



BUILDING CONDITION ASSESSMENT

The intended use of this document is for Asset Management purposes. The survey was not invasive nor measured. Due to the broad-brush nature of the appraisal, this information is only indicative with regard to future maintenance budgets and should not be used for tendering or preparation of repair schedules. Regard has been taken of published cost guidelines and relate to the physical fabric which only reflects the costs of statutory compliance where such information has been supplied to the surveyor.

Property Name	Llangeinor Playing Fields		
Address:	Bettws Road, Llangeinor Bridgend		
Post Code:	CF32 8PG		
Directorate	Playing Fields / Recreation Grounds	Property UPRN:	20023
Building contact	Gareth Evans	Tel no.	1656642720
Date of Survey:	07/06/2016	Name of Surveyor/s:	Haydn Harris

Overall Condition Gradings

- | | | |
|---|---|--|
| A | → | Good/performing as intended and operating efficiently |
| 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 risk of imminent closure) |

Overall Priority Gradings

- | | | |
|---|---|--|
| 1 | → | Urgent to prevent immediate closure |
| 2 | → | Essential, i.e. within 2 years |
| 3 | → | Desirable, i.e. within 3 to 5 years |
| 4 | → | Long term, i.e. 5-10 years. For planned, cyclical and forecasted works |

Individual Block Priority Costs (£) → Costs applied to individual block assessments within the overall priority

Block name	BLOCK 1						Sub Total
Grade	C						
Priority 1	£44,000						£44,000.00
Priority 2	£24,000						£24,000.00
Priority 3	£100,000						£100,000.00
Priority 4	£19,000						£19,000.00
	£187,000	£0	£0	£0	£0	£0	£187,000.00

Block name							Sub Total
Grade							
Priority 1							£0.00
Priority 2							£0.00
Priority 3							£0.00
Priority 4							£0.00
	£0	£0	£0	£0	£0	£0	£0.00

Block name							Sub Total
Grade							
Priority 1							£0.00
Priority 2							£0.00
Priority 3							£0.00
Priority 4							£0.00
							£0.00

Priority				
	1	2	3	4
Totals:	£44,000.00	£24,000.00	£100,000.00	£19,000.00

OVERALL ASSET CONDITION GRADING	C	CONDITION ASSESSMENT TOTAL COST	£187,000
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General Summary

Assets on the site that require priority action are:

- The roof is in a poor condition and will require repair or replacement.
- The windows are dated and will require repair or replacement.
- The hot and cold water plant is dated.
- Lighting throughout is dated.
- Electric heaters are also dated.
- Sanitaryware and decoration are dated throughout.

Ref	Major Element	Sub-Element	Constructive Element	Condition	Priority				Comments
					1	2	3	4	

1.0 External Roof											
1.1	Roofs	Flat roofs	Structure								
1.2	Roofs	Flat roofs	Coverings and insulation								
1.3	Roofs	Flat roofs	Drainage								
1.4	Roofs	Flat roofs	Roof lights								
1.5	Roofs	Flat roofs	Fascia & Soffit								
1.6	Roofs	Pitched roofs	Structure	D	30,000.00					Timber construction with asbestos corrugated roof. Exposed rafters are rotted and significantly deteriorated. Cost allows to replace the roof.	
1.7	Roofs	Pitched roofs	Coverings and insulation	D	10,000.00					Asbestos corrugated covering in poor condition with significant damage and deterioration. Cost allows for asbestos removal and disposal.	
1.8	Roofs	Pitched roofs	Drainage	C		4,000.00				Plastic gutters and downpipes. Dated and damaged in areas. Complete replacement required.	
1.9	Roofs	Pitched roofs	Roof lights								
1.10	Roofs	Pitched roofs	Fascia & Soffit	C		4,000.00				Timber fascia and soffits in very poor condition and some temporary repairs made. Complete replacement required.	
1.11	Roofs	Other roof types	Coverings								
					40,000.00	8,000.00	0.00	0.00			
Element grade				C	Element cost				48,000.00		

2.0 Floors and stairs											
2.1	Floors and stairs	Ground floor	Structure	B		2,000.00				Concrete flooring - some cracking and damage noted.	
2.2	Floors and stairs	Ground floor	Screed and finish	C			10,000.00			Lino covering noted to be dated. The kitchen has no covering and has a rug cover over uneven concrete. Tiles noted to be in a good order. Cost to upgrade flooring where necessary.	
2.3	Floors and stairs	Upper floors	Structure								
2.4	Floors and stairs	Upper floors	Screed and finish								
2.5	Floors and stairs	Staircases	Structure								
2.6	Floors and stairs	Staircases	Treads and risers								
2.7	Floors and stairs	Staircases	Soffit finish								
2.8	Floors and stairs	Other floor types	All parts								
					0.00	2,000.00	10,000.00	0.00			
Element grade				C	Element cost				12,000.00		

3.0 Ceilings											
3.1	Ceilings	Ground floor	All parts	D	4,000.00		4,000.00			Ceilings are boards and in a poor condition. The store ceiling has collapsed. Cost allows for repair of the collapsed ceiling and redecoration/repair elsewhere.	
3.2	Ceilings	Upper floors	All parts								
					4,000.00	0.00	4,000.00	0.00			
Element grade				D	Element cost				8,000.00		

4.0 External walls, doors and windows											
4.1	External walls, windows and doors	Walls	Structure	B						Brick with plaster render. No structural damage noted.	
4.2	External walls, windows and doors	Walls	External linings / finishes	C			4,000.00			Sections of the plaster render have detached and have been painted over. Other sections are loose and falling off. Cost allows for repairs.	
4.3	External walls, windows and doors	Walls	Internal linings / finishes	C			2,000.00			Plaster walls have a number of cracks and are in need of repair.	
4.4	External walls, windows and doors	Windows and doors	Framing	C			2,000.00			Door frames are generally tired and in poor condition.	
4.5	External walls, windows and doors	Windows and doors	Doors	C			3,000.00			Generally dated and some damage noted.	
4.6	External walls, windows and doors	Windows and doors	Windows	C		8,000.00				Steel frame windows with single glazing. Cills are timber and completely rotten for most windows.	
4.7	External walls, windows and doors	Windows and doors	Glazing	C						Dated single glazing replacement allowed for in 4.6	
4.8	External walls, windows and doors	Windows and doors	Ironmongery	B						Dated but functional.	
					0.00	8,000.00	11,000.00	0.00			
Element grade				C	Element cost				19,000.00		

Ref	Major Element	Sub-Element	Constructive Element	Condition	Priority				Comments
					1	2	3	4	
5.0 Internal walls, doors and windows									
5.1	Internal walls and doors	Walls and partitions	Structure	C		2,000.00			Plaster walls noted to have some damage.
5.2	Internal walls and doors	Walls and partitions	Linings / finishes	C					Damaged plaster walls, costs allowed for in 5.1.
5.3	Internal walls and doors	Doors and glazed screens	Framing/doors	C			2,000.00		Door frames are generally tired and in poor condition.
5.4	Internal walls and doors	Doors and glazed screens	Glazing	C			3,000.00		Generally dated and some damage noted.
5.5	Internal walls and doors	Doors and glazed screens	Ironmongery	B					Dated but functional.
					0.00	2,000.00	5,000.00	0.00	
Element grade				C	Element cost				7,000.00
6.0 Sanitary services									
6.1	Sanitary services	Toilets	Fittings	C			20,000.00		Dated and in need of refurbishment.
6.2	Sanitary services	Toilets	Waste plumbing	B					Functional - no defects noted.
6.3	Sanitary services	kitchens	Fittings	C			10,000.00		Dated and in need of refurbishment.
6.4	Sanitary services	kitchens	Waste plumbing	B					Functional - no defects noted.
					0.00	0.00	30,000.00	0.00	
Element grade				C	Element cost				30,000.00
7.0 Mechanical services									
7.1	Mechanical services	Heating	Distribution						
7.2	Mechanical services	Heating	Controls						
7.3	Mechanical services	Hot and cold Water	Storage tanks and equipment	C				15,000.00	HWS Calorifier x 4 & CWSTs in a reasonable but dated condition and may require replacement within the maintenance schedule.
7.4	Mechanical services	Hot and cold Water	Distribution	B				3,000.00	No defects noted - TMVs are dated. Cost allows for maintenance or replacement.
7.5	Mechanical services	Boilers	All parts						
7.6	Mechanical services	Burners	All parts						
7.7	Mechanical services	Flues	All parts						
7.8	Mechanical services	Heat emitters	All parts	C			5,000.00		Electric ceiling and wall heaters dated and in poor condition.
7.9	Mechanical services	Insulation	All parts						
7.10	Mechanical services	Oil storage	All parts						
7.11	Mechanical services	Pumps	All parts	C					HWS pumps are dated - cost allowed for in 7.3
7.12	Mechanical services	Stokers	All parts						
7.13	Mechanical services	Swimming pool plant	All parts						
7.14	Mechanical services	Gas installation	All parts						
7.15	Mechanical services	Ventilation	All parts						
7.16	Mechanical services	Air conditioning	All parts						
7.17	Mechanical services	Other	All parts						
					0.00	0.00	5,000.00	18,000.00	
Element grade				C	Element cost				23,000.00

Ref	Major Element	Sub-Element	Constructive Element	Condition	Priority				Comments
					1	2	3	4	

8.0 Electrical services											
8.1	Electrical services	Control gear	All parts	C		500.00				Distribution boards on site are in good order. 1No. Crabtree Polestar is dated and in poor condition in the disabled toilet.	
8.2	Electrical services	Power	Wiring	B						In reasonable condition where observed.	
8.3	Electrical services	Power	Fittings	B						In reasonable condition where observed.	
8.4	Electrical services	Lighting	Wiring	B						In reasonable condition where observed.	
8.5	Electrical services	Lighting	Fittings	C			9,000.00			Lighting generally dated (includes emergency lighting).	
8.6	Electrical services	Fire alarms	All parts								
8.7	Electrical services	Intruder alarms	All parts								
8.8	Electrical services	Lightning protection	All parts								
8.9	Electrical services	Communications systems	All parts								
8.10	Electrical services	Bonding	All parts								
8.11	Electrical services	Conduit and trunking	All parts								
8.12	Electrical services	Earthing	All parts	B						In good order.	
8.13	Electrical services	Generators	All parts								
8.14	Electrical services	Insulation	All parts								
8.15	Electrical services	Main switch	All parts	B						In good order.	
8.16	Electrical services	Exterior lighting	All parts	B				1,000.00		Bulkhead lighting - in reasonable condition but dated.	
8.17	Electrical services	Power accessories	All parts								
8.18	Electrical services	ventilators	All parts	C			5,000.00			All extract fans noted to be dated (10No.).	
8.19	Electrical services	Water heaters	All parts	C		500.00				In poor condition - Heatrae Sadia Hyco Express.	
8.20	Electrical services	Other electrical	All parts	C				6,000.00		Pitch floodlighting in a dated and poor condition.	
8.21	Electrical services	Lifts and hoists	All parts								
					0.00	1,000.00	20,000.00	1,000.00			
Element grade				C	Element cost				22,000.00		

9.0 Redecorations											
9.1	Redecorations	External	All locations								
9.2	Redecorations	Internal	All locations	C				15,000.00		Generally required throughout.	
					0.00	0.00	15,000.00	0.00			
Element grade				C	Element cost				15,000.00		

10.0 Fixed furniture and fittings											
10.1	Fixed furniture and fittings	Teaching	Science								
10.2	Fixed furniture and fittings	Teaching	Technology								
10.3	Fixed furniture and fittings	Teaching	Other								
10.4	Fixed furniture and fittings	Non-teaching	Kitchen								
10.5	Fixed furniture and fittings	Non-teaching	Other								
					0.00	0.00	0.00	0.00			
Element grade					Element cost				0.00		

11.0 External areas										
11.1	External areas	Roads and car parks	All parts	B						In reasonable condition.
11.2	External areas	Paths	All parts	C		3,000.00				Some paving slabs have lifted.
11.3	External areas	Soft landscaping	All parts							
11.4	External areas	Walls, fences and gates	All parts							
11.5	External areas	Drainage	All parts							
11.6	External areas	Mains services	All parts							
11.7	External areas	Boundary walls	All parts							
11.8	External areas	Fencing	All parts							
					0.00	3,000.00	0.00	0.00		
Element grade				C	Element cost		3,000.00			

Ref	Major Element	Sub-Element	Constructive Element	Condition	Priority				Comments
					1	2	3	4	

12.0 External areas										
12.1	Playing fields	Hard surfaces	Fitments							
12.2	Playing fields	Hard surfaces	Other							
12.3	Playing fields	Soft surfaces	Fitments	B						In good order.
12.4	Playing fields	Soft surfaces	Other							
					0.00	0.00	0.00	0.00		
Element grade				B	Element cost		0.00			

Overall block grade:		C	Priority			
Totals:		1	2	3	4	
		£44,000.00	£24,000.00	£100,000.00	£19,000.00	