

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, repairs and maintenance planning data.

Condition Score	Definition	
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. <i>For example, a boiler may be assessed as "Cx" if the surveyor judges it to be in poor condition but is aware that it is obsolete and that it will no longer be possible to get the necessary spare parts due to its age</i>
Priority Rating	Definition	
1	Urgent	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	Essential	Essential work required within two years that will prevent serious deterioration of 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	Necessary	Necessary 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	Desired Work	Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.