrical service from the local DNO service provider and LV distribution switchgear service from various ages and manufacture. From visual observation the main switch panel service is in a poor condition, the LV distribution switchgear service has passed its economic service life and from an obsolete range. We would recommend this service is replaced in the next year.

The distribution board service comprises of SPN and TPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 10+ years.

The power service comprises of surface mounted, flush mounted and dado mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted, suspended mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are not operational which requires rectifying, multiple luminaires have protective covers/diffusers missing which require replacing and multiple luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of recess mounted and surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life and from an obsolete range. We would recommend the emergency lighting service is replaced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life and within the boiler room there is no fire alarm interface to the mechanical control panel to enable the shutdown of mechanical plant in the event the fire alarm is activated. We would recommend the existing fire alarm system is extended within the boiler room to provide fire alarm interface to the mechanical control panel.

The intruder alarm service comprises of door contact devices. From visual observation the intruder alarm service is in a satisfactory condition with economic service life of 5 years.

The voice and data service comprises of surface mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

The CCTV service comprises of external cameras. From visual observation the CCTV service is in a poor condition, the CCTV service is approaching the end of its economic service life. We would recommend the CCTV service is replaced in the next 2 years.

The access control service comprises of keypad controlled doors service. From visual observation the access control service is in a satisfactory condition with an economic service life of 5 years.

The block is served by a goods lift service. From visual observation the goods lift is in a satisfactory condition with an economic service life of 5 years.

The lightning protection service comprises of electrical down conductors. From visual observation the lightning protection service is in a satisfactory condition with an economic service life of 9 years.

5.3.14 The Wilderness

The main switch panel service comprises of the incoming electrical service from the local DNO service provider. From visual observation the main switch panel service is in a poor condition, the incoming electrical service is approaching the end of its economic service life. We would recommend these service are replaced in the next 2 years.

The distribution board service comprises of SPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9 years.

The power service comprises of surface mounted and flush mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 9-10+ years.

The lighting service comprises of surface mounted and recess mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced in the next to 2 years.

The fire alarm service comprises of a domestic type service. From visual observation the fire alarm service is in a poor condition. The battery warning sounder were active, all the fire alarm devices require replacing.

The intruder alarm service comprises of PIR detectors devices. From visual observation the intruder alarm service is in a satisfactory condition with economic service life of 3 years.

5.3.15 Rose Villa

The main switch panel service comprises of the incoming electrical service from the local DNO service provider. From visual observation the main switch panel service is in a poor condition, the incoming electrical service is approaching the end of its economic service life. We would recommend this service is replaced/consolidated in the next 2 years.

The distribution board service comprises of SPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9 years.

The power service comprises of surface mounted and flush mounted outlets from various ages and manufactures. From visual observation power service is in a poor condition, the electrical installation comprises of multiple cable types from various age which is approaching the end of its economic service life and multiple power outlets are approaching the end of its economic service life. We would recommend the electrical installation is replaced in the next 2 years.

The lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires have protective covers/diffusers missing which require replacing and multiple luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life and from an obsolete range. We would recommend the emergency lighting service is replaced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple devices are approaching the end of their economic service life. We would recommend these fire alarm devices are replaced in the next 2 years.

The voice and data service comprises of surface mounted outlets from various ages. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 5-10+ years.

5.3.16 Sports Hall

The main switch panel service of the incoming electrical service from the local DNO service provider and LV Switchgear & sub-mains distribution service from various ages. From visual observation the main switch panel service is in a satisfactory condition with an economic service life of 5-10+ years.

The distribution board service comprises of TPN distribution boards from various ages and manufactures. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9-10+ years.

The power service comprises of surface mounted, outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching

the end of their economic service life. We would recommend the lighting service is replaced in the next to 2 years.

The emergency lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life and from an obsolete range. We would recommend the emergency lighting service is replaced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, within the hall there is no automatic detection service. We would recommend beam detection service is installed within the hall to provide automatic detection service.

5.3.17 IT Block

The distribution board service comprises of SPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 5 years.

The power service comprises of surface mounted and dado mounted outlets from various ages and manufactures. From visual observation power service is in a poor condition, the electrical installation comprises of multiple cable types from various age which has passed its economic service life. We would recommend the electrical installation is replaced in the next year.

The lighting service comprises of surface mounted, luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires have passed their economic service life and from an obsolete range. We would recommend this service is replaced in the next year.

The emergency lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires have passed their economic service life and from an obsolete range. We would recommend the emergency lighting service is replaced in the next year.

The fire alarm service comprises of automatic detection and manual activation service from various ages. From visual observation the fire alarm service is in a poor condition, multiple fire alarm manual call points are approaching the end of their economic service life. We would recommend these devices are replaced in the next 2 years.

5.3.18 Grounds

The distribution board service comprises of SPN distribution boards. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 9 years.

The power service comprises of surface mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of surface mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires are approaching the end of their economic service life and multiple luminaires are not operational which requires rectifying. We would recommend the lighting service is replaced in the next 1-2 years.

The fire alarm service comprises of audio warning devices. From visual observation the fire alarm service is in a satisfactory condition with an economic service life of 5 years.

The intruder alarm service comprises of PIR detector devices. From visual observation the intruder alarm service is in a satisfactory condition with economic service life of 8 years.

The voice and data service comprises of surface mounted outlets. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 10+ years.

The CCTV service comprises of external cameras. From visual observation the CCTV service is in a poor condition, the CCTV service has passed its economic service life and from an obsolete range. We would recommend the CCTV service is replaced in the next year.

5.3.19 Maintenance

The distribution board service comprises of TPN distribution boards and LV Switchgear service. From visual observation the distribution board service is in a satisfactory condition with an economic service life of 5-9 years.

The power service comprises of surface mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-9 years.

The lighting service comprises of surface mounted from various ages and manufactures. From visual observation the lighting service is in a poor condition, multiple luminaires have protective covers/diffusers missing which require replacing and multiple luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced in the next 1-2 years.

The emergency lighting service comprises of integral and surface mounted emergency luminaires from various ages and manufactures. From visual observation the emergency lighting service is in a poor condition, multiple emergency luminaires are approaching the end of their economic service life. We would recommend the emergency lighting luminaires are replaced in the next 2 years.

The fire alarm service comprises of audio/visual warning devices. From visual observation the fire alarm service is in a satisfactory condition with an economic service life of 5 years.

The intruder alarm service comprises of PIR detector devices. From visual observation the intruder alarm service is in a satisfactory condition with economic service life of 8 years.

The voice and data service comprises of surface mounted outlets. From visual observation the voice and data service is in a satisfactory condition with an economic service life of 10+ years.

5.3.20 Drama Block

The distribution board service comprises of SPN distribution boards. From visual observation the distribution board service is in a poor condition, the distribution board has passed its economic service life and from an obsolete range. We would recommend the distribution board service is replaced in the next 1 years.

The power service comprises of surface mounted outlets from various ages and manufactures. From visual observation the power service is in a satisfactory condition with an economic service life of 5-10+ years.

The lighting service comprises of suspended mounted luminaires from various ages and manufactures. From visual observation the lighting service is in a poor condition, luminaires are approaching the end of their economic service life. We would recommend the lighting service is replaced in the next to 2 years.

The emergency lighting service comprises of surface mounted emergency luminaires. From visual observation the emergency lighting service is in a satisfactory condition with an economic service life of 8 years.

The fire alarm service comprises of automatic detection and manual activation devices. From visual observation the fire alarm service is in a satisfactory condition with an economic service life of 5-10+ years

6.0 Documentation & Compliancy

The colour coding indicates compliance only. Risks and required actions may have been separately identified however and these are included in the following notes:

5 yr Fixed Wiring & Installation Test		Five year fixed wiring tests were provided for a number of blocks but not all. All provided were completed by Intersafe in 2021/22
Emergency Lighting Test Certificate		Tested 14th July 2022 by Intersafe Ltd.
Gas Safety Certificate		The gas safety certificates were provided via email for all of the gas fired appliances located on site. These works are undertaken by Drummond Heating with the majority being recorded in March 2023.
Fire Alarm Test Certificate		Inspected and tested 16th February 2023 by Spire Fire Alarms and Electrical Services.
Fire Call Log		Last tested 3rd May 2023 by site team.
Fire Risk Assessment		Completed by Hettle Andrews in 2022.
Asbestos Management Plan		Not seen on the day of inspection, but we understand this is in place.
Access Audit		Completed by school in 2022.
Legionella Risk Assessment		The current legionella risk assessment is programmed to be updated week commencing 10th July by Primary Water Solutions Limited. The current risk assessment held on site was undertaken by Eaton Environmental Services Limited and dated August 2019. The School Facilities team advised that the monitoring and flushing is all outsourced to Primary Water Solutions who manage all of the water monitoring.
Boiler Servicing Record		The servicing of the boilers is undertaken by Drummond Heating. Copies of current gas certificates have been provided and also evidence of additional maintenance works.

Display EPC		As the school is an independent and not a state school it is not deemed to be a public building and therefore a requirement for a DEC is not required. It is however our understanding that this is being considered by the Facilities and Management Team.

7.0 Financial Summary

	Area	Category 1	Category 2	Category 3	Total 1 - 3	Category 4
1	Interior	£246,000.00	£493,300.00	£1,559,250.00	£2,298,550.00	£1,271,900.00
2	Exterior	£205,750.00	£9,500.00	£244,750.00	£460,000.00	£30,250.00
3	External Areas	£1,000.00	£1,500.00	£81,000.00	£83,500.00	£0.00
4	Electrical	£174,522.00	£1,873,634.00	£2,048,209.00	£4,096,365.00	£567,224.00
5	Mechanical	£184,300.00	£1,086,400.00	£508,505.00	£1,779,205.00	£537,000.00
	TOTAL	**£811,572.00**	**£3,464,334.00**	**£4,441,714.00**	**£8,717,620.00**	**£2,406,374.00**

GRAND TOTAL	£11,123,994

Appendix A : Condition Schedules

Appendix B : Photograph Schedule