



ISLEWORTH AND SYON SCHOOL FOR BOYS

CONDITION SURVEY SUMMARY REPORT

SPINT LIMITED

COMMERCIAL IN CONFIDENCE

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2 INTRODUCTION

2.1 INTRODUCTIONS

1. Isleworth and Syon School for Boys is carrying out condition surveys under the Government's Asset Management Planning System (AMP) to effectively manage the property.
2. Splnt Limited and their building surveying partner, Measured View Consulting Limited, have been instructed by Isleworth and Syon School for Boys to carry out the survey.
3. This report offers a summary of our findings following a data collection exercise, photographic and condition survey.
4. There is no depository database in place to manage the data so the output will be in the form of a structured spreadsheet and this report.
5. For clarity explanations of terms and/or reference to paragraphs will be inserted in to the right hand margin.

2.2 SURVEY METHODOLOGY

1. The premises were visited by Splnt Limited Surveying Technicians on the 17th October 2012. Following the site visit a desktop based exercise reviewing the ground photographs, aerial photographs and premises comments was carried out. All identified work is entered in the agreed spreadsheet format.
2. During the visit we were afforded access by the Head Teacher and site staff.
3. Splnt limited has used the 12 standard elements, sub-elements and attributes issued by the DfE. This methodology and list were taken forward as the basis for these particular surveys and extracted for this more detailed survey of the windows.

2.3 WEATHER

1. The weather at the time of the survey was cloudy but dry with rain in previous 24 hours.

2.4 COST & PROPERTY REPORTS

2. Block table reports in Section 4 have been produced using the pivot tables on the structured spreadsheet data. They are standard reports containing priority, condition grading and cost information. This report includes a basic summary table of block-wide, condition grades and costs.
3. The costs shown in the tables are for the works and include contingencies, preliminary costs and fees. Costs including a percentage for each of these are shown in the spreadsheet data.
4. Costings given in this report are considered to be "order of costs" or approximate estimates. Costs include for the like for like replacement of repair, where practicable, for each element.
5. Although taken from the to-scale, updated layout plans, the dimensions and all quantities, should be considered as approximate only. You should not rely on them for accurate builder's quotations. A detailed re-measure of all work is strongly recommended.
6. At a management level the report can be used to assess the block for future strategic planning and funding bids.
7. At a local level they can be used to see the potential major spends expected in the next 5 year maintenance window.

3 CONDITION SUMMARY

3.1 BLOCK A (MAIN SCHOOL BUILDING)

3.1.1 Building Fabric

This block is the main school block and consists of various building types which have been added to over the years. The block is predominately made up of single storey sections with some two storey sections. There is also a central tower above the main entrance is four storeys high. The roofs of the block are a mixture of pitched construction covered in interlocking roof tiles and flat construction with mineral roofing felt coverings.



Figure 1- Exterior of Block A

The majority of the building has a precast reinforced concrete frame with elevations of brickwork and a mixture of aluminium, steel and timber framed windows. The Sports Hall however is a steel framed building.

Large areas of the flat roof coverings are very worn and will need to be replaced within the next 2-3 years. Some areas have had their coverings replaced recently but water pooling shows that the roof structure in some of these areas is defective.

The rainwater goods are in poor condition. The gutters were noted to be blocked, open jointed and leaking a numerous places around the block. It is recommended that the gutters and downpipes are clean out, repaired and left fully operational. The detailing of the gutters is very poor and will make cleaning out of the gutters difficult. All cast iron rainwater goods will need to be replaced.

Internal damage to the ceilings around a large number of skylights shows that the skylights are defective and reached the end of their practical life. These defective skylights will need to be replaced.



Figure 2- Stepped Cracking Outside Sixth Form Common Room

Stepped cracking was noted above and below a window outside the Sixth Form Common Room. The cracking is indicative of ground movement. There is a downpipe and gully located close to this area of cracking. The external walls to this corner will need to be rebuilt and it is anticipated works to the drainage will also be required.



Figure 3- Defective Concrete Structural Elements

Deterioration to the concrete structural elements was noted in a number of locations. Extensive epoxy resin concrete repairs should be carried out to the ring beams and continuous concrete cills.

A large number of windows and roof lights were noted to be defective and at the end of their practical life. It is recommended that a phased approach is taken to replace all of the defective windows within the next 2-4 years.

A number of timber external doors were noted to be rotten and require replacement.



Figure 4- External Timber Doors in Poor Condition

Outside room GF0053, a lightweight glazed panel system with solid panels to the lower level was noted to be in poor condition and is likely to require replacement within the next 3-4 years.

The external cladding panels of the Sports Hall at high level were noted to be damaged and severely stained. It is anticipated that this cladding will require replacement within the next 4-5 years.

There were a number of concrete canopies, above external doors, around the block which require attention.



Figure 5- Defective Concrete Canopies

External redecoration of all of the external joinery will be required within the next 3-4 years.

3.1.2 Mechanical & Electrical

The block is serviced by three floor mounted gas fired boilers and a pressure vessel located in the plant room in the basement.

The school report issues with heat transfer between the hot and cold water pipes where they run side by side. A designed solution by a suitably qualified building services engineer is required for this issue.

The school also reported that a decommissioned cold water storage tank requires removal.

3.1.3 Internal Areas

The internal Areas of the block were in a varying decorative condition. Redecoration works will be required to the majority of the block. New floor coverings will also be require in the majority of rooms and corridors. The wood block flooring will require extensive repair and resealing works.

Cracking of the concrete floor slab in the Technology Rooms and nearby Hall, are indicative of ground movement. A specialist structural investigation should be commissioned and any recommendations acted upon.



Figure 6- Poor Condition of Floor Coverings to Stairs

A number of staircases around the block were noted as having ceramic floor tiles or vinyl coverings which were damaged and worn, causing potential trip hazards. It is recommended that the coverings of all staircases are replaced with a suitable alternative material.

Areas of damp penetration were noted at low level in room GF0023. Damp proofing works will be required before finishes are made good.

Internal damage to the ceilings, caused by roof and skylight leaks, was noted at various locations around the block. The damaged ceilings should be repaired or replaced once remedial works to the roofs have been completed.

3.1.4 External Areas

The majority of car parks around the school will require resurfacing within the next 3-5 years. There are also a number of areas where the concrete paving slabs were noted to be uneven and broken. These areas of paving slabs will require relaying within the next 2-5 years. Any broken slabs need to be replaced.

3.2 BLOCK C (SPORTS PAVILION)

3.2.1 Building Fabric

This block is a single storey flat roofed building with elevations of cavity brickwork and timber cladding.

The fabric of this building is generally in poor condition and full internal and external refurbishment works will be required over the next 5 year maintenance period.

The timber cladding and fascia boards were noted to be rotten in places and required complete replacement.



Figure 7- Exterior of Block C

The gutters and downpipes were missing with only some sections of guttering which was in poor condition remaining. New rainwater goods are required around the block.

Repointing and cleaning of all areas of the brickwork around the block will also be required alongside redecoration works externally.

Given the amount of work items and total costs, associated with both the internal and external works, it may be more economically feasible to replace this building.

3.2.2 Mechanical & Electrical

This block is serviced by two Andrews instantaneous hot water storage heaters located in the boiler room.

3.2.3 Internal Areas

The fabric of this building is generally in poor condition and full internal refurbishment works will be required over the next 5 year maintenance period. Including new floor coverings, complete redecoration works and the replacement of the ceilings.

The urinals were in very poor condition and require replacement.

Areas of damp penetration were noted at low level. Damp proofing works will be required before finishes are made good.

3.3 BLOCKS D, Te & Td (ELECTRICITY SUBSTATION & MOBILE CLASSROOMS)

3.3.1 Building Fabric

These blocks are a brick built electricity substation (Block D) and mobile classrooms of lightweight construction (Blocks Td & Te).

The external walls to block Td were noted to have been patched up with timber boarding. This suggests that the wall structure has failed and will need to be replaced. The block also requires the replacement of its rainwater goods and a timber shelter adjacent to this block requires refurbishment works.



Figure 8- Exterior of Block Td

At least one external panel to the walls of block Te was noted to be loose and the external doors were noted to be in very poor condition and will need to be replaced.

Repainting works to the low level brickwork are required to Block D.

3.3.2 Mechanical & Electrical

Block Td is heated by portable electric heaters. The presence of which suggests that the original wall mounted convector heaters are inadequate or do not function.

3.3.3 Internal Areas

The internal areas of the two mobile classrooms were noted to be in satisfactory condition. However the floor coverings in Block Te were noted to be very worn and will need to be replaced within the next 2-3 years.

3.3.4 External Areas

The metal access ramps to block Te were noted to be severely corroded and will need to be replaced.



Figure 9- Corrosion to Access Ramps

4 BLOCK DATA

4.1 BLOCK A

Element	Priority				Grand Total
	1	2	3	4	
Roof	£24,096.96	£116,127.00		£21,348.00	£161,571.96
Floors & Stairs	£20,022.35	£405,365.00			£425,387.35
Ceilings		£1,500.00			£1,500.00
External Walls, Doors & Windows	£27,273.12	£220,386.78	£164,642.24	£42,951.12	£455,253.26
Internal Walls & Doors	£281,129.60				£281,129.60
Mechanical Services	£51,000.00				£51,000.00
Electrical Services					£0
Redecorations		£268,592.00			£268,592.00
External Areas	£1,500.00	£27,497.05	£2,635.50	£15,235.70	£46,868.25
Grand Total	£405,022.03	£1,039,467.83	£167,277.74	£79,534.82	£1,691,302.42

4.2 BLOCK C

Element	Priority				Grand Total
	1	2	3	4	
Roof	£2,000.00		£1,280.40	£18,060.18	£21,340.58
Floors & Stairs		£16,151.85			£16,151.85
Ceilings				£4,969.80	£4,969.80
External Walls, Doors & Windows	£9,618.40	£4,066.20			£13,684.60
Internal Walls & Doors					£0
Sanitary Services	£5,000.00				£5,000.00
Mechanical Services					£0
Electrical Services					£0
Redecorations		£5,177.70		£1,000.00	£6,177.70
External Areas					£0
Grand Total	£16,618.40	£25,395.75	£1,280.40	£24,029.98	£67,324.53

4.3 BLOCKS D, TE & TD

Element	Priority				Grand Total
	1	2	3	4	
Roof	£2,000.00				£2,000.00
Floors & Stairs		£9,324.35			£9,324.35
Ceilings					£0
External Walls, Doors & Windows	£1,757.06	£3,514.12	£20,267.30	£500.00	£26,038.48
Internal Walls & Doors					£0
Mechanical Services	£3,000.00				£3,000.00
Electrical Services					£0
Redecorations		£4,000.00			£4,000.00
External Areas	£6,000.00				£6,000.00
Grand Total	£12,757.06	£16,838.47	£20,267.30	£500.00	£50,362.83

5 SCHOOL DATA (ALL BLOCKS)

Element	Priority				Grand Total
	1	2	3	4	
Roof	£28,096.96	£116,127.00	£1,280.40	£39,408.18	£184,912.54
Floors & Stairs	£20,022.35	£430,841.20			£450,863.55
Ceilings		£1,500.00		£4,969.80	£6,469.80
External Walls, Doors & Windows	£38,648.58	£227,967.10	£184,909.54	£43,451.12	£494,976.34
Internal Walls & Doors	£281,129.60				£281,129.60
Sanitary Services	£5,000.00				£5,000.00
Mechanical Services	£54,000.00				£54,000.00
Electrical Services					£0
Redecorations		£277,769.70		£1,000.00	£278,769.70
External Areas	£7,500.00	£27,497.05	£2,635.50	£15,235.70	£52,868.25
Grand Total	£434,397.49	£1,081,702.05	£188,825.44	£104,064.80	£1,808,989.78

6 APPENDIX A – LIMITATIONS

1. This report is based on visual inspection of the readily accessible areas of the property. No steps were taken to expose elements of the structure otherwise concealed or to remove surface finishes for examination of underlying elements.
2. This report summarises the condition of the property at the time of the inspection and gives an indication as to the cause of identified defects and prescribed remedies.
3. We have not carried out a structural survey or checked the design of the building in anyway whatsoever by calculation or other means.
4. We have not carried out sampling or testing to establish the level of Radon gas present within the building or established whether or not there are any contaminants, Asbestos Containing Material (ACM) or hazardous materials present in the building, soil, or sub-strata. We have not undertaken any concrete tests and thus are unable to confirm the presence of high alumina cement, calcium chloride, carbonation of concrete or insufficient depth or concrete cover to reinforcement.
5. No specialist inspections of the plumbing, heating, drainage and electrical installations have been arranged and we are therefore unable to confirm they are free from defect and in full working order.
6. All dimensions in this report are of an approximate nature and should be taken as a guide to the position and size of items only. Reference to the drawn CAD plots should be made for more accurate dimensions and details.
7. We were not instructed to make arrangements for specialist surveys of the drainage installations or water distribution or for these to be tested by specialists. We have, however, made recommendations where we believe that tests should be carried out.
8. Any comments in this report regarding the compliance of the property with current legislation and statutory requirements are to be taken as a guide. Where we have suggested that there may be contraventions, comments from the appropriate authority should be sought to assess the scope of the remedial work or corrective measures needed to meet the requirements.