**CONDITION SURVERY ITEMS D AND C**

**Planned Works 2020-21**

**Future works or monitoring**

**FS2/KS1 Buildings**

**Priority: D1 - Urgent Work**

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| **Code to survey** | **Description of works** | **Area** | **Code** | **Estimated Price** | **Comments/Completion** |
| C010317 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Replace areas plasterboard & skim, including decoration | Corridor resource room to FS2 | D1 | £89.38 | Work completed |
| C010322 | Atkins - Internal Walls, Windows & Doors - Ironmongery Main Building Overhaul door ironmongery and refix | Owls | D1 | £130.87 | Work completed Oct 2017 |
| C010354 | Atkins - Electrical Services - Lighting Main Building Luminaire guard requires fitting | Back of Hall | D1 | £166.50 | Work completed |
| C010358 | Atkins - Floors & Stairs - Treads & Risers Horsa Classroom Renew threshold | Year 2 | D1 | £38.30 | Completed |
| C010381 | Atkins - Roof - Drainage Nursery Building (Modular Classroom) Replace UPVC gutter up to 170mm | Nursery/year 2 | D1 | £143.61 | Completed 2016. |
| C010390 | Atkins - Roof - Drainage Main Building Renew gutters and downpipes | Main building | D1 | £3500.00 | Work completed summer 2017. Guttering rerouted, rain water no longer drains onto canopy roof. |
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|  | **Priority: C1 and C2- Essential Work** |  |  |  | **Comments** |
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| C009624 | Electrical Services - Lightning Protection Main Building A lightning protection risk assessment should be carried out to this building and a system installed based on the outcome of the risk assessment |  | C2 | £1,575.97 | Do not agree with priority level, should be lower lightning protection not required spoken to BF. |
| C009639 | Atkins - Mechanical Services - Heating Main Building Heating Control System (BMS) | Main building | C2 | £10,000.00 | Work completed – New Panel fitted by BF Summer 2016 |
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| C009643 | Atkins - Mechanical Services - Ventilation AG051 install new wall extract fan and controls, electrical | Toilet Back of Hall | C2 | £400.00 | Redone as part of amalgamation Sept 2018 |
| C009663 | Atkins - Mechanical Services - Ventilation DG004 Replace wall extract fan - install new | Toilet Nursery | C2 | £363.90 | Disagree, have external window. Review when carrying out any future work. Discussed previously with BF agreed not required. |
| C009664 | Atkins - Mechanical Services - Ventilation DG005 Replace wall extract fan -install new | Toilet Nursery. This and DG004 are now one room. | C2 | £363.90 | Disagree, have external window. Review when carrying out any future work. Discussed previously with BF agreed not required.  DG004 and DG005 were refurbished and are now only one room. |
| C010296 | Atkins - Redecorations - Internal Main Building Redecorate internally completely, based on Gross Internal Floor Area | Nursery | C2 | £4,979.00 | Diasgree, still in good condition. Touch up work completed 2016. |

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| C010299 | Atkins - Redecorations - Internal Main Building Redecorate internally completely, based on Gross Internal Floor Area | Front Reception | C2 | £3,064.00 | Redecorated and new floor as part of Amalgamation Sept 2018 |
| C010307 | Atkins - Floors & Stairs - Screed & Finish Main Building Replace "Safety" vinyl sheet flooring 3.5 thick | FS2 | C2 | £3,702.40 | Booked for Feb 2018 £3445 - Complete |
| C010309 | Atkins - Ceilings - Finish Main Building Replace individual tiles with medium quality tiles | FS2 | C2 | £659.2 |  |
| C010311 | Atkins - Windows & Doors - Frames Main Building Renew UPVC double glazed casement windows | FS2 | C2 | £1,284.85 | Work Completed 2016– Handle replaced now closes and seal is fine. |
| C010314 | Atkins - Redecorations - Internal Main Building Redecorate internal metalwork | FS2 Girls toilet | C2 | £47.88 | Work completed Oct 2017 |
| C010315 | Atkins - Ceilings - Finish Main Building Renew suspended ceiling | Staff workroom | C2 | £790.8 |  |
| C010323 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Main Building Replace plaster in small areas, including decoration | Owls | C2 | £1,117.40 | Disagree still in good condition Work completed 2012. |
| C010324 | Atkins - Floors & Stairs - Treads & Risers Main Building Renew timber step | Owls | C2 | £250.00 | Repainted and edges redone completed April 2017 |
| C010326 | Atkins - Ceilings - Finish Main Building Replace areas of plaster, including decoration | Rabbits | C2 | £474.56 | Disagree with condition work completed 2012. However wall is being removed this year so not required. |
| C010327 | Main Building Replace plaster in small areas, including decoration | Rabbits | C2 | £1,005.66 | Completed 2017 |
| C010329 | Atkins - Ceilings - Finish Main Building Replace plasterboard and skim, including decoration Cracking in ceilings | Rabbits | C2 | £464.5 | Disagree with priority level. Decoration still in good order work completed in 2012. Some cracking on ceiling. |
| C010330  Page 3 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Main Building Renew plastic laminated faced boards | Staff toilets | C2 | £566.60 | Replaced Summer 2018 |
| C010333 | Atkins - Redecorations - Internal Main Building Redecorate internally completely, based on Gross Internal Floor Area | Old stock room now PPA room | C2 | £1,532.00 | Completely renovated as part of amalgamation Sept 2018 now a PPA room. |
| C010339 | Atkins - Floors & Stairs - Screed & Finish Main Building Replace "Safety" vinyl sheet flooring 3.5 thick | Moles | C2 | £2293.2 | Completed 2019 |
| C010340 | Atkins - Mechanical Services - Ventilation Main Building Replace ceiling extract | Moles | C2 | £363.90 | Disagree. No void in ceiling. Ventilation not required in classroom. |
| C010343 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Main Building Replace plaster in small areas, including decoration | Kiln Room now cupboard | C2 | £1,899.58 | Disagree with priority level should be lower– This is a cupboard on outside of building, used to be Kiln room but no longer has a kiln. |
| C010344 | Atkins - Floors & Stairs - Treads & Risers Main Building Renew step | Kiln room | C2 | £258.08 | Disagree in good condition renewed in 2013 |
| C010346 | Atkins - Internal Walls, Windows & Doors - Ironmongery Main Building Replace door ironmongery |  | C2 | £217.07 | Disagree with priority level should be lower– This is a cupboard on outside of building, used to be Kiln room but no longer has a kiln. |
| C010349 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Main Building Replace plaster in small areas, including decoration | Staff room | C2 | £446.96 | Disagree still in good condition. Work completed 2013. |
| C010350 | Atkins - Windows & Doors - Internal & External Doors Main Building Replace flexible internal door | Office | C2 | £640.39 | Door removed. Not being replaced. Work Completed. |
| C010356 | Atkins - Floors & Stairs - Screed & Finish Horsa Classroom Replace carpet tiles | Squirrels and Badgers | C2 | £7,149.80 | Work completed in 2015 new flooring throughout. No carpet tiles left. |
| C010372 | Atkins - Fixed Furniture & Fittings - Teaching Nursery Building (Modular Classroom) Renew timber notice board |  | C2 | £4,960.00 | In good condition, no need to replace. |
| C010373 | Atkins - Windows & Doors - Internal & External Doors Nursery Building (Modular Classroom) Replace glazed aluminium door C |  | C2 | £1,032.3.00 | Work Completed 2018 |
| C010382 | Atkins - Redecorations - External Main Building Redecorate external timberwork & cladding - (Gloss) |  | C2 | £3,600.00 | Work completed 2017 |
| C010386 | Atkins - Redecorations - External Main Building Redecorate external fascias & soffits - (Gloss) |  | C2 | £6500.00 | Work Completed 2015 |
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|  | **Grade C Priority 3 – C3** |  |  |  |  |
| C009623 | Older Halogen and fluorescent light fittings replaced with LED as earliest opportunity | External | C3 | £0 | As lamps go will replace with LED Fixtures will also need replacing. Approx £20 each |
| C009633 | Ensure existing light fittings replaced with led at earliest opp | External Nursery | C3 | £0 |  |
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KS2 Building

**Priority: D1 - Urgent Work**

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| **Code to survey** | **Description of works** | **Area** | **Code** | **Estimated Price** | **Comments/Completion** |
| C010055 | Roof allow for whole roof replacement | Roof | D1 | £312904 | completed summer 2019 |
| C010056 | Replace plasterboard and skim | Damage around roof lights due to water damage? where | D1 | £464.5 | Completed 2018 |

**Priority: C1 and C2 - Essential Work**

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| **Code to survey** | **Description of works** | **Area** | **Code** | **Estimated Price** | **Comments/Completion** |
| C009666 | Replace life served electrical equip in boiler room as likely to contain asbestos |  | C2 | £5161.5 | Completed pre amalgamation |
| C009675 | Lightning protection risk assessment |  | C2 | £1626.87 | Risk assessment carried out 2019 - Passed |
| C010053 | Internal decorations office area  Year 3 two classes  Year 5 two classes  Addition work throughout school | Year 3 and Year 5 classrooms | B2 | £4000.00 | completed Summer 2018 |
| C010054 | Replace timber windows with upvc |  | C2 | £2000 | Main office completed. Outstanding only staff room and main kitchen est £2000 to complete |
| C010058 | Ceilings are poor in a number of areas, noted in all classrooms; AG014, 016, 017, 009, 021, 076, 081, 070, 068, 066, 061 - recommended that replacement is phased, replaced cyclically | Throughout the school | C2 | £49586.00 | Ceilings have been redecorated in classrooms and are in fair condition.  Some replaced during amalgamation Sept 2018 |
| C010059 | Carpet in year 4 5 & 6 classrooms is poor - requires replacement. Tiles are clearly visible, significant wear and tear present |  | C2 | £12000.00 | Still ok |
| C010060 | Renew plaster skim to ceiling | library | C2 | £903.25 | Completed 2019 |
| C010061 | Replace areas of plaster | Childrens kitchen | C2 | £296.6 | Completed 2018 - amalgamation |
| C010062 | AG039; Sand & re-varnish parquet flooring | Hall | C2 | £2500.00 | Completed Summer 2019 |
| C010072 | AG030 & 031; Vinyl floor is poor, remainder of kitchen is fair, good units and kitchen equipment | Childrens kitchen and corridor outside | C2 | £2108.00 | Completed Summer 2019 |
| C010073 | AG033, 032, 005; Rooms are in poor condition, redecoration needed throughout, allow for repair to damaged boxing at ceiling level | Medical room, staff workroom and reprographics room | C2 | £1383.00 | Part of Amalgamation completed summer 2018 |
| C010074 | Replace carpet/tiles | Old reprographics room now SEN room | C2 | £1182.65 | Completely refurbished as part of amalgamation Sept 2018 |
| C010080 | Decorations of facias and soffits is generally poor; includes for the decoration of timber cladding at high level to the front and side elevations | Outside | C2 | £4558.00 | Completed part of roof |
| C010081 | Allow for the decoration of existing metal rainwater goods, isolated replacement has been undertaken to replace with uPVC | OUtside | C2 | £3613.00 | Completed part of roof |
| C010084 | Allow for the provision of access to carry out external decoration work remove lichen high level repointing |  | C2 | £3857.00 | Completed part of roof project |
| C010085 | Allow for the provision of access to carry out roof repair, rectify leaks. |  | C2 | £3857.00 | BF completed Summer 2019 – roof project |
| C010086 | Allow for repointing of brickwork around DPC level, throughout the building |  | C2 | £1316.00 | Ok at present |
| C010087 | External of room AG021; Crack and previous infill of defective lintel to window on LHS of doors. If deemed necessary, rake out defective / cracking concrete and repair with new | Outside Year 5 class | C2 | £263.00 | Monitoring – no change |
| C010097 | External of timber windows; allow for decorations of remaining timber windows, paint peeling and isolated water damage noted |  | C2 | £883.00 | Replaced ones in Recreation room  Complete |
| C010098 | Allow for the painting of handrails to external exits to classrooms, rear of school |  | C2 | £293.00 | Site Controller – Summer 2018 |
| C010099 | Clean drainage channels to perimeter of fencing |  | C2 | £299.00 | Site Controller Ongoing |
| C010102 | Replace site controller hut door and redecorate |  | C3 | £350.00 | Completed |
| C010119 | Roof to bungalow conservatory in poor condition with known leaking issues Allowance for general roofing repairs & maintenance |  | C2 | £1021.00 | Completed summer 2019 |
|  | Renew boiler house doors and windows unit with PVC units |  | C2 | £1000 | Windows now boarded part of amalgamation summer 2018. Doors to be done.Cost est £1000 |
|  | Renew kitchen base / wall units 3500mm long, including worktop, appliances, ironmongery etc | Childrens kitchen | C2 | £8258.00 | Completed part of amalgamation summer 2018 |
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**Priority: C3**

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| **Code to survey** | **Description of works** | **Area** | **Code** | **Estimated Price** | **Comments/Completion** |
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| C009671 | Replace external lighting |  | C3 | £21484.75 | Completed part of roof project |
| C009676 | Replace control unit | Main heating plant | C3 | £7455.38 | Completed 2018 – Berkshire mech pre amalgamation |
| C009689 | Daikin system requires replacement - reaching end of serviceable life |  | C3 | £6875.00 | Still in operation – serviced yearly currently does not need replacing |
| C010064 | Renew suspended ceiling | Year3/4 classrooms | C3 | £28077.2 | Currently ok |
| C010065 | Replace carpet/tilesa | Year3/4 classroms | C3 | £11826.5 | 1 year 3 class complete. Others ok for now monitor |
| C010066 | Renew kitchen base units in classrooms by sinks |  | C3 | £5218.75 | £400 per class , one only required. |
| C010069 | Replace Vinyl Floor | Childrens kitchen | C3 | £3637.68 | Completed |
| C010082 | Replace gutter with upvc |  | C3 | £9291 | Completed roof project Summer 2019 |
| C010083 | Replace downpipe with upvc |  | C3 | £2883 | Completed roof project summer 2019 |
| C010088 | Building B; Generally in fair condition for use as external storage. Guttering and downpipe are uPVC, leaking water from hopper, allow repair |  | C3 | £1548.00 | Completed Oct 2018 |
| C010090 | Redecorate external masonry | Store/kiln room | C3 | £854.75 |  |
| C010091 | Boundary fence; Some areas of damage noted, allow for repair to isolated areas |  | C3 | £988.00 | Completed 2018.  Whole boundary fence to be replaced around field. Additional capital budget £42K to do this. |
| C010093 | Relay Tactile Paving | Outside by gazebo | C3 but not for 8 years? | £570.2 | Completed 2018 |
| C010094 | Fenced playground / sports pitch adjacent to Building B; requires line painting to tarmac |  | C3 | £1914.00 | Ball court lines. Summer 2019 completed |
| C010101 | Site managers store; Brickwork is generally poor, a number of cracks are noted to all elevations, consider monitoring and repair |  | C3 | £2064.00 | In good condition |
| C010102 | Replace site controller hut door and redecorate |  | C3 | £350.00 | Completed |
| C010106 | Replace plaster in small areas and decorate |  | C3 | £865.05 | Completed |
| C011930 | Reset external manhole cover |  | C3 | £752.00 | Completed 2018 |