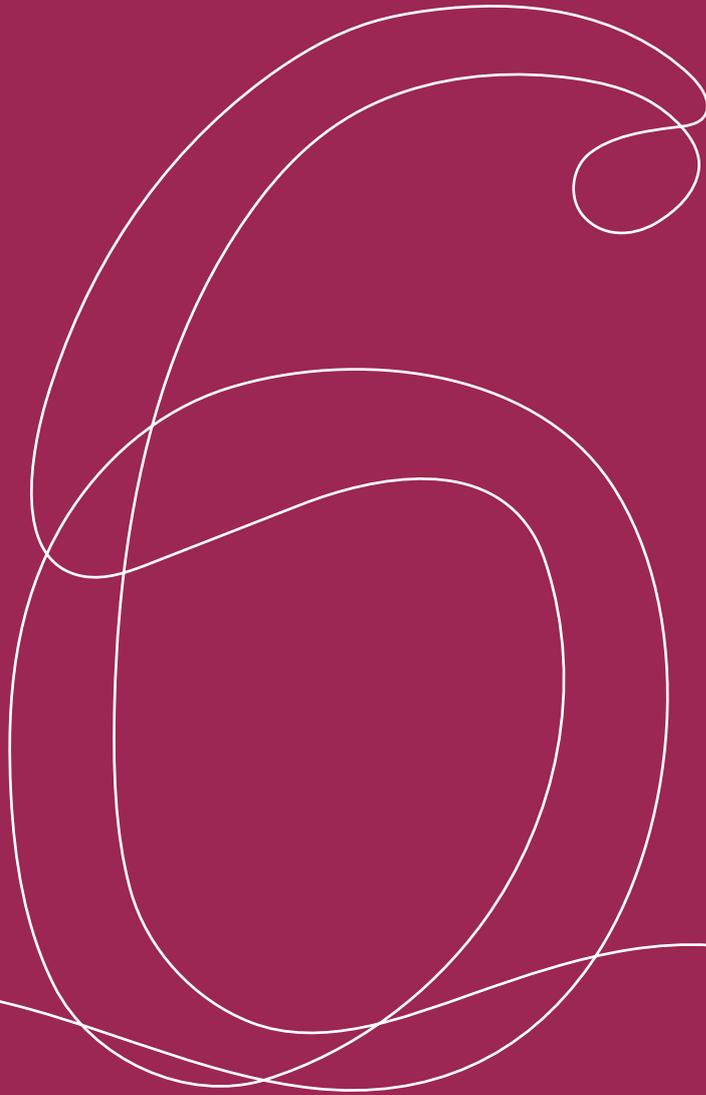




Six Property Consulting



Thame Museum

Condition Report



79 High Street, Thame, OX9 3AE

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1 | EXECUTIVE SUMMARY

The five-year planned maintenance assessment for Thame Museum estimates **£141,400.00** of works to ensure the property remains wind and watertight, safe, clean and functional over the next 5 years. This estimate includes an allocation of **£115,900.00** towards items that fall below the baseline 'satisfactory' standard i.e. are considered 'poor' or 'bad'. A significant proportion of the costs through the reporting period concern the roof and associated damp to the internal walls. From a services perspective, significant costs are associated with the heating, ventilation and lighting as systems are reaching the end of their serviceable life and upgrading these units over the next five years is recommended. Early attention to these items will reduce the risk of more significant damage, operational disruption and enhanced costs in the medium-long term. There is also tangible benefit to be derived through concurrent delivery of renewals/repairs if funding allows.

Building fabric | key issues

- Renewal of coverings to the pitched roof to ensure the museum remains wind and watertight to prevent further damage and disrepair to the internal building fabric, including repairs and replacement to facing and ridge tiles, and poor/worn lead flashing detailing.
- Repairs to the single glazed timber frame roof lantern above the main gallery inc glazing seals.
- Repairs to the timber frame, putty sealant and detailing to the single glazed timber frame windows at high level to the Main Gallery
- Installation of chimney tops/cowls and additional ventilation to low level chimney/fire opening to the Library and Exhibition rooms.
- Targeted repairs to the damp to the chimney breast and adjacent walls to the Exhibition room and Library.

Services | key issues

- Boilers: Gas fired LTHW boilers is aged approximately 15 years and although operational is approaching the end of its usable life. This boilers should be considered for replacement within the next 5 years to remove the risk of failure or availability of parts.
- Most of the museum lighting is fluorescent, although operational the lighting is approaching the end of its economic life factor and a rolling programme of replacement should be implemented.
- Electrical distribution and MCB boards are approaching the end of their serviceable life with consideration to replace within the reporting period.

Further Investigations

- A CCTV drainage survey / jetting of shared rainwater and foul outlets are recommended to ensure they are free from obstruction and running clear.
- A Leak detection test should be undertaken to determine the exact location of water ingress into the Main Gallery prior to repair/renewal of lead coverings.
- An Inspection of timbers by a specialist roofing contractor should be undertaken to determine the condition of the timber structure of the pitched roofs.

Estimated Costs¹

A summary breakdown by block, element and category C/D works is provided overleaf. The costs associated with poor condition items (category C/D), totalling **£115,900.00**, relate to targeted building fabric repair/renewals and the external areas.

Conclusion

The museum premises are generally well-maintained, with active routine maintenance and targeted improvement works evident throughout. Investment is required throughout the reporting period to bring elements of the building fabric and mechanical and electrical services to satisfactory condition, and also prolong serviceable lifecycle.

A significant proportion of costs through the reporting period are attributable to repairs to pitched roofs and the flat roof lantern. There are further early costs towards a wide range of building fabric items at the end of their serviceable life that require targeted repairs and/or replacement.

The majority of services installed within the museum are in reasonable condition however renewals during the next five years are anticipated in order to keep the premises running efficiently and cost-effectively, meet modern standards and, again, reducing the risk of regular or significant disruption to the museum use.

Early attention to these items will reduce the risk of more significant damage, operational disruption and enhanced costs in the medium-long term. There is also tangible benefit to be derived through concurrent delivery of renewals/repairs if funding allows.

A well-planned maintenance and cyclical renewals regime should mitigate the frequency, scale and consequence of unforeseen defects and the need for reactive maintenance, as well as realise the benefits of coordinated future works in terms of cost (value for money), logistics (minimised disruption to learning), etc.

¹ All figures are exclusive of VAT, professional fees and any statutory fees that may apply. Costs are indicative only and subject to detailed site measurement, specification and procurement. They are based on the current Tender Price Index (TPI) and our experience of similar works/projects. They will however be subject to fluctuation over the reporting period, and the current condition/priority ratings and associated budgeted costs may be further influenced by external factors such as vandalism, severe weather, ongoing repair actions, maintenance, etc.

2 | INTRODUCTION

Client's brief & our scope of service

In accordance with the client's brief and our scope of service dated Monday 2nd October 2023, summarised below, we have carried out a condition survey with 5-year planned maintenance assessment for **Thame Museum**.

- To assess the current condition of the museum and provide a 5-year planned maintenance assessment for each, to include a broad estimate of cost for the reporting period.
- The condition survey is to focus on significant issues that may result in the museum full or partial closure or result in significant disruption to its service provision and occupancy. As such, defects of a minor nature associated with normal wear & tear and cosmetic items shall generally be omitted from the inspection and reporting, unless it is likely that they may present a significant risk through continued inaction.
- The condition survey is to include the structure, fabric and building services to all buildings/blocks at the museum together with the external hardstanding areas.

Date of inspection and weather conditions

Our inspections was carried out on;

15th January 2024 the weather was generally sunny, dry and cold.

Limitations of survey

This report is limited to the findings of a visual inspection of the structure, fabric and externals areas of the property; we have not undertaken any intrusive inspections, opening up, or testing on any of the existing services. Roof observations were made from ground level or advantage points. We have not generally made comment on any items that are deemed to be generally routine or cyclical in nature as we would expect this to be part of a general maintenance regime for the property and its grounds. We have not had sight of any ownership or lease documentation so are unable to provide comment as to the extent of the ownership, including site boundaries, nor the liability for maintenance and the allocation of service charge contributions, etc.

The following areas/rooms of the premises were excluded from this assessment:

- Internal roof space

All other areas were available for inspection.

Refer to our standard limitations and assumptions for general commercial surveys, provided separately.

3 | DESCRIPTION OF THE PROPERTY

Museum

General: The main Library building is a Grade II listed Victorian single storey structure constructed circa 1870's with an extension constructed in the 1980's used as the main entrance to the building. External walls to the Victorian element of the building are load bearing solid masonry faced with brickwork pointed with a lime mortar. The main entrance extension is cavity wall construction faced with brickwork. The building is surmounted with a series of purlin cut pitched roofs with a mixture of man-made/natural slate coverings and flat roofs punctuated with a glazed roof lantern. The roofs are drained via painted cast iron gutters and downpipes. The external windows and doors are single glazed, painted timber frame sliding sash windows and a combination of painted timber and metal/glazed doors.

The internal finishes comprise lath and plaster, painted plaster/plasterboard ceilings, plastered/painted masonry internal walls and carpet and vinyl floor finishes. Internal doors are painted timber with painted joinery provided throughout. There is a series of toilets throughout and a small kitchen provided which includes a tea point fitted with pre-finished cabinetry.

Services: The property is naturally ventilated by way of openable windows. The heating services comprise LTHW (low temperature hot water) gas fired boiler system with distributed to radiators and convector heaters. Domestic water services are installed to the WCs and tea point. Domestic hot water services are served from a wall mounted electrical hot water heater.

The electrical services comprise a number of distribution boards serving the local lighting and power distribution. There is lighting throughout comprising general fluorescent and track mounted spot lighting with local switching provided to the various rooms, a dimming control system serves the main exhibition display lighting. Small power is distributed to serve cleaning sockets and to equipment. A fire alarm main panel is located in reception with smoke detection and call points throughout. Finally there is an intruder detection system with key pad adjacent the entrance.

4 | CONDITION & MAINTENANCE ASSESSMENT

Building Name: Thame Museum
 Address:
 Inspection Date: 15/01/2024

Summary of works:

NOTE: REFER TO FLOOR PLAN APPENDED TO MAIN SUMMARY COVER REPORT FOR REFERENCED ROOM LOCATIONS

Block ref.	Element No.	Item No.	Element	Sub-Element	Item	Condition	Priority	Photo No.	Action	Total Cost	Year 0 (Immediate)	Year 1	Year 2	Year 3	Year 4	Year 5	Description	
1	1	1.1	Roofs	Roofs structure	Pitched roof	C	2	N/A	Investigate	£1,000.00	£0.00	£1,000.00	£0.00	£0.00	£0.00	£0.00	Purfin cut timber roof structure only visible in isolated areas. No visible defects evident to pitched roof structure from internally or externally. Further investigation by a specialist roofing contractor required to assess the condition of roof timbers. A cost has been provided for year 1.	
1	1	1.2	Roofs	Roof coverings and insulation	Pitched roof	C	2	01 02 03	Repair	£30,000.00	£0.00	£30,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	Combination of man-made and natural slate coverings present to pitched roofs. Numerous areas of slate tiles are cracked and missing with moss/lichen growth evident indicating tiles have become porous. Defective lead flashing details and missing/cracked facing ridge tiles, and missing fixings are noted. A cost has been provided in years 1 for renewal of all pitched roof coverings.
1	1	1.3	Roofs	Roofs structure	Flat roof	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Flat roof over kitchen and store cupboard concealed by ceiling finishes (assumed timber). No visible defects evident to flat roof structure from internally or externally. Assumed timber deck to flat roof over the main gallery generally in fair condition however water staining evident from ongoing leak at abutment of rooflight lantern and lead coverings.
1	1	1.4	Roofs	Roofs structure	Coping Stones	C	2	N/A	Repair	£1,500.00	£0.00	£1,500.00	£0.00	£0.00	£0.00	£0.00	£0.00	Coping stones to flat roof parapet over the main gallery showing signs of moss build up indicating they have become porous and retaining moisture. Allowance has been made for cleaning and removal of moss with a fungicidal treatment has been provide in year 1.
1	1	1.5	Roofs	Roof coverings and insulation	Flat roof	C	1	04 05	Repair	£7,000.00	£7,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Lead coverings to roof over the Main Gallery generally in fair condition however showing signs of wear and tear in areas. A leak detection test should be carried out to determine location of water ingress into the Main Gallery. An allowance has been provided for leak detection test and the replacement of targeted areas of lead coverings/flashings. The flat roof over the kitchen appears to be bituminous felt which is covered with moss growth likely caused by excessive water ponding due to lack of adequate drainage falls. Allowance for removal and cleaning of moss has been provided in year 1.
1	1	1.6	Roofs	Roof coverings and insulation	Roof lights/lanterns	C	1	06	Repair	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Glazed roof lantern to main gallery is generally in satisfactory condition for its age and appears to have been well-maintained. Cost for urgent repair works have been included in item 1.4.
1	1	1.7	Roofs	Roofs drainage	Gutters and downpipes	C	2	07	Repair	£1,500.00	£0.00	£1,500.00	£0.00	£0.00	£0.00	£0.00	£0.00	Painted cast iron rainwater goods generally in satisfactory condition and performing as intended however isolated joints are showing signs of failure causing brickwork and mortar to become saturated. A cost has been provided for isolated repairs/replacement to match the existing configuration and colour. The guttering where the pitched roof discharges rainwater to the flat roof over the kitchen appears to have been recently replaced due to a previous failure shown to parapet brickwork.
1	1	1.8	Roofs	Roof coverings and insulation	Chimney stacks	C	1	N/A	Repair	£500.00	£500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Chimney stack brick constructed with facing brick with a corbel detail headed with natural stone coping stones. Evidence of spalling to brickwork, moss growth on coping stones. It appears that chimney pots/cows are not present to the head of the chimney stacks; this may be contributing to damp to the lower chimney/fire openings and adjacent walls in the Exhibition Room and Library.
1	2	2.1	Floors and stairs	Suspended floors structure	Timber floor	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Suspended timber flooring to rooms Victorian element of building concealed by floor coverings however no visible defects evident.
1	2	2.2	Floors and stairs	Suspended floors structure	Structural concrete	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Ground-bearing concrete floor to the Reception/circulation area concealed by floor coverings however no visible signs of defects evident.
1	2	2.3	Floors and stairs	Floors screed and finish	Carpet and vinyl	B	4	N/A	Cyclical	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Principally, combination of vinyl coverings and carpet to the exhibition, kitchen and washroom areas. Generally found to be in satisfactory condition with only minor signs of imperfection, staining, and wear and tear particularly in there main gallery due to the leak from roof lantern. Floor coverings would benefit from cyclical maintenance to increase lifecycle.
1	3	3.1	Ceilings	Ceilings generally	Lath and plaster	B	4	08 09 10	Investigate	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Lath and plaster ceilings provided to main exhibition areas generally found to be in satisfactory condition. Evidence of damage to ceiling in main exhibition area as a result of roof lantern leak. Further investigation required to determine extent of damage. Evidence of minor hairline cracking present throughout which is not uncommon with this form of ceiling construction. Cracks to be filled and decorated as part of the museum routine maintenance schedule. Evidence of water staining to ceilings due to historic leaks from the roof; allow to fully dry and redecorate. Allowance for decoration cost has been provided in item 9.3 redecoration.

Block ref.	Element No.	Item No.	Element	Sub-Element	Item	Condition	Priority	Photo No.	Action	Total Cost	Year 0 (Immediate)	Year 1	Year 2	Year 3	Year 4	Year 5	Description
1	3	3.2	Ceilings	Ceilings generally	Plasterboard, plaster	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Plasterboard/painted plaster ceilings to kitchen and museum entrance extension found to be in satisfactory condition. Redecoration should form part of the museum maintenance schedule. Allowance for decoration cost has been provided in item 9.3 redecoration.
1	4	4.1	External walls, windows and doors	External walls structure	Masonry	B	4	11 12 13	Repair	£500.00	£0.00	£500.00	£0.00	£0.00	£0.00	£0.00	Solid masonry external walls to Victorian element and cavity wall construction to entrance and kitchen extensions generally found in satisfactory condition with only minor signs of age related wear and tear, notably to spalled plinth brickwork at DPC level, defective mortar joints around window reveals and moisture to brickwork/jointing where failed rainwater goods are present. Elsewhere stone window cills are showing signs of delamination. A cost has been provided in year one for repairs to be carried out to prevent further damage to brickwork and mortar jointing.
1	4	4.2	External walls, windows and doors	External walls structure	Windows, timber	C	1	14 15 16 17	Repair	£8,000.00	£4,000.00	£4,000.00	£0.00	£0.00	£0.00	£0.00	Single glazed, timber frame sliding sash windows present to the ground floor elevation of Victorian element of the museum appear to be well maintained with only minor signs of worn decoration evident. It was advised by museum staff that all windows were operational, however this was not verified during the inspection. Single glazed, timber frame tilt and turn windows present to high elevation of main exhibition room showing signs of worn/faded decoration and defective putty sealant. Cracking evident to Georgian wired glazing fan light, a cost has been provided in year 0 for immediate repairs/decorations.
1	4	4.3	External walls, windows and doors	External walls structure	Doors, timber	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	External timber doors appear in satisfactory condition and performing as intended with only minor decorations required as part of the museum maintenance schedule.
1	4	4.4	External walls, windows and doors	External walls structure	Doors, metal	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Metal frame double glazed door finished in a paint powdercoat to the main entrance is provided. No visible signs of defect evident. Routine maintenance required to ensure door remains operational.
1	5	5.1	Internal walls and doors	Internal walls and partitions structure	Masonry	C	2	18 19	Repair	£2,500.00	£0.00	£2,500.00	£0.00	£0.00	£0.00	£0.00	Internal masonry walls generally is satisfactory condition overall. Damp evident to brickwork in chimney and adjacent wall in exhibition room due to external entrance ramp located higher than the DPC and Library room which is likely to be due to lack of ventilation to the chimney breast. Elsewhere water stains to internal walls in the main gallery appear to be historic. Allow has been provided in year 1 to hack off existing wall finishes, dry out brickwork and render with a lime-based plaster, decorated in a breathable paint.
	5	5.3	Internal walls and doors	Internal doors	Timber	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Painted timber doors/door sets found in satisfactory condition and performing as intended. Routine maintenance required to ensure doors remain operational.
	5	5.4	Internal walls and doors	Internal windows	Secondary glazing, metal	C	3	N/A	Replace	£4,500.00	£0.00	£0.00	£0.00	£0.00	£4,500.00	£0.00	Internal secondary glazing present to exhibition room and adjacent room. Generally performing as intended however sliding mechanisms/runners showing signs of misalignment. A cost has been provided for full replacement in year 4.
1	6	6.1	Sanitary services	Sanitary services generally	Basins, showers, sinks, urinals, WCs, plumbing etc.	B	3	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Sanitaryware and associated plumbing, where visible, found in satisfactory and serviceable condition. Routine care and maintenance shall be necessary to maintain aesthetic and hygiene.
1	7	7.1	Mechanical services	Heat source & equipment	Gas fired LTHW boilers	C	3	N/A	Replace	£6,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£6,000.00	Gas fired LTHW boilers in reasonable condition dating to circa 15 years old. Annual servicing to be observed, the plant could potentially provide ongoing service for the remainder of the term albeit the plant will be approaching the end of its life towards the end of the term and we have allowed replacement costs in year 5.
1	7	7.2	Mechanical services	Heating distribution, emitters and controls	LTHW radiators	B	4	ME1	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	LTHW radiators and distribution to various rooms in reasonable condition; monitor and. Maintain the closed water system condition as part of the general maintenance regime.
1	7	7.3	Mechanical services	Hot & cold water system	Hot water and storage heaters	C	3	ME2	Replace	£3,500.00	£0.00	£0.00	£0.00	£0.00	£3,500.00	£0.00	Hot water and storage heaters comprising one number wall mounted unit to the WC area and an instantaneous below sink unit to the kitchen area. The wall mounted unit is approaching the end of its life factor and allowance for replacement has been included in year 4.
1	7	7.4	Mechanical services	Gas distribution	Steel gas pipework	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Steel and copper gas pipework. No works anticipated.
1	7	7.5	Mechanical services	Mechanical ventilation/air conditioning	AHU and Extract systems	C	3	N/A	Replace	£4,800.00	£0.00	£0.00	£550.00	£0.00	£4,250.00	£0.00	Local extract systems are installed to the WCs noting to be exhibiting noise and approaching the end of their life factor, we would recommend the fans are changed in year 3. High level destratification fans are located in the main exhibition space and these will be approaching the end of their life factor during the term. Allowance for replacement with similar equivalent in year 4.
1	8	8.1	Electrical services	Control gear	Wall mounted control panel	C	3	N/A	Repair	£600.00	£0.00	£0.00	£0.00	£600.00	£0.00	£0.00	Local boiler plant controls of basic nature should be replaced along with the boiler plant.

Block ref.	Element No.	Item No.	Element	Sub-Element	Item	Condition	Priority	Photo No.	Action	Total Cost	Year 0 (Immediate)	Year 1	Year 2	Year 3	Year 4	Year 5	Description
1	8	8.2	Electrical services	Power	Wall mounted switchgear	C	3	ME3	Replace	£6,000.00	£0.00	£0.00	£0.00	£0.00	£3,000.00	£3,000.00	Distribution boards and MCB boards in reasonable condition albeit approaching the end of their life factor. Allowance to replace MCB boards in years 4 and 5. The main switch gear should be monitored and maintained.
1	8	8.3	Electrical services	Lighting system	Linear and compact fluorescents	C	3	ME4	Replace	£20,000.00	£0.00	£0.00	£0.00	£5,000.00	£5,000.00	£10,000.00	The general lighting is on the whole fluorescent and has limited product support. A rolling programme of replacement is recommended. We note that the display lighting comprising spotlights on track have on the whole been up dated to LED. We note concerns regards the display lighting dimmer equipment approaching the end of its life factor and this should be upgraded allowance included in year 5.
1	8	8.4	Electrical services	Alarms	Intruder detection and fire alarm system	C	3	ME5	Replace	£9,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£9,000.00	The fire alarm system is circa twenty years old and replacement head end and components should be installed. We have included an allowance to retain and test the existing cabling installation. Cost indicated in year 5.
1	8	8.5	Electrical services	Communications & IT infrastructure	Telecoms and access control systems	C	3	N/A	Replace	£9,500.00	£0.00	£0.00	£4,000.00	£5,500.00	£0.00	£0.00	There is local CAT 5 distribution to WIFI and data outlets. Intruder detection and circa 9 cameras to the CCTV systems. We have allowed for replacement intruder detection and CCTV systems in years 2 and 3 as the installations are at the end of their life factor.
1	9	9.1	Redecorations	External redecorations	Windows, doors, soffits, fascia's, rainwater goods	B	3	N/A	Cyclical	£5,000.00	£0.00	£0.00	£0.00	£5,000.00	£0.00	£0.00	Most external painted surfaces are generally in satisfactory condition. Allow for a cyclical redecoration programme based on c.4 year intervals to maintain aesthetics and prolong lifecycle.
1	9	9.3	Redecorations	Internal walls redecorations	Doors, walls, ceilings, joinery, etc.	B	3	N/A	Cyclical	£20,000.00	£0.00	£0.00	£0.00	£10,000.00	£10,000.00	£0.00	Painted finishes to internal walls, doors, ceilings and joinery generally in fair condition. Allow for cyclical redecoration within this reporting period.
1	10	10.1	Fixed furniture and fittings	Non-teaching other fixed furniture and fittings	Shelving, cupboards etc.	B	3	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Fixed furniture generally in satisfactory condition and performing as intended. Routine maintenance required to ensure units remain operational.
1	11	11.1	External areas	Boundary walls and fences	Boundary walls and fences	B	3	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Facing brick boundary walls generally in fair condition and performing as intended. Routine maintenance required as part of the museum maintenance schedule.
1	11	11.2	External areas	Paths, pedestrian paved areas, play areas	External structures	B	3	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	External areas generally in fair condition. Minor cracking to slabs at the entrance. The ramp to the main entrance bridges the external wall damp proof course and likely contributing damp to the internal wall in item 4-4.1- External walls.

£141,400.00 **£11,500.00** £41,000.00 £4,550.00 £26,100.00 £30,250.00 £28,000.00
Note: All figures are exclusive of VAT, professional fees and any statutory fees that may apply. Costs are indicative only and subject to detailed site measurement, specification and procurement. They are based on the current Tender Price Index (TPI) and our experience of similar works/projects. They will however be subject to fluctuation over the reporting period, and the current condition/priority ratings and associated budgeted costs may be further influenced by external factors such as vandalism, severe weather, ongoing repair actions, maintenance etc.

APPENDICES



APPENDIX A

SURVEY CRITERIA

Condition Ratings: This section explains the terminology and general meaning of the condition survey. The following basic criteria have been used in the production of the database and associated survey data, in accordance with the standard DfES guidelines (as indicated in Asset Management Plans Section 3: Condition Assessment) for recording condition and repairs and maintenance planning data.

- A. Good** Performing as intended and operating effectively.
- 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.
- X. Full replacement**

Supplementary designation assigned in addition to 'B' and 'C' where full replacement is required. For example, a boiler may be assessed as "Cx" if the surveyor judges it to be in poor condition but is aware that it is obsolete and that it will no longer be possible to get the necessary spare parts due to its age.

Priority Ratings

Having identified what is wrong our surveyors have allocated a priority to indicate when works should be done. In the first instance the Priority ratings are designed to comply with DfES guidelines. In practice the school may find it necessary or desirable to change the order in which they address individual defects in line with educational or operational need. The following priority ratings are recommended by DfES in the context of a five year planning period.

1. Priority 1

Urgent work that will prevent immediate closure of premises and/or address as immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.

2. Priority 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.

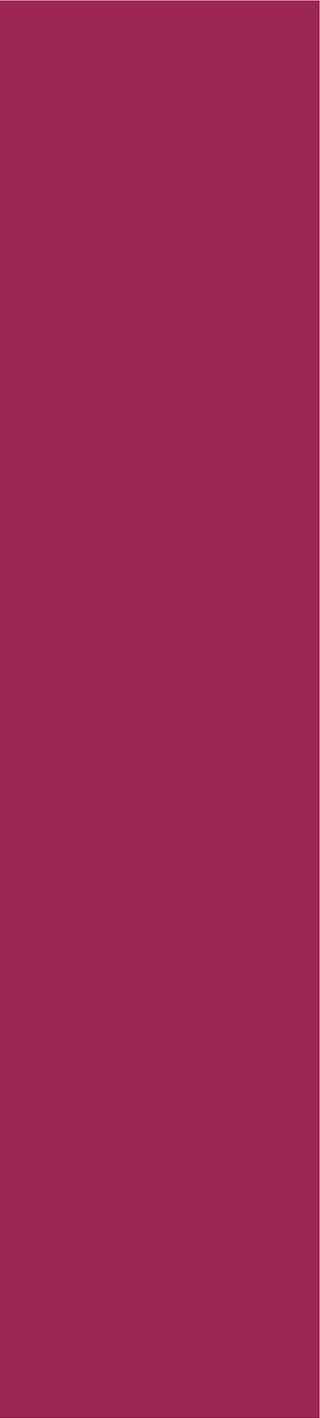
3. Priority 3

Desirable work required within three to five years that will prevent deterioration of the fabric and services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.

4. Priority 4

Long term work required outside the five year planning period that will prevent deterioration of the fabric or services

APPENDIX B





01. Cracked tile to pitched roof in need of replacement.



02. Cracked tile and moss growth to pitched roof in need of replacement.



03. Evidence of Lichen build up to pitched roof.



04. General view of glazed roof lantern.



05. General view of flat roof above main gallery.



06. Leak in main gallery caused defective flashing detail.



07. Saturated brickwork due to failed joint in rainwater gutter.



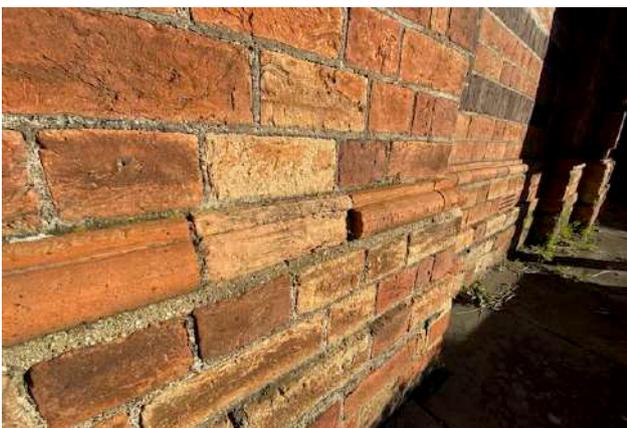
08. Cracking evident to ceiling in exhibition space in need of filling and decoration.



09. Delaminated plaster as a result of historic leak.



10. Blistered paint to ceiling in main gallery as a result of ongoing leak.



11. Spalled brickwork to low level plinth to exterior walls.



12. Delaminated stone cills and decorations to timber window failing.



13. Evidence of failed mortar joints to window reveals.



14. Cracked glazing to fanlight above main entrance door.



15. Failed/worn decorations to high level windows to main gallery.



16. Failed/worn decorations to high level windows to main gallery.



17. Failed/worn decorations to high level windows to main gallery.



18. Damp present to internal walls in the library and exhibition space.



19. Delaminated/blistered paintwork in main gallery as a result of historic leak.



ME1. Boiler Plant



ME2. Domestic hot water heater



ME3. Distribution boards and lighting dimmers.



ME4. SE stratification boards.



ME5. Fire Alarm