

This is a live report, please ensure you read the disclaimer before relying on this information.



Condition Report

Bracknell Forest B.C.

Prepared For

Bracknell Forest B.C.

Property (200000331520-1)

College Town Primary School

Site Address

Branksome Hill Road
College Town
Sandhurst
Berkshire
GU47 0QF



Survey Programme

All available data

Survey Date(s)

31/05/2016 - 10/11/2021

Mark Tite - Atkins,

Michael Cowell - Atkins,

Surveyed By

Phil Jarman - Atkins,

Richard Payne - Atkins,

William Hurlstone - Atkins

Report Date

15/11/2021

Report No

Live Report

Reviewed By

pete Norman

Signature

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1. DISCLAIMER

Report Disclaimer

DISCLAIMER & INTRODUCTION

This report contains the latest survey data which has been commissioned to provide information on identified need to help with the prioritisation of funding. The report provides a description of any problems or issues that have been identified together with a priority grade.

PRIORITISATION OF BUDGETS

In considering the prioritisation of available funding, Health & Safety and compliance works should be given the highest priority, with Priority 1 condition/planned maintenance treated as the next highest priority

ACCURACY OF SURVEY DATA

This report has been produced from the live information contained in the data-base. It is therefore important that establishments review the information contained in the attached report and notify Darren Burgess on 01344 355148 or email darren.burgess@bracknell-forest.gov.uk as soon as possible, of any amendments to the information, in particular where establishments have carried out any improvement or replacement work identified in the report.



2. PROPERTY SUMMARY

This page includes a breakdown of the priority and cost for each building and the site area. To view more information about each individual building or site please see the Area Summary chapter.

Property Summary				
Area	Priority 1	Priority 2	Priority 3	Priority 4
External Site Area 200000331620-1 - College Town Primary School	£0.00	£0.00	£0.00	£0.00
BUILDING E - ALDERS CHILDRENS CENTRE	£0.00	£0.00	£0.00	£0.00
BUILDING A - LOWER BUILDING	£1 018.00	£26 844.00	£23 827.00	£37 131.00
BUILDING D - NURSERY MODULAR	£3 000.00	£1 500.00	£872.00	£8 129.00
BUILDING C - CLASSROOM MODULAR	£0.00	£7 194.00	£293.00	£10 438.00
BUILDING B - UPPER BUILDING	£527.00	£45 088.00	£2 189.00	£67 035.00
BUILDING F - SCIENCE ROOM	£0.00	£0.00	£0.00	£0.00
BUILDING G - SITE STORE	£0.00	£0.00	£0.00	£0.00
BUILDING H - STORE	£0.00	£0.00	£0.00	£0.00
BUILDING I - ENV/ART STORE	£0.00	£0.00	£0.00	£0.00
BUILDING J - STAGE STORE	£0.00	£0.00	£0.00	£0.00
BUILDING K - STORE	£0.00	£0.00	£0.00	£0.00
BUILDING L - SITE MGR.	£0.00	£0.00	£0.00	£0.00
BUILDING M - PE STORE 1	£0.00	£0.00	£0.00	£0.00
BUILDING N - PE STORE 2	£0.00	£0.00	£0.00	£0.00
P - CARETAKER'S BUNGALOW	£17 188.00	£7 873.00	£1 642.00	£532.00



3. AREA SUMMARY

These pages include a full work summary which is divided into sections for each individual building or site area. To view the full detail for each item of work from the list please see the Area Detail chapter.

KEY: P = Priority, Y = Year, G = Grade

3.1. Summary for External Site Area: 200000331520-1 - College Town Primary School

No work items have been recorded for this area.

3.2. Summary for Building: BUILDING E - ALDERS CHILDRENS CENTRE

No work items have been recorded for this area.

3.3. Summary for Building: BUILDING A - LOWER BUILDING

Summary for BUILDING A - LOWER BUILDING							
Code	Element	Locations	Work	P	Y	G	Cost
C024859	Atkins - Ceilings - Finish	BUILDING A - LOWER BUILDING	Replace individual tiles with medium quality in concealed grid	1	21/22	D	£494.40
C024861	Atkins - Ceilings - Finish	BUILDING A - LOWER BUILDING	Replace individual tiles with medium quality in concealed grid	2	2	C	£164.80
C024852	Atkins - Ceilings - Finish	BUILDING A - LOWER BUILDING	Investigate water ingress and rectify.	2	2	C	£4,000.00
C024830	Atkins - External Walls - Linings & Finish	BUILDING A - LOWER BUILDING	Allow to repair cill	2	2	C	£500.00
C024834	Atkins - External Walls - Structure	BUILDING A - LOWER BUILDING	Repair defective or cracked work with bricks 1 brick thick	2	2	C	£1,360.80

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Summary for BUILDING A - LOWER BUILDING							
Code	Element	Locations	Work	P	Y	G	Cost
C024838	Atkins - External Walls - Structure	BUILDING A - LOWER BUILDING	Repoint joints in brickwork walls	2	2	C	£1,316.50
C024840	Atkins - External Walls - Structure	BUILDING A - LOWER BUILDING	Repair defective or cracked work with bricks 1 brick thick	2	2	C	£7,842.40
C024839	Atkins - External Walls - Structure	BUILDING A - LOWER BUILDING	Repoint joints in brickwork walls	3	4	B	£3,159.60
C024831	Atkins - External Walls, Windows & Doors - Frames	BUILDING A - LOWER BUILDING	Renew hardwood door frame	2	3	C	£1,000.00
C024853	Atkins - External Walls, Windows & Doors - Frames	BUILDING A - LOWER BUILDING	Replace timber window boards including decoration.	2	2	C	£80.00
C024857	Atkins - Floors & Stairs - Screed & Finish	BUILDING A - LOWER BUILDING	Replace vinyl sheet flooring	1	21/22	D	£52.72
C024858	Atkins - Floors & Stairs - Screed & Finish	BUILDING A - LOWER BUILDING	Replace vinyl sheet flooring	2	2	C	£158.16
C024865	Atkins - Floors & Stairs - Screed & Finish	BUILDING A - LOWER BUILDING	Good condition	4	10	B	£0.00
C024866	Atkins - Floors & Stairs - Screed & Finish	BUILDING A - LOWER BUILDING	Good condition	4	10	B	£0.00
C024862	Atkins - Floors & Stairs - Screed & Finish	BUILDING A - LOWER BUILDING	Good condition	4	10	B	£0.00
C024854	Atkins - Internal Walls, Windows & Doors - Linings & Finish	BUILDING A - LOWER BUILDING	Replace plaster in small areas, including decoration	2	2	C	£115.34
C024864	Atkins - Miscellaneous - Health & Safety	BUILDING A - LOWER BUILDING	Rectify trip hazard	1	21/22	D	£223.66
C024842	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external metalwork to handrails- (Gloss)	2	3	C	£282.40
C024833	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external fascias & soffits - (Gloss)	2	3	C	£8,538.05
C024832	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate timber cladding & fencing - (Woodstain)	3	3	B	£38.00
C024843	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate timber cladding & fencing - (Woodstain)	3	5	B	£5,182.50
C024844	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external metalwork to rainwater goods - (Gloss)	3	3	B	£1,393.50
C024845	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external metalwork to handrails- (Gloss)	3	3	B	£984.92
C024846	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external masonry, cladding & render - (Emulsion)	3	5	B	£2,735.20
C024847	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate timber cladding & fencing - (Woodstain)	3	5	B	£780.00
C024848	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external metalwork to rainwater goods	4	8	B	£1,393.50
C024849	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external metalwork to handrails- (Gloss)	4	8	B	£94.92
C024850	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external metalwork to handrails- (Gloss)	4	10	B	£3,418.50
C024851	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external doors & windows generally	4	10	B	£2,826.72
C024837	Atkins - Redecorations - External	BUILDING A - LOWER BUILDING	Redecorate external timberwork & cladding - (Gloss)	4	5	B	£3,418.50
C024867	Atkins - Redecorations - Internal	BUILDING A - LOWER BUILDING	Redecorate internally completely, based on Gross Internal Floor Area	3	5	B	£5,140.20

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Summary for BUILDING A - LOWER BUILDING						
Code	Element	Locations	Work	P	Y	Cost
C024868	Atkins - Redecorations - Internal	BUILDING A - LOWER BUILDING	Redecorate internally completely, based on Gross Internal Floor Area	4	5	£3,163.20
C024869	Atkins - Redecorations - Internal	BUILDING A - LOWER BUILDING	Redecorate internally completely, based on Gross Internal Floor Area	4	5	£1,581.60
C024870	Atkins - Redecorations - Internal	BUILDING A - LOWER BUILDING	Redecorate internally completely, based on Gross Internal Floor Area	4	5	£8,896.50
C024871	Atkins - Redecorations - Internal	BUILDING A - LOWER BUILDING	Redecorate internally completely, based on Gross Internal Floor Area	4	10	£3,163.20
C024872	Atkins - Redecorations - Internal	BUILDING A - LOWER BUILDING	Redecorate internally completely, based on Gross Internal Floor Area	4	10	£8,303.40
C024835	Atkins - Roof - Coverings & Insulation	BUILDING A - LOWER BUILDING	NONE but the flat roof should be inspected and cleared of debris annually	4	10	£0.00
C024836	Atkins - Roof - Drainage	BUILDING A - LOWER BUILDING	Clean out, overhaul and repair existing gutters and downpipes	3	3	£4,473.00
C024855	Atkins - Sanitary Services - Fittings	BUILDING A - LOWER BUILDING	Replace timber panels to WHB.	2	2	£400.00
C024860	Atkins - Sanitary Services - Fittings	BUILDING A - LOWER BUILDING	Good condition	4	10	£0.00
C024856	Atkins - Windows & Doors - Glazing	BUILDING A - LOWER BUILDING	Reglaze with double glazed units	1	21/22	£247.16
C024863	Atkins - Windows & Doors - Glazing	BUILDING A - LOWER BUILDING	Reglaze with double glazed units	2	21/22	£494.32
C024841	Atkins - Windows & Doors - Glazing	BUILDING A - LOWER BUILDING	Good condition	4	10	£0.00

3.4. Summary for Building: BUILDING D - NURSERY MODULAR

Summary for BUILDING D - NURSERY MODULAR						
Code	Element	Locations	Work	P	Y	Cost
C024798	Atkins - Redecorations - External	BUILDING D - NURSERY MODULAR	Redecorate external metalwork to handrails- (Gloss)	3	4	£219.30
C024805	Atkins - Redecorations - Internal	BUILDING D - NURSERY MODULAR	Redecorate internally completely, based on Gross Internal Floor Area	4	7	£6,128.70
C024786	Atkins - Roof - Coverings & Insulation	BUILDING D - NURSERY MODULAR	NONE but the flat roof should be inspected and cleared of debris annually	2	2	£0.00
C024789	Atkins - Roof - Drainage	BUILDING D - NURSERY MODULAR	Clean out existing guttering	3	3	£652.52
C024803	Atkins - Sanitary Services - Fittings	BUILDING D - NURSERY MODULAR	Replace Wash basins and tiling.	2	2	£1,500.00
C024801	Atkins - Sanitary Services - Fittings	BUILDING D - NURSERY MODULAR	Good condition	4	10	£0.00
C024795	Atkins - Windows & Doors - Frames	BUILDING D - NURSERY MODULAR	Allow to replace windows and glazing	1	21/22	£3,000.00

3.5. Summary for Building: BUILDING C - CLASSROOM MODULAR

Summary for BUILDING C - CLASSROOM MODULAR						
Code	Element	Locations	Work	P	Y	G Cost
C024810	Atkins - Fixed Furniture & Fittings - Non Teaching	BUILDING C - CLASSROOM MODULAR	Renew kitchen base / wall units 1200mm long, including worktop, appliances, ironmongery etc	4	5	B £10,437.50
C024809	Atkins - Floors & Stairs - Screed & Finish	BUILDING C - CLASSROOM MODULAR	Replace carpet / carpet tiles	2	2	C £540.64
C024807	Atkins - Redecorations - External	BUILDING C - CLASSROOM MODULAR	Redecorate external metalwork to handrails- (Gloss)	3	4	B £282.40
C024812	Atkins - Redecorations - Internal	BUILDING C - CLASSROOM MODULAR	Redecorate internally completely, based on Gross Internal Floor Area	2	4	C £8,563.64
C024808	Atkins - Roof - Coverings & Insulation	BUILDING C - CLASSROOM MODULAR	Good condition	4	10	B £0.00
C024806	Atkins - Roof - Drainage	BUILDING C - CLASSROOM MODULAR	Clean out, overhaul and repair existing gutters and downpipes	2	2	C £89.46
C024813	Atkins - Sanitary Services - Fittings	BUILDING C - CLASSROOM MODULAR	Good condition	4	10	B £0.00

3.6. Summary for Building: BUILDING B - UPPER BUILDING

Summary for BUILDING B - UPPER BUILDING						
Code	Element	Locations	Work	P	Y	G Cost
C024759	Atkins - Ceilings - Finish	BUILDING B - UPPER BUILDING	Replace plasterboard and skim, including decoration	2	2	C £1,647.20
C024761	Atkins - Ceilings - Finish	BUILDING B - UPPER BUILDING	Renew suspended ceiling	2	3	C £2,952.32
C024768	Atkins - Ceilings - Finish	BUILDING B - UPPER BUILDING	Renew suspended ceiling	2	3	C £2,477.84
C024754	Atkins - Ceilings - Finish	BUILDING B - UPPER BUILDING	Renew suspended ceiling	4	5	B £263.60
C024717	Atkins - External Areas - Hard Surfaced	BUILDING B - UPPER BUILDING	Renew line markings (thermoplastic paint)	3	5	B £895.00
C024705	Atkins - External Areas - Soft Landscaping	BUILDING B - UPPER BUILDING	Clear soft landscaping generally (defective rubber crumb play area)	2	2	C £4,324.25
C024757	Atkins - External Walls - Linings & Finish	BUILDING B - UPPER BUILDING	Good condition	4	10	B £0.00
C024711	Atkins - External Walls - Structure	BUILDING B - UPPER BUILDING	Apply sealant to expansion joint to concrete	2	2	C £296.52
C024713	Atkins - External Walls - Structure	BUILDING B - UPPER BUILDING	Cut out & repair brickwork to external walls	2	2	C £230.66

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Summary for BUILDING B - UPPER BUILDING							
Code	Element	Locations	Work	P	Y	G	Cost
C024700	Atkins - External Walls - Structure	BUILDING B - UPPER BUILDING	Repoint joints in brickwork walls	2	2	C	£131.85
C024723	Atkins - External Walls - Structure	BUILDING B - UPPER BUILDING	Rebuild dwarf wall	3	4	C	£250.00
C024716	Atkins - External Walls, Windows & Doors - Frames	BUILDING B - UPPER BUILDING	Allow to renew sealant around external doors.	2	2	C	£1,280.00
C024768	Atkins - Fixed Furniture & Fittings - Non Teaching	BUILDING B - UPPER BUILDING	Renew kitchen base / wall units 1200mm long, including worktop, appliances, ironmongery etc	3	4	C	£1,043.75
C024771	Atkins - Floors & Stairs - Screed & Finish	BUILDING B - UPPER BUILDING	Allow to replace entrance mat	2	2	C	£600.00
C024767	Atkins - Floors & Stairs - Screed & Finish	BUILDING B - UPPER BUILDING	Replace carpet / carpet tiles	2	2	C	£1,858.45
C024714	Atkins - Floors & Stairs - Screed & Finish	BUILDING B - UPPER BUILDING	Redecorate stair treads	2	2	C	£75.00
C024760	Atkins - Floors & Stairs - Screed & Finish	BUILDING B - UPPER BUILDING	Replace carpet tiles	2	3	C	£2,952.32
C024753	Atkins - Floors & Stairs - Treads & Risers	BUILDING B - UPPER BUILDING	Renew stair tread	1	21/22	D	£78.08
C024756	Atkins - Internal Walls, Windows & Doors - Linings & Finish	BUILDING B - UPPER BUILDING	Replace plaster in small areas, including decoration	2	2	C	£576.70
C024769	Atkins - Miscellaneous - Health & Safety	BUILDING B - UPPER BUILDING	Rectify trip hazard	1	21/22	D	£223.66
C024703	Atkins - Miscellaneous - Health & Safety	BUILDING B - UPPER BUILDING	Rectify trip hazard	1	21/22	D	£223.66
C024707	Atkins - Redecorations - External	BUILDING B - UPPER BUILDING	Redecorate timber cladding & fencing - (Woodstain)	2	2	C	£152.00
C024721	Atkins - Redecorations - External	BUILDING B - UPPER BUILDING	Redecorate external metalwork to handrails- (Gloss)	4	7	B	£73.10
C024708	Atkins - Redecorations - External	BUILDING B - UPPER BUILDING	Redecorate timber cladding & fencing - (Woodstain)	4	7	B	£152.00
C024755	Atkins - Redecorations - Internal	BUILDING B - UPPER BUILDING	Redecorate wall & ceiling finishes, lining paper & emulsion	2	2	C	£197.68
C024763	Atkins - Redecorations - Internal	BUILDING B - UPPER BUILDING	Redecorate wall finishes	2	2	C	£867.17
C024773	Atkins - Redecorations - Internal	BUILDING B - UPPER BUILDING	Redecorate internally completely, based on Gross Internal Floor Area	4	5	B	£66,545.82
C024722	Atkins - Roof - Coverings & Insulation	BUILDING B - UPPER BUILDING	Good Condition	4	10	B	£0.00
C024709	Atkins - Roof - Drainage	BUILDING B - UPPER BUILDING	Clean out existing guttering	2	2	B	£3,410.90
C024752	Atkins - Sanitary Services - Fittings	BUILDING B - UPPER BUILDING	Refurbish toilets	2	2	C	£8,593.90
C024758	Atkins - Sanitary Services - Fittings	BUILDING B - UPPER BUILDING	Good condition	4	10	B	£0.00
C024724	Atkins - Windows & Doors - Frames	BUILDING B - UPPER BUILDING	Renew UPVC double glazed casement windows	2	2	C	£2,122.16
C024702	Atkins - Windows & Doors - Frames	BUILDING B - UPPER BUILDING	Renew UPVC double glazed casement windows	2	2	C	£1,061.08
C024718	Atkins - Windows & Doors - Frames	BUILDING B - UPPER BUILDING	Good Condition	4	10	B	£0.00

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Summary for BUILDING B - UPPER BUILDING							
Code	Element	Locations	Work	P	Y	G	Cost
C024719	Atkins - Windows & Doors - Internal & External Doors	BUILDING B - UPPER BUILDING	Remove door set and make good brickwork.	2	2	C	£1,500.00
C024701	Atkins - Windows & Doors - Internal & External Doors	BUILDING B - UPPER BUILDING	Replace external aluminum door with glazed unit.	2	2	C	£8,000.00

3.7. Summary for Building: BUILDING F - SCIENCE ROOM

No work items have been recorded for this area.

3.8. Summary for Building: BUILDING G - SITE STORE

No work items have been recorded for this area.

3.9. Summary for Building: BUILDING H - STORE

No work items have been recorded for this area.

3.10. Summary for Building: BUILDING I - ENV/ART STORE

No work items have been recorded for this area.

3.11. Summary for Building: BUILDING J - STAGE STORE

No work items have been recorded for this area.

3.12. Summary for Building: BUILDING K - STORE

No work items have been recorded for this area.

3.13. Summary for Building: BUILDING L - SITE MGR.

No work items have been recorded for this area.

3.14. Summary for Building: BUILDING M - PE STORE 1

No work items have been recorded for this area.

3.15. Summary for Building: BUILDING N - PE STORE 2

No work items have been recorded for this area.

