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COMMERCIAL PROPERTY ADVICE



Wyre Forest District Local Plan 2016 - 2036 Examination
Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011

Hearing Statement

Matter 6(ii): Other Allocations for Housing and Mixed Uses; Reserved Housing Sites - Stourport on Severn

On Behalf Of:
Taylor Wimpey West Midlands (ID 1126171)

Prepared By:
Simon Hawley BA (Hons) MA MRTPI
Harris Lamb | Grosvenor House | 75-76 Francis Road | Edgbaston | Birmingham B16 8SP
Telephone: 0121 455 9455 Facsimile: 0121 455 6595 E-mail: simon.hawley@harrislamb.com

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1.0 MATTER 6(ii): OTHER ALLOCATIONS FOR HOUSING AND MIXED USES; RESERVED HOUSING SITES, STOURPORT ON SEVERN

- 1.1 This Hearing Statement has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) on behalf of Taylor Wimpey West Midlands (“**Taylor Wimpey**”) in response to the Inspector’s Matter 6 questions. The Inspector’s questions are set out below, alongside Taylor Wimpey’s response.

Q6.1 Is the selection of the other site allocations in each of the identified areas based on an adequate assessment of all potential sites, including sustainability appraisal and assessment of their roles in serving Green Belt purposes? In particular:

a) have the assessments used suitable methodologies and applied them consistently?

b) is it clear why the Council has decided to allocate the specific sites and not others?

c) is the proposed development of each of the allocated sites consistent with the Plan’s vision, aim and objectives and with national planning policy?

- 1.2 It is our view that the site selection process is suitable and has been applied consistently. The Housing and Economic Land Availability Assessment 2019 Update (HOU04) (“**HELAA**”) identifies and reviews a variety of different development opportunities. The Green Belt Topic Paper (ED20) assesses the contribution that the proposed Green Belt allocations make towards the purposes of the Green Belt and helps inform the site selection process. The Site Selection Paper (SSP01) clearly explains how sites have been selected for allocation in the emerging Plan, drawing together the wider evidence base.

- 1.3 Taylor Wimpey control, and are promoting the proposed residential allocation MI/38 – School Site Coniston Crescent. The HELAA and the Site

Selection Paper confirm that the only constraint to the development of the site is its current Green Belt status. It is advised that whilst the development of the site would extend the built up area in this location northwards, it would be in line with the existing development at Burlish Park estate to the west and the allotments/Kingsway would form a firm Green Belt boundary. The site is considered to be in a sustainable location for development with easy access to employment opportunities and services. The Green Belt Topic Paper advises that whilst the site makes a significant contribution to the Green Belt purposes, the site can also make a contribution towards meeting the development needs of the District in a relatively sustainable location. The impacts on the Green Belt can be mitigated to some degree through site design. As detailed in our response to Q6.5 there are exceptional circumstances that outweigh any limited harm to the Green Belt.

1.4 The allocation of site MI/38 will work towards delivering the Vision, Aims and Objectives of the emerging Plan, including:

- Encouraging the long-term sustainable development of Wyre Forest and its communities (Objective 1). As explained in this Hearing Statement the development of this site will result in significant and essential investment into Stourport High School. Supporting education provision works directly towards creating sustainable communities.
- It will help address the key challenges of the district by providing housing to meet future residents' requirements (Objective 2 and 3).
- It will improve access to sport, recreation and community facilities (Objective 9) through providing investment into Stourport High School and the creation of a new all-weather rugby pitch.

Q6.2 (i) Are the specific requirements for development of the sites justified, consistent with national planning policy, and likely to be effective? Do they make sound provisions for the number and types of dwellings, mixed uses and other needs, air quality, noise and flood protection, infrastructure requirements including green and blue

infrastructure, and protection and enhancement of the natural and historic environment?

- 1.5 Policy 33 'Stourport-on-Severn Allocations', of the emerging Plan, advises that proposed allocation MI/38 – School Site Coniston Crescent, is 3.64 ha in size and is expected to provide in the region of 115 dwellings. The emerging Plan proposes to remove the site from the Green Belt and to allocate it for residential development. We support the provisions of this policy.

The Capacity of the Site

- 1.6 As detailed in our response to Q6.5, Taylor Wimpey, on behalf of Severn Academes Educational Trust ("***The Trust***"), have been promoting the proposed allocation site for development to help fund essential repair work to Stourport High School. In order to sell this site for housing, the Trust have had to make an application to the Secretary of State to dispose of the site. The Secretary of State requires a minimum sales value of £4M to be achieved. The proceeds of the sale must be spent on repair work to the school. However, the actual cost of the repair work is substantially greater than £4M, as detailed below. Taylor Wimpey have reached an agreement with the Trust to acquire the site once planning permission is granted, provided that this minimum value is met.
- 1.7 In order to achieve the required value, best use needs to be made of the site. The delivery of approximately 115 dwellings is supported as it will assist in delivering the funds required for the school. However, it is not realistically possible to deliver in the region of 115 dwellings on site and provide 40% Green Infrastructure in accordance with the provisions of Policy 14 'Strategic Green Infrastructure'.
- 1.8 The allocation is 3.64 ha in size. If 40% of the site was developed for Green Infrastructure, it would reduce the developable area to 2.18 ha. To deliver 115 dwellings on the site would necessitate a density of c.53 dph. Indeed, a

53 dph scheme would not be well suited to a greenfield edge of settlement site such as this one. It would be out of keeping with the character of the surrounding area. It is noted that Policy 8A 'Housing Density & Mix', advises that greenfield town centre sites should have an average density of 35 dph. If 40% Green Infrastructure was provided, and the rest of the site developed at 35 dph, the capacity of the site would be reduced to just 76 dwellings. This would significantly diminish the value attributed to the site. As a consequence, the recognition in the Plan that the site should deliver in the region of 115 dwellings is welcomed.

- 1.9 In order to clarify the quantum of development that is expected, it our view that Policy 33.16 'Stourport Site, Coniston Crescent - MI/38', should confirm that in the region of 115 dwellings should be provided on site, at an efficient and appropriate density, to maximise the amount of Green Infrastructure available. However, in order to ensure that the necessary sales value is achieved, 40% Green Infrastructure will not be a requirement. It is noted that Policy 14 'Green Infrastructure', confirms that Green Infrastructure provision can be reduced subject to viability. This is, in effect, the position that is created here.

Access Arrangements

- 1.10 Policy 33.15 'School Site, Coniston Crescent - MI/38', includes three criteria for the development of the site. The first criterion is that vehicular access should be taken from The Kingsway, adjacent to the allotments. Taylor Wimpey object to the wording of this section of the policy.
- 1.11 The extent of the proposed allocation is shown in Appendix B of the emerging Plan. Taylor Wimpey control the full extent of the land included within the allocation. The Plan in Appendix B is reproduced at Figure 1 below; The Kingsway is shown as solid green line; and Coniston Crescent as a blue solid line.

Figure 1 – Proposed Allocation MI/38 with The Kingsway and Coniston Crescent Highlighted

APPENDIX B - CHAPTER 30 SITE PLANS - SUBMISSION VERSION
(JANUARY 2020)



- 1.12 The proposed allocation is separated from The Kingsway by an area of allotments and part of a former golf club that is owned by the Council. Taylor Wimpey are currently in the process of negotiating an agreement with the Council that will allow a road to be constructed from the north western edge of the proposed allocation to The Kingsway. In order to create the access, approximately 100m of new road will need to be constructed between the proposed allocation and The Kingsway. There is currently no footpath along The Kingsway. Taylor Wimpey are advised by their Highways Consultants, DTA that a pavement will need to be constructed along the southern edge of The Kingsway, to the point of access with Stourport High School. It is expected that the junction between The Kingsway and the Minster Road will need to be upgraded. Whilst this is all achievable, it is a significant development cost.
- 1.13 An alternative access could be taken from Coniston Crescent to the south west. Coniston Crescent provided access to the Sixth Form block that was located on the south eastern section of the allocation site before it was demolished. There have, therefore, previously been vehicle movements onto Coniston Crescent from the proposed allocation site. Taking access from Coniston Crescent would be a substantially less expensive way of creating an access into the site.

1.14 DTA have been in discussions with Worcestershire County Council Highways regarding the suitability of Coniston Crescent as vehicular point of access. Attached at Appendix 1 is a note from DTA, with associated correspondence from WCC Highways, confirming that a vehicular access from Coniston Crescent is acceptable, subject to 5 parking spaces being provided within the development site, to offset the loss of spaces that will be lost through the construction of the access. Taylor Wimpey would be happy to provide these spaces should the Coniston Crescent access be preferred.

1.15 It is our view that part 1 of the policy should be amended to introduce additional flexibility. It should advise that vehicular access to the site can be taken from The Kingsway, or Coniston Crescent.

(ii) Should provision be made for Gypsy and Traveller accommodation on any of the sites, subject to identified need?

1.16 No comment.

(iii) Are the policies clearly written and unambiguous?

1.17 Policy 33 'Stourport-on-Severn Site Allocations', is clearly written and unambiguous.

1.18 Policy 33.16 'School Site of Coniston Crescent - MI/38' is clearly written. The supporting text helpfully explains that the sale of the site will help fund major repair work at Stourport High School.

Q6.3 Is each of the allocated sites viable and likely to be delivered within the expected timescale? Does the evidence, including any up-to-date information, support the housing trajectory for the individual sites?

1.19 Proposed Allocation MI/38 – 'School Site of Coniston Crescent', is entirely deliverable. Taylor Wimpey are currently in the process of preparing a 'full'

planning application for the site. It is expected to be submitted in Q1 of 2021, with a start made on site in Q2 of 2022. It is expected that the development will be completed in approximately 18 months. The Housing and Economic Land Availability Assessment 2019 Update (HELAA) (HOU04) concludes that the entirety of the site is deliverable between 2021 and 2025. This is entirely realistic.

Q6.4 Regarding the changes to the Use Classes Order in September 2020, are any modifications required for the soundness of the allocation policies?

1.20 No comment

Q6.5 Taking account of the specific characteristics of the allocation sites that are currently within the Green Belt, are there exceptional circumstances that justify the proposed alterations to the Green Belt boundary?

1.21 As detailed in our Hearing Statement for Matter 3 – ‘Overall Spatial Strategy, the Green Belt and the Overall Housing and Employment and Employment Land Requirement’, we are of the view that the housing requirement and the limited availability of suitable non-Green Belt sites is sufficient to demonstrate exceptional circumstances to justify Green Belt land release. In addition, there are specific exceptional circumstances that justify the removal of proposed allocation MI/38 – ‘School Site Coniston Crescent’, which are summarised in paragraph 33.28 of the emerging Plan.

1.22 A large proportion of the Stourport High School buildings date back to the 1950s. It was the intention for the school to be demolished and be replaced on the same site during the mid-2000s, prior to the last recession. However, following the cancellation of the Building Schools for the Future programme, as part of the austerity measures, this opportunity has been lost. There is now no prospect of the Trust receiving funding for a replacement School. They are, therefore, having to make the best use of the buildings that they have and undertake repair work as necessary.

- 1.23 The Trust have had a series of Condition Surveys undertaken, the most recent of which was completed in October 2020 (attached at Appendix 2). It concludes that £4,938,712 needs to be spent on maintenance work to the school buildings that needs to be undertaken within the next five years. The Survey identifies “a number of significant ‘concern’ items” and “some of these concerns could cause full or partial closure of significant parts of the school unless urgent works are programmed”.
- 1.24 The Trust has reviewed all possible grant opportunities to help fund this work. Whilst the Trust has been successful in obtaining grant funding in the past, it no longer qualifies for further investment. Multi-Academy Trusts, such as the Trust, and some other groups of academy trusts with at least 5 academies and more than 3,000 pupils, receive a School Condition Allocation (“**SCA**”) to deploy strategically across their estate to address their priority maintenance needs. The Trust are now only entitled to SCA funding which is tied to the number and size of the schools (pupil numbers) in the Trust. It takes no account of the condition of buildings. Under this system the Trust receives a set payment each year of £800,000, and this money has to support all 7 schools within the Trust and is required for routine maintenance. The Trust are, therefore, in a position whereby the only way they can raise the significant capital funds required for essential repair work is to sell the surplus land for a higher value use, i.e. residential.
- 1.25 As part of the process of the disposal of the proposed development site, the Trust have agreed with the Secretary of State that it is appropriate for this land to be sold for residential development. The relevant correspondence is attached at Appendix 3. In reaching an agreement with the Secretary of State to dispose of this site, the Trust has had to demonstrate that there is sufficient playing field land available to serve the School. Indeed, even once this parcel of land is disposed of, the School has approximately four times the amount of playing pitch / sport facility land available to meet the Secretary of State’s standards. This is recognised in paragraph 33.28 of the emerging Plan.
- 1.26 The Secretary of State requires the Trust to mitigate the loss of the playing field land with a full-sized, hybrid, all weather pitch that can be used for Rugby. The pitch will be paid for from the receipt of the sale of this land. It is, therefore, a fixed cost in addition to the maintenance costs. The Condition Survey concludes that Trust should budget £925,837.00 for the provision of the replacement pitch.

- 1.27 The development of the proposed allocation for housing is the only realistic way of the Trust generating notable funds which can be used to deliver the essential repair work required by the School. Taylor Wimpey are in a position whereby if planning permission is granted, they will acquire the site from the Trust and the funds from the sale will be directed directly into the above repair works. This is, in Taylor Wimpey and the Trust's view, an exceptional circumstance in its own right.

Q6.6 (i) With reference to Policy 7B for the reserved housing sites (a-d) that are defined as Areas of Development Restraint in the adopted development plan, is there adequate justification for not releasing them for development in this Plan, while removing other sites from the Green Belt for development during the Plan period?

- 1.28 No comment.

(ii) Is there adequate justification for the identification of Lawnswood, Cookley (Policy 7B(e)) as a reserved housing site?

- 1.9 No comment.

(iii) Are Policy 7B and the reasoned justification in paragraphs 7.17-7.21 consistent with one another and with national planning policy on safeguarded land?

- 1.30 No comment.

Appendix 1

DTA Coniston Crescent Access Note

Introduction

- 1.1 The following note sets out the current position and technical requirements of providing an access onto Coniston Crescent.

Site Access

- 1.2 It has recently been agreed with Worcestershire County Council (WCC) as Local Highway Authority, that from a technical view point, a safe and suitable access can be provided onto Coniston Crescent subject to the modest loss of on-street parking due to the access, being offset by the development.
- 1.3 The site access as agreed is shown on **Drawing 19019-03a**. This shows a technically compliant arrangement in line with the proposed level of development. It is 5.5m wide with 2 x 2m footways and 6m junction radii, all of which fully accords with WCC's requirements as set out in the adopted Streetscape Design Guide.
- 1.4 The visibility splays have been provided in accordance with the Manual for Streets recommendations for the 85th percentile recorded speed of traffic.

Offsite Impacts

- 1.5 The two junctions that are required to be assessed as agreed with WCC are:
- A451 Minster Road/Windermere Way junction.
 - B4195 Bewdley Road/Burlish Crossing junction.
- 1.6 Early testing of these junctions shows that the development will have a negligible effect on their operation.
- 1.7 Importantly, a comparable volume of traffic would travel through the same junctions should the access be provided onto Coniston Crescent or Kingsway. Whilst there would be no change to the flow profile at the Burlish Crossing junction, traffic that would have turned left into and right out of Windermere Avenue would travel straight through if the access were onto the Kingsway.
- 1.8 Therefore, the wider impacts of the development would still principally be focussed at these two junctions.

Appendix 2

Condition Survey

T 01905 821582

admin@sheppardbpc.co.uk
www.sheppardbpc.co.uk

**CONDITION SURVEY ASSESSMENT INCLUDING ALL
WEATHER PITCH BUDGET FEASIBILITY REVIEW**

STOURPORT HIGH SCHOOL AND SIXTH FORM CENTRE

October 2020



SHEPPARD BUILDING & PROJECT CONSULTANCY LIMITED
Chartered Building Surveyors

FIELD HOUSE | 29 SANSOME WALK | WORCESTER | WR1 1NU



Director: Chris Sheppard BSc (Hons) MRICS AaPS FFPWS
Registered in England No. 7254987
Registered Office: Granta Lodge, 71 Graham Road, Malvern, Worcestershire, WR14 2JS



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Summary Findings

Survey preambles

Building Elements Condition Survey Assessment

Building Elements Condition Survey Assessment
(Summary budget costings Priority Grades 1-4)

Mechanical Elements Condition Survey Assessment

Mechanical Elements Condition Survey Assessment
(Summary budget costings Priority Grades 1-4)

Electrical Elements Condition Survey Assessment

Electrical Elements Condition Survey Assessment
(Summary budget costings Priority Grades 1-4)

New synthetic pitch summary cost breakdown

APPENDIX A – Drawings

APPENDIX B – Photos including description

APPENDIX C – Specialist Surveys Extract Up and Under Specialist Concrete Survey
CR Engineering – supporting survey for new heating installation blocks EFAH and
EFAG

APPENDIX D – Limitations on Planned maintenance and Budget Costings

SUMMARY TOTAL COSTS

NOTE: The summary costs have been extracted from survey summary costs on each block surveyed with professional fees now added at 10%. Total anticipated expenditure for immediate and years 1-5

£4,938,712

Refer to the synthetic pitch summary cost breakdown based on recent quote and anticipated ground conditions which have been assumed as the recently constructed Sixth Form Block.

Budget total cost including fees £925,837.00

All budget costs exclude VAT.

KEY FINDINGS

There have been a number of significant 'concern' items identified as part of this condition assessment of the school, some of these concerns could cause full or partial closure of significant parts of the school unless urgent works are programmed.

Main items to note:

Concrete frame and components - Movement and deterioration to block EFAE cladding panels previously identified in specialist survey by Up and Under Limited. Current panel grouts are failing causing water ingress and accelerated deterioration of the concrete structure. Exposed concrete detailing around window and door openings has spalled and or loose and requires urgent targeted concrete repair.

Roof covering deterioration and life expired felt flat roofs to blocks EFAE, EFAG and EFAH. Associated with the coverings are the parapet walls where water penetration is affecting wall heads. Metal rainwater goods are life expired and currently leaking in many areas to block EFAE.

Leaking rooflights and damaged and leaking main lantern lights. Blocks affected EFAE, EFAG, EFAH and EFAI.

Block EFAF currently used as a food technology block is beyond economic repair and demolition of the block would be advisable and relocation with the main school block EFAE and remodelling to accommodate this additional accommodation.

Changing rooms to EFAE are in a poor condition in terms of finishes and services with inoperable showers and recent issues relating to location within the school away from physical activity performed in the school.

Fire alarm panel to block EFAE has been identified as a manual system with inadequate protection identified from the latest fire risk assessment.

Internal wiring to the main block has been extended and adapted over recent years but main wiring and consumer units are original with most switchgear now obsolete and in need of renewal. Internal lighting is again mixed age with some recent lighting added which is substandard and more of domestic rather than commercial type usage.

Heating and mechanical installations within blocks EFAG and EFAH are generally life expired with a warm air heating system. A separate assessment has been carried out by CR Engineering to replace this in the short term.

Existing curtain walling system to EFAE has insufficient ventilation, multiple units are inoperable and glazing units have failed in multiple locations creating a poor environment for users. It should be noted remaining window units have been replaced across the main school blocks.

The existing changing rooms are in a poor condition and poorly located whereby students have to travel through high traffic areas to reach the sports hall and playing field. The costing exercise relocates the changing room and improves upon location of science within that part of the school as a condition related reorganisation of that department.

Asbestos – There are minor areas where asbestos containing materials still exist and have been accounted for. Asbestos within underground ducts has been sealed and would only become an issue at the time of any demolition of the site as all heating is now above ground.

Temporary Buildings – Block now requires immediate works of repair to main fabric elements as these are delaminating and the building is leaking. The building is now life expired and as such demolition has been allowed relocating food technology within the main building following minor reallocation of rooms to mitigate repair costs.

STOURPORT HIGH SCHOOL AND SIXTH FORM CENTRE - BUDGET REPAIRS COSTS OCT 2020

BLOCK REFERENCE COLLECTION PAGE					
BUILDING WORKS					
BLOCK EFAD	3500	9500	1950		14950
BLOCK EFAE	997051	1,037,662	141284		2175997
BLOCK EFAF	12000	0	0		12000
BLOCK EFAG	0	173168	4500		177668
BLOCK EFAH	48200	62225	7970		118395
BLOCK EFAI	0	207716	3750		211466
OTHER BUILDINGS Caretakers garage roof and doors	7040	0	0		7040
OTHER AREAS/OUTSIDE AREAS	0	125199	125199		250398
MECHANICAL WORKS					
All Blocks Mechanical					
BLOCK EFAD	0	0	0		0
BLOCK EFAE		65000			65000
BLOCK EFAF	0	0	0		0
BLOCK EFAG	90419	0	0		90419
BLOCK EFAH	66130	0	0		66130
BLOCK EFAI	0	0	0		0
ELECTRICAL WORKS					
All Blocks Electrical					
BLOCK EFAD	0	0	1000		1000
BLOCK EFAE	0	190550	0		190550
BLOCK EFAE REWIRE (PHASED)	177187	177188			354375
BLOCK EFAF	0	0	0		0
BLOCK EFAG	0	0	20450		20450
BLOCK EFAH	1000	13900	500		15400
BLOCK EFAI	0	0	32300		32300
Fire alarm installation new addressible	92000	0	0		92000
OTHER AREAS/OUTSIDE AREAS	10000	0	8000		18000
Science lab relocation/refurb changing rooms EFAE (ceilings and floors costed in other)		116000			116000
Changing room relocation sports hall		460200			460200
	1504527	2638308	346903		4489738

All estimates exclude Professional Fees and VAT

No Contingency Sum Included

15% Prelims included

Budget estimates do not allow for tender price inflation and are current as at date of report

REFER TO LIMITATIONS ON BUDGET ESTIMATES

**SURVEY PREAMBLES
STOURPORT HIGH SCHOOL AND SIXTH FORM CENTRE**

CONDITION GRADES AND PRIORITY RATINGS

CONDITION GRADE	DESCRIPTION	PRIORITY RATING	DESCRIPTION
A	Good – Performing as intended and operating efficiently	4	+ 5 Years Remedial Action
B	Performing as intended but exhibiting minor deterioration	3	Years 3-5 Remedial Action
C	Exhibiting major defects and/or not operating as intended.	2	Years 1-2 Remedial Action
D	Life expired and/or serious risk of imminent failure	1	Immediate or Year 1 Remedial Action

GENERAL NOTES ON SURVEY

Scope of Instruction – Severn Academies Educational Trust Ltd instructed Sheppard BPC Ltd to undertake an updated condition assessment of the school buildings as stated in the report to include costings to provide a new all weather pitch. The basis of the assessment was to substantiate likely budget costings to address condition related items within the school. The survey included updated Mechanical and electrical inspections, feedback from recent partial drainage surveys and previous specialist concrete testing. There was no access to voids unless stated otherwise.

The condition grading and priority is in accordance with the EFA Property Data Survey Programme. This survey further breaks down the sub elements where deemed applicable to provide a more accurate assessment of the costs and current liability. Budget costings have been provided for priority items where remedial action generally required in during the next 5 years.

Information relied on in this report – Specialist surveys contained in Appendix C and DFE Condition Data Collection dated 25th October 2017.

Extent of survey – The survey includes all accessible areas and includes those blocks as highlighted on the asset

Consequential works – The surveyor has used the same approach as the EFA PDS so that each element is graded individually with no account that when for example a roof is recovered then gutters would also be undertaken due to the disproportionate cost of scaffold. Should the report be used for a general budget purpose then further discussion must be made to provide a best value approach by carrying works out either by work category or by location.

Statutory compliance – The survey is purely a condition based assessment therefore compliance matters are addressed through separate audits and assessments separately commissioned by responsible bodies.

Current or Future Planned Works – The surveyor has based his observations on elements as at the date of survey with no reference to any future planned works.

Deleterious Materials – The surveyor has made no allowance for any removal of deleterious material removal. (It should be noted the asbestos management survey was reviewed). Any future works identified within this survey assessment would be subject to a Demolition and Refurbishment asbestos survey.

Concealed elements – The surveyor has not inspected inaccessible parts of the building nor undertaken any opening up of the buildings and or/elements. (Refer to limitations).

Underground drainage systems – Manhole and gulley covers were not lifted and inspected as this would be the subject of further specialist investigation noting a section of drainage to the front of block EFAE and adjacent to block EFAI was undertaken as part of recent new build development and provides indicative assessment of whole site drainage condition based upon respective age of installation.

Budget costs – These have been provided based upon Priority Rating 1-3 which is for remedial action within the next 5 years. Costs do not include any tender price inflation but current as at Quarter 2 2020 and Based on Building Cost Information Service (BCIS) Building Maintenance Prices where possible; and recent experience based on previously received quotations and or actual quotations such as for replacement curtain walling and roof glazing.. Costs exclude fees but include an estimate for main contractor's preliminaries, overheads and profit.

External Consultants – The following consultants were appointed to assist in completing this survey:

Mechanical – CR Engineering Associates Geoff@crengineering.co.uk

Electrical – TJR Electrical Design and Consultancy Ltd tim@tjrconsultancy.co.uk

Structural testing – Up and Under limited.

Drainage (Partial Assessment survey) – Metrorod Limited

This section contains summary information about each block on each site. A photograph of each block is provided, together with the ESFA block reference ("EFAA", "EFAB", etc) and surveyor assessed age range for the block, floor area and other descriptive information.

Where the block has been struck through in table below it does not form part of the survey as it has been more recently constructed and exhibits no significant defect or condition related issue.

Block Information Summary Table

Site	Block	Block Age Range	GIFA (m2)
EFA1	ANC1		118
EFA1	EFAA	1951-1960	2037
EFA1	EFAB	2011-2020	2382
EFA1	EFAC	2001-2010	2520
EFA1	EFAD	2001-2010	489
EFA1	EFAE	1941-1950	7875
EFA1	EFAF	1961-1970	186
EFA1	EFAG	1971-1980	424
EFA1	EFAH	1971-1980	313
EFA1	EFAI	1971-1980	541
EFA1	EFAK	1971-1980	232
EFA2	EFAL	2001-2010	498


Total GIFA: 18179 m2

Block Listing

Summary details for each block are shown below.

	Site	EFA1
	Block	ANC1
	Building Age	
	No. of Storeys	1
	Basement Area (m2)	
	Gross Internal Floor Area (m2)	118
	Ground Floor GIFA (m2)	118
	Perimeter (m)	0
	Average Height (m)	3
	Catering Kitchen	

Excluded from survey – no significant defects or repairs required.

 <p>137162 The Sloughport High School and Sixth Form Centre (CDC) / EFAB / 1</p>	Site	EFA1
	Block	EFAB
	Building Age	2011-2020
	No. of Storeys	2
	Basement Area (m2)	0
	Gross Internal Floor Area (m2)	2382
	Ground Floor GIFA (m2)	1191
	Perimeter (m)	141
	Average Height (m)	8
	Catering Kitchen	Full Kitchen

Excluded from survey – no significant defects or repairs required.



1.37162 The Stourport High School and Sixth Form Centre (CDC) / EFAC / 1

Site	EFA1
Block	EFAC
Building Age	2001-2010
No. of Storeys	1
Basement Area (m2)	0
Gross Internal Floor Area (m2)	2520
Ground Floor GIFA (m2)	2520
Perimeter (m)	437
Average Height (m)	6
Catering Kitchen	No Kitchen



1.37162 The Stourport High School and Sixth Form Centre (CDC) / EFAD / 1

Site	EFA1
Block	EFAD
Building Age	2001-2010
No. of Storeys	1
Basement Area (m2)	0
Gross Internal Floor Area (m2)	489
Ground Floor GIFA (m2)	489
Perimeter (m)	310
Average Height (m)	3
Catering Kitchen	No Kitchen



1.37162 The Stourport High School and Sixth Form Centre (CDC) / EFAE / 1

Site	EFA1
Block	EFAE
Building Age	1941-1950
No. of Storeys	3
Basement Area (m2)	0
Gross Internal Floor Area (m2)	7875
Ground Floor GIFA (m2)	4430
Perimeter (m)	457
Average Height (m)	8
Catering Kitchen	Full Kitchen, Reheat & Chill



Site	EFA1
Block	EFAF
Building Age	1961-1970
No. of Storeys	1
Basement Area (m2)	0
Gross Internal Floor Area (m2)	186
Ground Floor GIFA (m2)	186
Perimeter (m)	65
Average Height (m)	3
Catering Kitchen	No Kitchen



1.37162 The Sloughport High School and South Point Centre (CDC) / EFAG / 1

Site	EFA1
Block	EFAG
Building Age	1971-1980
No. of Storeys	1
Basement Area (m2)	0
Gross Internal Floor Area (m2)	424
Ground Floor GIFA (m2)	424
Perimeter (m)	85
Average Height (m)	3
Catering Kitchen	No Kitchen



Site	EFA1
Block	EFAH
Building Age	1971-1980
No. of Storeys	1
Basement Area (m2)	0
Gross Internal Floor Area (m2)	313
Ground Floor GIFA (m2)	313
Perimeter (m)	73
Average Height (m)	3
Catering Kitchen	No Kitchen



Site	EFA1
Block	EFAI
Building Age	1971-1980
No. of Storeys	1
Basement Area (m2)	0
Gross Internal Floor Area (m2)	541
Ground Floor GIFA (m2)	541
Perimeter (m)	100
Average Height (m)	3
Catering Kitchen	No Kitchen



Site	EFA1
Block	EFAK
Building Age	1971-1980
No. of Storeys	1
Basement Area (m2)	0
Gross Internal Floor Area (m2)	232
Ground Floor GIFA (m2)	232
Perimeter (m)	67
Average Height (m)	3
Catering Kitchen	No Kitchen

Excluded from survey – no significant defects or repairs required.



137162 The Stourport High School and Sixth Form Centre (CDC) / EFAL / 1

Site	EFA2
Block	EFAL
Building Age	2001-2010
No. of Storeys	1
Basement Area (m2)	0
Gross Internal Floor Area (m2)	198
Ground Floor GIFA (m2)	198
Perimeter (m)	60
Average Height (m)	3
Catering Kitchen	No Kitchen

BUILDING ELEMENTS CONDITION SURVEY ASSESSMENT
STOURPORT HIGH SCHOOL AND SIXTH FORM CENTRE

Element	Sub Element	Construction type	Constr Type Accessible	Grade A-D SBPC	Priority Grade 1-4 SBPC	Budget	SBPC Comments
Ceilings	Generally	Plaster / render / plasterboard/ timber lining	Yes	A	4		
"	Generally	No Ceiling/ Exposed Structure	Yes	A	4		
"	Generally	Suspended ceiling: fibreboard / acoustic tiles	Yes	A	4		
External Walls, Windows and Doors	Walls - Structure	Metal framed curtain walling	Yes	A	4		
"	Walls – External finishes	No Wall Finish/ Exposed Structure	Yes	A	4		
"	Walls – Internal finishes	No Internal Wall Finish/Exposed Structure	Yes	A	4		
Fixed Furniture and Fittings	Teaching - Other	Generally	Yes	A	4		
"	Non-teaching - Other	Generally	Yes	A	4		
Floors and Stairs	Ground bearing / hollow floors - structure	Generally	No	D	1	3500	Area of raised water damaged raised access floor to library lobby
"	Floors - Screed & finish	Vinyl / rubber / cork in tiles / sheet	Yes	B	3		
"	Floors - Screed & finish	Vinyl / rubber / cork in tiles / sheet	Yes	B	3		
"	Floors - Screed & finish	Carpet	Yes	A	4		
Internal Walls and Doors	Walls and partitions - structure	Brick / block / concrete	No	A	4		
"	Walls and partitions - structure	Timber / metal stud	No	A	4		
"	Walls and partitions - structure	Glazed screen	Yes	A	4		

[illegible]

Element	Sub Element	Construction type	Priority Grade 1-4 Org	Grade A-D SBPC	Priority Grade 1-4 SBPC	Budget	SBPC Comments
Ceilings	Generally	Plaster / render / plasterboard/ timber lining	4	A	4		
"	Generally	No Ceiling/ Exposed Structure	2	A	4		
"	Generally	Fibreboard / acoustic tile lining	3	C	2		Damaged ceiling tiles. Incl below
"	Generally	Suspended ceiling; fibreboard / acoustic tiles	4	C	2	152495	Worn suspended ceilings.
External Walls, Windows and Doors	Walls - Structure	Brick / block	4	D	2	26022	Various defects including defective concrete lintels and cills, cracked brickwork and repointing.
"	Walls - Structure	Metal framed curtain walling	3	C	3	60684	Refractory curtain walling.
"	Walls -- External finishes	Render	3	B	3		
"	Walls -- External finishes	Timber cladding	3	B	3		
"	Walls -- External finishes	No Wall Finish/ Exposed Structure	4	C	2	214850	Cladding panels structural fixings OK as independent survey but misaligned and surface deterioration - replace
"	Walls -- Internal finishes	No Internal Wall Finish/Exposed Structure	4	A	4		
"	Walls -- Internal finishes	Plaster / render / plasterboard lining	4	C	2	5500	Minor plaster repairs noted.
"	Walls -- Internal finishes	Plaster / render / plasterboard lining	4	D	1	2440	Minor plaster repairs noted.
"	Walls -- Internal finishes	Ceramic tiles	4	A	4		
"	Windows and doors	Metal	2	A	4		Recently replaced
"	Windows and doors external	Aluminium to balcony	4	C	3	14200	Replace windows remove existing

	Vertical blindsB		B	3	66400	
Fixed Furniture and Fittings	Teaching - Science, technology	3	C	2		Various repairs required.
	Teaching - Food technology	3	C	2		Various repairs required.
"	Teaching - Other	4	A	4		
"	Non-teaching - Other	3	C	2	24800	Replace art rooms fixed furniture
Floors and Stairs	Ground bearing / hollow floors - structure	4	A	4		
"	Suspended floors - Structure	4	A	4		
"	Floors - Screed & finish	4	A	4		
"	Floors - Screed & finish	3	C	2	240059	Worn floor finishes throughout
"	Floors - Screed & finish	3	C	2		Worn floor finish.incl above
"	Floors - Screed & finish	3	C	2		Worn floor finish. Incl above
"	Staircases - Structure	4	A	4		
"	Staircases - Balustrades	3	C	2		Included above.
"	Staircases - Balustrades	3	C	2	18400	Non complaint replace
"	Staircases - Treads and risers	3	B	3		
"	Staircases - Treads and risers	4	A	4		
Internal Walls and Doors	Walls and partitions - structure	4	A	4		

"	Walls and partitions - structure	Timber / metal stud	4	A	4		
"	Walls and partitions - structure	Glazed screen	3	A	4		
"	Walls and partitions finishes	No Internal Wall Finish/Exposed Structure	4	A	4		
"	Walls and partitions finishes	Plaster / render / plasterboard lining	4	A	4		
"	Walls and partitions finishes	Ceramic tiles	4	A	4		
"	Doors	Timber	3	C	2	114100	Mismatch of doors identified as defective in fire risk assessment
"	Doors	Metal / Plastic	4	A	4		
Redecorations	External - walls	Unpainted	4	A	4		
"	External - walls	Painted	2	C	1	3282	Redecoration and minor repairs to rendered elevations
"	External - windows, doors, etc.	Metal / Plastic - unpainted	4	A	4		Recently replaced
"	External - windows, doors, etc.	Metal - painted	2	A	4		Recently replaced
"	Internal - walls	Unpainted	4	A	4		
"	Internal - walls	Painted	4	C	2	71142	
"	Internal - walls	Painted	4	B	3	7760	
"	Internal - ceilings	Unpainted	4	A	4		
"	Internal - ceilings	Painted	3	B	1		Included above.
"	Internal - windows, doors, etc.	Generally	3	C	2		Incl overlaid existing internal non fire rated screens
Roofs	Structure	Flat roof structure and deck - Generally	4	B	3	5000	Repairs to damaged deck

	Coverings and insulation	Flat roof - Flexible sheet; single ply or built up	2	C	3	38012	Minor wear and some blistering but more recently replaced 731m2 High level oversheet only Scaffold
	Coverings and insulation	Flat roof - Flexible sheet; single ply or built up		D	1	12800	
	Coverings and insulation	Flat roof - Glazed areas / rooflights	2	D	1	803500	In poor condition leaks and general wear throughout Insulation and oversheet. 6420m2 Scaffold
"	Drainage	Pitched roof - Plastic	4	A	4	137900	Leaking and defective.
"	Drainage	Flat roof - Cast iron	2	D	1	23651	Replace with aluminium
"	Drainage	Flat roof - Plastic	4	A			
"	Drainage	Pitched roof - Cast iron	3	D	2		Included in roofing work above.
"	Drainage	Pitched roof - Aluminium	3	B	3		
Sanitary Services	Generally	Generally	4	D	1	51000	Toilets Main girls and boys ground floor - refurbish
	Generally	Generally	4	C	2		
Others	Generally	Steel beams supporting the Gym roof (Room 170)		D	1	5000	No fire protection to steels.
Underground drainage	General			C	2	45000	Repairs to underground drainage, part collapsed and misaligned joints. Subject to further survey

Element	Sub Element	Construction type	Constr Type Accessible	Grade A-D SBPC	Priority Grade 1-4 SBPC	Budget	SBPC Comments
Ceilings	Generally	Plaster / render / plasterboard/ timber lining	Yes	C	2	340	Repairs required.
External Walls, Windows and Doors	Walls - Structure	Timber framed curtain walling	Yes	C	2	45380	Paneling repairs required.
"	Walls – External finishes	No Wall Finish/ Exposed Structure	Yes	A	4		
"	Walls – Internal finishes	Plaster / render / plasterboard lining	Yes	C	2	1650	Water damaged panels.
"	Walls – Internal finishes	Ceramic tiles	Yes	A	4		
"	Windows and doors	Timber	Yes	C	2	15000	Inoperable windows.
"	Windows and doors	Plastic	Yes	A	4		
Fixed Furniture and Fittings	Teaching - Science, technology	Generally	Yes	C	3	16600	Replace damaged and obsolete fixed furniture
"	Non-teaching - Other	Generally	Yes	A	4		
Floors and Stairs	Ground bearing / hollow floors - structure	Generally	No	A	4		
"	Floors - Screed & finish	Vinyl / rubber / cork in tiles / sheet	Yes	C	2	2800	Vinyl floor replacement
"	Floors - Screed & finish	Carpet	Yes				
Internal Walls and Doors	Walls and partitions - structure	Timber / metal stud	No	A	4		
"	Walls and partitions finishes	Plaster / render / plasterboard lining	Yes	A	4		
"	Doors	Timber	Yes	A	4		

Redecorations	External - walls	Painted	Yes		D	2			
"	External - windows, doors, etc.	Timber	Yes		C	2		5000	
Redecorations	External - windows, doors, etc.	Metal / Plastic - unpainted	Yes		A	4			
"	Internal - walls	Unpainted	Yes		A	4			
"	Internal - walls	Painted	Yes		C	2		1776	Worn decorations.
"	Internal - ceilings	Painted	Yes		C	2			Included above
"	Internal - windows, doors, etc.	Generally	Yes		B	3			
Roofs	Structure	Flat roof structure and deck - Generally	No		A	4			
"	Coverings and insulation	Flat roof - Flexible sheet; single ply or built up	No		D	1		25890	Worn roof coverings, leaking extensively.
"	Drainage	Flat roof - Plastic	Yes		B	1			Included above
Sanitary Services	Generally	Generally	Yes		A	4			

COST EFFECTIVE TO DEMOLISH AND RELOCATE FOOD TECHNOLOGY.

Cost of demolition and cart away making good on completion £12,000.00 Based on recent projects

Element	Sub Element	Construction type	Constr Type Accessible	Grade A-D SBPC	Priority Grade 1-4 SBPC	Budget	SBPC Comments
Ceilings	Generally	Plaster / render / plasterboard/ timber lining	Yes	A	4		
"	Generally	No Ceiling/ Exposed Structure	Yes	A	4		
"	Generally	Suspended ceiling: fibreboard / acoustic tiles	Yes	C	2	9170	Worn and damaged suspended ceilings. Studio ceilings painted black not suspended
External Walls, Windows and Doors	Walls - Structure	Brick / block	Yes	A	4		
"	Walls – External finishes	No Wall Finish/ Exposed Structure	Yes	A	4		
"	Walls – Internal finishes	No Internal Wall Finish/Exposed Structure	Yes	A	4		
"	Walls – Internal finishes	Plaster / render / plasterboard lining	Yes	C	2	260	
"	Windows and doors	Metal	Yes	A	4		
		Window blinds	Yes	B	3	1200	
Fixed Furniture and Fittings	Teaching - Science, technology	Generally	Yes	A	4		
"	Teaching - Other	Generally	Yes	A	4		
"	Non-teaching - Other	Generally	Yes	A	4		
Floors and Stairs	Ground bearing / hollow floors - structure	Generally	No	A	4		
"	Floors - Screed & finish	Vinyl / rubber / cork in tiles / sheet	Yes	C	2	2689	Worn floor finishes.
"	Floors - Screed & finish	Carpet	Yes	C	2	18757	Worn floor finishes.
Internal Walls and Doors	Walls and partitions - structure	Brick / block / concrete	No	A	4		

"	Walls and partitions - structure	Timber / metal stud	No	A	4		
	Internal walls and doors	Timber doors	Yes	D	2	11000	Mix of doors non fire rated and many damaged/missing ironmongery.
"	Walls and partitions finishes	No Internal Wall Finish/Exposed Structure	Yes	A	4		
"	Walls and partitions finishes	Plaster / render / plasterboard lining	Yes	A	4		
"	Walls and partitions finishes	Timber lining	Yes	A	4		
"	Walls and partitions finishes	Ceramic tiles	Yes	A	4		
Redecorations	External - walls	Unpainted	Yes	A	4		
"	External - windows, doors, etc.	Timber	Yes	A	4		
"	External - windows, doors, etc.	Metal / Plastic - unpainted	Yes	A	4		
"	Internal - walls	Unpainted	Yes	A	4		
"	Internal - walls	Painted	Yes	C	2	15540	Worn decorations.
"	Internal - ceilings	Unpainted	Yes	A	4		
"	Internal - ceilings	Painted	Yes	C	2	1890	Drama studios only
"	Internal - windows, doors, etc.	Generally	Yes	A	4		
Roofs	Structure	Flat roof - structure and deck - Generally	No	A	4		
"	Coverings and insulation	Flat roof - Flexible sheet; single ply or built up	No	C	2	58160	Worn and leaking felt flat roof Inter layer condensation.
"	Coverings and insulation	Flat roof - Glazed areas / rooflights	No	C	2	55702	Cracked and damaged glazing – leaking single glazed
"	Drainage	Flat roof - Plastic	No	C	2		Remove internal downpipe arrangement costed elsewhere

Sanitary Services	Generally	Generally	Yes	B	3	3300	Replace cubicles only
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Element	Sub Element	Construction type	Constr Type Accessible	Grade A-D SBPC	Priority Grade 1-4 SBPC	Budget	SBPC Comments
Ceilings	Generally	No Ceiling/ Exposed Structure	Yes	A	4		
"	Generally	Suspended ceilings	Yes	C	2	13440	Ceilings in poor condition, marked and damaged. Mismatch of grid sizes
External Walls, Windows and Doors	Walls - Structure	Brick / block	Yes	A	4		
"	Walls – External finishes	No Wall Finish/ Exposed Structure	Yes	A	4		
"	Walls – Internal finishes	Plaster / render / plasterboard lining	Yes	A	4		
"	Windows and doors	Metal	Yes	A	4		
	Windows Blinds	Windows Blinds	Yes	B	3	1200	
Fixed Furniture and Fittings	Teaching - Science, technology	Generally	Yes	A	4		
"	Teaching - Other	Generally	Yes	A	4		
"	Non-teaching - Other	Generally	Yes	A	4		
Floors and Stairs	Ground bearing / hollow floors - structure	Generally	No	A	4		
"	Floors - Screed & finish	Vinyl / rubber / cork in tiles / sheet	No	C	2	510	Worn vinyl flooring.
"	Floors - Screed & finish	Carpet	Yes	C	2	15795	Worn carpet flooring.
Internal Walls and Doors	Walls and partitions - structure	Brick / block / concrete	No	A	4		
"	Walls and partitions - structure	Timber / metal stud	No	A	4		

"	Walls and partitions finishes	No Internal Wall Finish/Exposed Structure	Yes	A	4		
"	Walls and partitions finishes	Plaster / render / plasterboard lining	Yes	A	4		
"	Walls and partitions finishes	Fibreboard / acoustic lining	Yes	C	2	11600	Partition walls acoustic upgrade using carpet at present. Soundsorba lings required.
"	Walls and partitions finishes	Ceramic tiles	No	B	3		
Redecorations	External - walls	Unpainted	Yes				
"	External - windows, doors, etc.	Timber	Yes	A	4		
"	External - windows, doors, etc.	Metal / Plastic - unpainted	Yes	A	4		
"	Internal - walls	Unpainted	Yes	A	4		
"	Internal - walls	Painted	Yes	C	2	9030	Worn decorations.
"	Internal - ceilings	Unpainted suspended	Yes	C	2		Ceilings in poor condition, marked and damaged. Mismatch of grid sizes
"	Internal - ceilings	Painted	Yes	C	2		Included above.
"	Internal - windows, doors, etc.	Generally	Yes	C	2	14400	Included above. Doors are a mix of types in damaged and poor condition with defective ironmongery – replace. 8 singles 7 doubles
Roofs	Structure	Flat roof - structure and deck - Generally	No	A	4		
"	Coverings and insulation	Flat roof - Flexible sheet; single ply or built up	No	C	2	43400	Worn and leaking roof. 320m2
"	Coverings and insulation	Flat roof - Glazed areas / rooflights	No	D	1	4800	4no
"	Drainage	Flat roof - Plastic	No	A	4		
Sanitary Services	Generally	Generally	No	C	2	4220	Worn toilet fittings, currently W.C area unusable

Element	Sub Element	Construction type	Constr Type Accessible	Grade A-D SBPC	Priority Grade 1-4 SBPC	Budget	SBPC Comments
Ceilings	Generally	No Ceiling/ Exposed Structure	Yes	A	4		
	Generally	Suspended ceiling: fibreboard / acoustic tiles	Yes	C	2	18235	Worn suspended ceilings.
External Walls, Windows and Doors	Walls - Structure	Brick / block	Yes	A	4		
"	Walls – External finishes	Timber cladding	Yes	A	4		
"	Walls – External finishes	No Wall Finish/ Exposed Structure	Yes	A	4		
"	Walls – Internal finishes	Plaster / render / plasterboard lining	Yes	A	4		
"	Windows and doors	Timber	Yes	A	4		
"	Windows and doors	Metal	Yes	A	4		
Fixed Furniture and Fittings	Teaching - Science, technology	Generally	Yes	A	4		
"	Teaching - Other	Generally	Yes	C	2	3750	Worn window blinds.
"	Non-teaching - Other	Generally	Yes	A	4		
Floors and Stairs	Ground bearing / hollow floors - structure	Generally	No	A	4		
"	Floors - Screed & finish	Vinyl / rubber / cork in tiles / sheet	Yes	C	2	3940	Worn vinyl flooring.
"	Floors - Screed & finish	Ceramic tiles / terrazzo	Yes	D	2		INCL
"	Floors - Screed & finish	Carpet	Yes	C	2	25188	Worn carpet flooring.
Internal Walls and Doors	Walls and partitions - structure	Brick / block / concrete	No	A	4		

Internal Walls and Doors	Walls and partitions - structure	Timber / metal stud	No	A	4		
"	Walls and partitions finishes	No Internal Wall Finish/Exposed Structure	Yes	A	4		
"	Walls and partitions finishes	Plaster / render / plasterboard lining	Yes	A	4		
"	Walls and partitions finishes	Ceramic tiles	Yes	A	4		
"	Doors	Timber	Yes	A	4		
Redecorations	External - walls	Unpainted	Yes	A	4		
"	External - walls	Painted	Yes	D	1	200	Worn decorations.
"	External - windows, doors, etc.	Timber	Yes	D	1		Included above.
"	External - windows, doors, etc.	Metal / Plastic - unpainted	Yes	A	4		
"	Internal - walls	Unpainted	Yes	A	4		
"	Internal - walls	Painted	Yes	C	2	9150	Worn decorations.
"	Internal - ceilings	Unpainted	Yes	A	4		
"	Internal - ceilings	Painted	Yes	C	2		Included above.
"	Internal - windows, doors, etc.	Generally	Yes	C	2	10800	Poor condition damaged mismatched ironmongery some non fire rated
Roofs	Structure	Flat roof - structure and deck - Generally	No	A	4		
"	Structure	Pitched roof structure - Generally	No	A	4		
"	Coverings and insulation	Flat roof - Flexible sheet: single ply or built up	No	D	1	56520	Worn felt flat roofing.
"	Coverings and insulation	Pitched roof - Glazed areas / rooflights	Yes	D	1	83553	.As quote Cracked and leaking glazing
"	Drainage	Flat roof - Plastic	No	A	4		
Sanitary Services	Generally	Generally	No	C	2	130	Defective toilet partition.

SHS External Works

Remove 916m ² of defective paving and tarmac paths @ £20/m ²	£18,320
New tarmac paths and playground 916m ² @ £58/m ²	£53,128
Remove 1692m ² of damaged carpark and concrete access road @ £20/m ²	£33,840
New tarmac road and service area 1692m ² @ £78/m ²	£131,976
New security fencing 57m @ £55/m	£3,135
New gates to service yard inc intercom / electric release	£5,500
Tree removal where damaging paths	£4,500

**MECHANICAL ELEMENTS CONDITION SURVEY
ASSESSMENT**

STOURPORT HIGH SCHOOL AND SIXTH FORM CENTRE

Mechanical Condition survey & repairs report for The Stourport High School, Stourport

Updated October/November 2020

Element	Sub element	Construction type	Constr. type accessible	Grade A-D	Priority grade 1-4	Budget	SBPC Comments
Mechanical services	BLOCK EFAH						
	Heat source & equipment	Single gas boiler, pressurised system, 2 circulation pumps	Yes	B	1	£50.00	Fit terminal box cover to heating pump. Electrical shock risk.
	Heating distribution, emitters & controls	Low level fin tube system. Motor control panel, no BMS.	Yes	D	1	£61,580.00	Fin tube heat emitters are missing covers and have exposed sharp edges. Motor control panel is missing some of its internals and the control panel wiring is a mess. Replacement heating system and control panel recommended.
	Hot & cold water system	Mains fed system	Yes	B	4		
	Gas distribution	Gas to boiler house, dead weight safety valve	Yes	C	2	£4,000.00	Upgrade gas safety system to current standards.
Mechanical services	Mechanical ventilation & air conditioning	Toilet extract fan	Yes	C	3	£500.00	Some internal occupied rooms do not appear to have any means of natural or mechanical ventilation. Budget cost for toilet fan only.
	BLOCK EFAG						
	Heat source & equipment	Ducted hot air system served by gas fired ventilation unit in roof void.	Yes	D	1	INCL	The hot air system is not working in most rooms. Replace with ground floor level boiler plant.

Element	Sub element	Construction type	Constr. type accessible	Grade A-D	Priority grade 1-4	Budget	SBPC Comments
	Heating distribution, emitters & controls	Ducted hot air system that is not working.	Yes	D	1	£83,419.00	The existing system does not function properly, is in very poor condition and the school have resorted to using portable electric heaters with trailing wires to heat most rooms. (high running costs and trip hazards) Replacement wet heating system and BMS controls recommended.
	Hot & cold water system	Tank in rooftop plant area, single electric cylinder, copper pipework.	Yes	C	2	£3,000.00	Address the defects of no blending valves and large cold water storage tank serving a small number of outlets.
	Gas distribution	Gas to roof void plant room air handling unit.	in part	C	2	£4,000.00	Upgrade gas safety system to current standards.
	Mechanical ventilation & air conditioning	Toilet extract.	Yes	B	4		
Mechanical services	BLOCK EFAF	block to be demolished					
	Heat source & equipment	No fixed installation other than portable fan heaters fixed to walls in toilets	Yes				
	Heating distribution, emitters & controls	Heating in occupied spaces by portable electric heaters with trailing cords.	Yes	D	2		
	Hot & cold water system	Mains fed system	Yes	D	1		
	Gas distribution	no gas installation		A	4		
	Mechanical ventilation & air conditioning	Generally	Yes	C	2		
	BLOCK EFAI						

Element	Sub element	Construction type	Constr. type accessible	Grade A-D	Priority grade 1-4	Budget	SBPC Comments
Mechanical services	Heat source & equipment	Recently replaced heating system during boiler and heating emergency works	Yes	A	4		
	Heating distribution, emitters & controls	Recently replaced heating system during boiler and heating emergency works	Yes	A	4		
	Hot & cold water system	Recently replaced heating system during boiler and heating emergency works	Yes	A	4		
	Gas distribution	Gas to laboratories	Yes	B	4		
Mechanical services	Mechanical ventilation & air conditioning	Toilet extract	Yes	B	4		
	BLOCK EFAD						
	Heat source & equipment	No central plant all local electric	Yes	A	4		
	Heating distribution, emitters & controls	Fixed in place direct electric heat emitters, no LST covers. No central control identified.	Yes	B	4		
Mechanical services	Hot & cold water system	no hot and cold water installation	Yes				
	Gas distribution	no gas installation	Yes				
	Mechanical ventilation & air conditioning	no mechanical ventilation	Yes				
	C BLOCK FITNESS AND GYM						
Mechanical services	Heat source & equipment	No central heating plant	Yes				

Element	Sub element	Construction type	Constr. type accessible	Grade A-D	Priority grade 1-4	Budget	SBPC Comments
Mechanical services	Heating distribution, emitters & controls	Mitsubishi cassette AC units in gym hall with centralised touch screen controller. Local	Yes	A	4		
	Hot & cold water system	Baxi boiler serving calorifier in boys change area. Rada digital mixing valves serving no touch showers and basins	Yes	C	2	£1,500.00	Relocate digital mixers that serve female change as too far from the outlets. Thermally insulate the pipework.
	Gas distribution	Gas to Baxi boiler. Medem gas safety system.	Yes	A	4		
	Mechanical ventilation & air conditioning GYM	Wall fans in change area. Mitsubishi Lossnay vent unit in gym hall with cassette units.	Yes	A	4		
Mechanical services	BLOCK EFAC						
	Heat source & equipment	Wall hung Mikrofill boiler in boiler room.	Yes	A	4		
	Heating distribution, emitters & controls	Radiators and fan convectors. Sports hall has Ambirad radiant heating system with Smartcon controller. Boiler system controls in boiler room.	Yes	A	4		
	Hot & cold water system	Andrews gas hot water cylinder serving mains fed systems. Generally	Yes	A	4		
Mechanical services	Gas distribution	Heat recovery central vent to toilets and change area. Mixed mode system for hall.	Yes	A	4		
	Mechanical ventilation & air conditioning		Yes	A	4		
BLOCK EFAC DINING ROOM WING							

Element	Sub element	Construction type	Constr. type accessible	Grade A-D	Priority grade 1-4	Budget	SBPC Comments
Mechanical services	Heat source & equipment	Recently replaced heating system	Yes	A	4		
	Heating distribution, emitters & controls	Recently replaced heating system	Not all	A	4		
	Hot & cold water system	Electric hot water cylinder for kitchen.	Yes	B	4		
	Gas distribution	Gas to kitchen equipment with Caterwatch safety system.	Yes	B	4		
Mechanical services	Mechanical ventilation & air conditioning	Toilet extract fans and kitchen canopy supply and extract systems.	Yes	A	4		
	BLOCK EFAE						
	Heat source & equipment	Recently replaced heating system	Yes	A	4		
	Heating distribution, emitters & controls	Recently replaced heating system	Not all	A	4		
Mechanical services	Heating distribution, emitters & controls	Recently replaced heating system	Yes	A	4		
	Heating distribution, emitters & controls	Recently replaced heating system	Yes	A	4		
	Hot & cold water system	Recently replaced heating system	Yes	A	4		

Element	Sub element	Construction type	Constr. type accessible	Grade A-D	Priority grade 1-4	Budget	SBPC Comments
	Hot & cold water system	Local electric water heaters in various locations	Yes	D	2	£5,000.00	Some water heaters have failed others in very poor condition
	Gas distribution	Gas to central gas fired boiler plant.	Yes	B	3	£1,000.00	clean and paint exposed gas pipework
	Gas distribution	Gas to laboratories and technology rooms. Some have automatic shut off systems, others do not	Yes	B	3	£15,000.00	Fit automatic gas safety systems to rooms that do not have such systems.
	Mechanical ventilation & air conditioning	Most areas including toilets rely on natural ventilation. Some locations require local extract.	Yes	B	3	£10,000.00	Add local extract ventilation to areas that require.
	Mechanical ventilation & air conditioning	Local exhaust ventilation (LEV) systems to technology rooms	Yes	C	2	£25,000.00	LEV systems show significant deterioration of the externally located equipment.
	Mechanical ventilation & air conditioning	Air conditioning to IT room, area 77.	Yes	D	2	£7,500.00	Replace with correctly sized and correctly installed equipment.

**ELECTRICAL ELEMENTS CONDITION SURVEY
ASSESSMENT**

STOURPORT HIGH SCHOOL AND SIXTH FORM CENTRE

Electrical Condition survey & repairs report for The Stourport High School, Stourport

T J Rudd, Updated October/November 2020

Element	Sub element	Construction type	Constr. type accessible	Grade A-D	Priority grade 1-4	Budget	SBPC Comments
EFAH BLOCK							
Electrical services	Control gear	4 Way TP&N Federal electric Distribution board	Yes	C	2	£1,500.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
	Power	Wiring accessories 50%	Yes	C	3	£500.00	Replace worn accessories
		Wiring accessories 50%	Yes	C	1	£500.00	Replace damaged and poorly installed socket
		Wiring system 90%	Yes	B	4		
	Lighting system	Wiring system 10%	Yes	D	1	£100.00	Wiring containment requires attention
		Internal Fluorescent 95%	Yes	C	2	£6,500.00	Upgrade Poor condition luminaires
		Internal others 5%	Yes	C	2	£350.00	Upgrade Poor condition luminaires
		Wiring accessories 50%	Yes	C	2	£500.00	Replace worn accessories
		Wiring accessories 50%	Yes	C	1	£500.00	Address defects to switches
	Alarms	Wiring system	Yes	B	4		
		External floodlights	Yes	C	2	£1,800.00	Upgrade Poor condition luminaires
		Fire Alarm system	Yes	C	2	£150.00	Cable containment defect
	Comms & IT	Intruder Alarm system	Yes	C	2	£3,000.00	Upgrade Poor condition system
		Data Installation	Yes	B	4		
		A/V systems	Yes	B	4		
EFAG BLOCK							
Electrical services	Control gear	6 Way TP&N Square D Distribution board	Yes	A	4		
	Power	Wiring accessories 50%	Yes	C	3	£500.00	Replace worn accessories
		Wiring accessories 50%	Yes	C	2	£500.00	Replace damaged and poorly installed socket outlets
		Wiring system	Yes	B	4		
	Lighting system	Hand Driers	Yes	A	4		
		Internal Fluorescent 85%	Yes	C	2	£9,000.00	Upgrade Poor condition luminaires
		Internal LED 2%	Yes	A	4		
		Internal others 13%	Yes	C	2	£2,000.00	Upgrade Poor condition luminaires
		Wiring accessories 50%	Yes	C	3	£750.00	Replace worn accessories
		Wiring accessories 50%	Yes	C	2	£750.00	Replace poor condition accessories
		Wiring system 80%	Yes	B	4		
		Wiring system 20%	Yes	D	1	£1,000.00	Wiring in drama studios requires attention
		Alarms	External floodlights	Yes	C	2	£800.00
	Stage Lighting		Yes	D	1	£2,000.00	Repairs/Maintenance required
	Fire Alarm system		Yes	C	3	£150.00	Remove redundant equipment
	Comms & IT	Intruder Alarm system	Yes	C	2	£3,000.00	Upgrade Poor condition system
		Data Installation	Yes	B	4		
		A/V systems	Yes	B	4		

EFAE BLOCK		To be demolished
Electrical services	12 Way Merlin Gerin TP&N	
Control gear	Distribution board	
Power	Wiring accessories	
	Wiring system	
Lighting system	Internal Fluorescent	
	Wiring accessories	
	Wiring system	
	Emergency luminaires	
	External floodlights 50%	
	External floodlights 50%	
Alarms	Fire Alarm system	
	Intruder Alarm system	
Comms & IT	Data Installation	
	A/V systems	

EFAD BLOCK									
Electrical services	Control gear	8 Way TP&N Square D Distribution board	Yes	A	4				
		8 Way SP&N Federal electric Distribution board	Yes	C	2	£1,500.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.		
	Power	Wiring accessories 75%	Yes	C	3	£1,500.00	Replace worn accessories		
		Wiring accessories 25%	Yes	C	2	£500.00	Upgrade poor condition accessories		
		Wiring system	Yes	C	2	£500.00	Cable containment defect		
	Lighting system	Fume extract cupboards	Yes	D	1	£1,000.00	Service/Repairs		
		Blakely units	Yes	D	1	£6,000.00	Install Blakely units to 2 No Labs		
		Internal Fluorescent 95%	Yes	C	2	£12,000.00	Upgrade Poor condition luminaires		
		Internal others 5%	Yes	C	2	£1,000.00	Upgrade Poor condition luminaires		
		Wiring accessories 60%	Yes	C	3	£1,000.00	Replace worn accessories		
		Wiring accessories 40%	Yes	C	2	£800.00	Upgrade poor condition accessories		
		Wiring system	Yes	C	2	£1,000.00	Replace poor condition wiring		
	Alarms	External lighting	Yes	C	2	£500.00	Upgrade Poor condition luminaires & wiring		
		Fire Alarm system	Yes	B	4				
		Intruder Alarm system	Yes	C	2	£4,000.00	Upgrade Poor condition system		
Comms & IT	CCTV system	Yes	C	3	£1,000.00	Replace worn accessories			
	Data Installation	Yes	B	4					
	A/V systems	Yes	B	4					
Electrical services	Control gear	6 Way TP&N Hager Distribution board	Yes	A	4				
		6 Way TP&N Hager Distribution board	Yes	A	4				
		4 Way TP&N Hager Distribution board	Yes	A	4				
		Wiring accessories	Yes	A	4				
	Power	Wiring system	Yes	A	4				
		Door access systems	Yes	A	4				
		Internal Fluorescent	Yes	B	4				
	Lighting system	Internal Dichroic spots 1%	Yes	C	2	£500.00	Replace with LED		
		Internal T/H Floodlights 5%	Yes	A	4				
		Wiring accessories	Yes	A	4				
		Wiring system	Yes	A	4				
	Alarms	Emergency Lighting	Yes	C	3	£500.00	Replace worn accessories		
		Fire Alarm system	Yes	A	4				
		CCTV system	Yes	B	4				
	Comms & IT	Data Installation	Yes	A	4				
A/V systems		Yes	A	4					

EFAE Dining Room wing

Electrical services	Control gear	12 Way TP&N Square D Panel board	Yes	A	4
		8 Way SP&N Square D Distribution board	Yes	A	4
		8 Way SP&N Square D Distribution board	Yes	A	4
		48 Way SP&N MEM Distribution board	Yes	A	4
		10 Way SP&N MEM Distribution board	Yes	A	4
		18 Way SP&N Square D Distribution board	Yes	A	4
		4 Way SP&N Crabtree Consumer unit	Yes	B	4
		4 Way SP&N Crabtree Consumer unit	Yes	B	4
		6 Way SP&N Square D Distribution board	Yes	A	4
		6 Way TP&N Square D Distribution board	Yes	A	4
		18 Way TP&N Square D Distribution board	Yes	A	4
		5 Way SP&N Wylex Distribution board	Yes	A	4
		16 Way SP&N Federal electric Distribution board	Yes	C	2
					£2,000.00
					Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
	Power	Wiring accessories 50%	Yes	A	4
		Wiring accessories 50%	Yes	C	2
		Wiring system	Yes	B	4
	Lighting system	Internal Fluorescent 45%	Yes	C	2
		Internal Fluorescent 50%	Yes	A	4
		Internal others 5%	Yes	C	3
		Wiring accessories 50%	Yes	A	4
		Wiring accessories 50%	Yes	C	2
		Wiring system 50%	Yes	A	4
		Wiring system 50%	Yes	B	4
		Emergency Lighting	Yes	A	4
	Alarms	Fire Alarm system	Yes	B	4
		Intruder Alarm system	Yes	C	2
		Disabled Call system	Yes	A	4
		CCTV system	Yes	C	3
		Data Installation	Yes	A	4
	Comms & IT	A/V systems	Yes	A	4
					£6,000.00
					Upgrade Poor condition system
					£500.00
					Upgrade poor wiring
					£1,000.00
					Upgrade poor condition accessories
					£1,500.00
					Upgrade poor condition accessories
					£10,000.00
					Upgrade Poor condition luminaires
					£500.00
					Upgrade Poor condition luminaires
					£1,000.00
					Upgrade poor condition accessories

FITNESS GYM BLOCK

Electrical services	Control gear	24 Way TP&N Schneider	Yes	A	4
		Distribution board			
	Power	Wiring accessories	Yes	A	4
		Wiring system	Yes	A	4
		Door access systems	Yes	A	4

Lighting system	Hand Dryers	Yes	A	4	
	Internal Fluorescent	Yes	A	4	
	Internal LED	Yes	A	4	
	Wiring accessories	Yes	A	4	
	Wiring system	Yes	A	4	
	Emergency Lighting	Yes	A	4	
	Fire Alarm system	Yes	A	4	
	Intruder Alarm system	Yes	A	4	
	Disabled Call system	Yes	A	4	
	CCTV system	Yes	A	4	
Comms & IT	Data Installation	Yes	A	4	
	A/V systems	Yes	A	4	
EFAC SPORTS HALL BLOCK					
Electrical services	Control gear	12 Way TP&N MEM Distribution board	Yes	A	4
	Power	Wiring accessories	Yes	A	4
Lighting system		Wiring system	Yes	A	4
		Internal Fluorescent	Yes	A	4
		External lighting	Yes	A	4
		Emergency Lighting	Yes	A	4
		Wiring accessories	Yes	A	4
		Wiring system	Yes	A	4
		Fire Alarm system	Yes	A	4
Alarms		Intruder Alarm system	Yes	A	4
		CCTV system	Yes	A	4
Comms & IT		Data Installation	Yes	A	4
		Lightning protection system	Yes	A	4
EFAE BLOCK GND FLOOR					
Electrical services	Control gear	4 Way SP&N Square D Distribution board	Yes	A	4
		6 Way SP&N Merlin Gerin Distribution board	Yes	A	4
		12 Way SP&N Merlin Gerin Distribution board	Yes	A	4
		6 Way SP&N Square D Distribution board	Yes	A	4
		12 Way TP&N MEM Distribution board	Yes	A	4
		7 Way SP&N MEM Distribution board	Yes	A	4
		8 Way TP&N Federal electric Distribution board	Yes	C	2
					£3,000.00
					Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
		12 Way TP&N Square D Distribution board	Yes	A	4
		4 Way SP&N Wylex Distribution board	Yes	C	2
					£1,000.00
					Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
		8 Way SP&N Schneider Distribution board	Yes	A	4

4 Way SP&N Square D Distribution board	Yes	A	4		
12 Way TP&N Federal electric Distribution board	Yes	C	2	£4,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
8 Way SP&N Square D Distribution board	Yes	A	4		
4 Way SP&N Square D Distribution board	Yes	A	4		
12 Way TP&N Federal electric Distribution board	Yes	C	2	£4,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
12 Way TP&N Federal electric Distribution board	Yes	C	2	£4,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
6 Way SP&N Hager Distribution board	Yes	A	4		
28 Way TP&N Federal electric Panel board	Yes	C	2	£15,000.00	Obsolete Panel board. No Circuit breakers available if required due to malfunction or new circuits.
12 Way TP&N Federal electric Distribution board	Yes	C	2	£4,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
12 Way SP&N Square D Distribution board	Yes	A	4		
24 Way SP&N Federal electric Distribution board	Yes	C	2	£2,500.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
2 Way TP&N MEM Panel board	Yes	C	2	£4,000.00	Obsolete Panel board. No Circuit breakers available if required due to malfunction or new circuits.
4 Way TP&N Federal electric Distribution board	Yes	C	2	£2,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
12 Way TP&N Federal electric Distribution board	Yes	C	2	£4,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
12 Way TP&N Federal electric Distribution board	Yes	C	2	£4,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
12 Way SP&N Federal electric Distribution board	Yes	C	2	£1,500.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
12 Way TP&N Federal electric Distribution board	Yes	C	2	£4,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
4 Way SP&N Federal electric Distribution board	Yes	C	2	£1,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
12 Way TP&N Federal electric Distribution board	Yes	C	2	£4,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.

Electrical services	Power	4 Way SP&N Federal electric Distribution board	Yes	C	2	£1,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
		Wiring accessories 70%	Yes	C	2	£3,000.00	Replace poor condition accessories
		Wiring accessories 30%	Yes	C	2	£1,000.00	Replace poor condition accessories
		Wiring system	Yes	C	2	£1,000.00	Replace poor condition wiring
	Lighting system	Blakely units	Yes	D	1	£1,000.00	Service Blakely units
		Gas prove systems	Yes	B	4		
		Emergency Stop systems	Yes	C	2	£2,000.00	Upgrade/service systems
		Internal Fluorescent 50%	Yes	B	4		
	Alarms	Internal Fluorescent 50%	Yes	C	2	£15,000.00	Upgrade Poor condition luminaires
		Wiring accessories 70%	Yes	C	2	£1,000.00	Replace poor condition accessories
		Wiring accessories 30%	Yes	C	2	£750.00	Replace poor condition accessories
		Wiring system	Yes	B	4		
	Comms & IT	External Lighting Flood Ltg	Yes	C	2	£1,000.00	Upgrade Poor condition luminaires
		External Lighting Amenity	Yes	C	2	£3,200.00	Upgrade Poor condition luminaires
		Intruder Alarm system	Yes	B	4		
		CCTV system	Yes	C	2	£1,000.00	Upgrade worn equipment
Electrical services	Power	Data Installation	Yes	B	4		
		A/V systems	Yes	A	4		
		Lightning protection system	Yes	C	2	£5,000.00	Upgrade/Repairs to system
	Lighting system	4 Way SP&N MEM Distribution board	Yes	B	4		
		36 Way SP&N Federal electric Distribution board	Yes	C	2	£3,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
		Wiring accessories 50%	Yes	C	3	£2,000.00	Replace poor condition accessories
		Wiring accessories 50%	Yes	C	2	£2,000.00	Replace poor condition accessories
	Alarms	Wiring system	Yes	B	4		
		Internal Fluorescent	Yes	C	2	£16,000.00	Upgrade Poor condition luminaires
		Wiring accessories 60%	Yes	C	3	£750.00	Replace poor condition accessories
		Wiring accessories 40%	Yes	C	2	£500.00	Replace poor condition accessories
	Comms & IT	Wiring system	Yes	B	4		
		Fire Alarm system	Yes	B	4		
		Data Installation	Yes	B	4		
		A/V systems	Yes	A	4		
Electrical services	Power	4 Way SP&N Federal electric Distribution board	Yes	C	2	£1,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
		4 Way SP&N MEM Distribution board	Yes	B	4		
		36 Way SP&N Federal electric Distribution board	Yes	C	2	£3,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
		Wiring accessories 50%	Yes	C	3	£2,000.00	Replace poor condition accessories
	Lighting system	Wiring accessories 50%	Yes	C	2	£2,000.00	Replace poor condition accessories
		Wiring system	Yes	B	4		
		Internal Fluorescent	Yes	C	2	£16,000.00	Upgrade Poor condition luminaires
		Wiring accessories 60%	Yes	C	3	£750.00	Replace poor condition accessories
	Alarms	Wiring accessories 40%	Yes	C	2	£500.00	Replace poor condition accessories
		Wiring system	Yes	B	4		
		Fire Alarm system	Yes	B	4		
		Data Installation	Yes	B	4		
	Comms & IT	A/V systems	Yes	A	4		

12 Way TP&N Federal electric Distribution board					
	Yes	C	2	£4,000.00	Obsolete Distribution board. No Circuit breakers available if required due to malfunction or new circuits.
Power	Wiring accessories 50%	B	3	£1,000.00	Replace poor condition accessories
	Wiring accessories 50%	C	2	£1,000.00	Replace poor condition accessories
	Wiring system 90%	B	4		
	Wiring system 10%	D	1	£500.00	Wiring containment requires attention
Lighting system	Blakely units	D	1	£1,000.00	Service Blakely units
	Internal Fluorescent 30%	B	3	£8,000.00	Upgrade Poor condition luminaires
	Internal Fluorescent 70%	C	2	£22,000.00	Upgrade Poor condition luminaires
	Wiring accessories 50%	B	3	£800.00	Replace poor condition accessories
Alarms	Wiring accessories 50%	C	2	£800.00	Replace poor condition accessories
	Wiring system	B	3	£1,000.00	Replace poor condition wiring
	Fire Alarm system	B	4		
	Intruder Alarm system	B	4		
Comms & IT	Data Installation	B	4		
	A/V systems	A	4		
EFAE BLOCK SCD FLOOR					
Electrical services	Power	Yes	B	£500.00	Replace poor condition accessories
	Wiring accessories 50%	C	2	£500.00	Replace poor condition accessories
	Wiring system	B	4		
	Wiring system 2%	D	1	£150.00	Cable containment defect
Lighting system	Internal Fluorescent	C	2	£9,000.00	Upgrade Poor condition luminaires
	Wiring accessories 50%	B	3	£800.00	Replace poor condition accessories
	Wiring accessories 50%	C	2	£800.00	Replace poor condition accessories
	Wiring system	B	3	£1,000.00	Replace poor condition wiring
Alarms	Fire Alarm system	B	4		
	Intruder Alarm system	B	4		
Comms & IT	Data Installation	Yes	B	4	

A/V systems		Yes	A	4
EXTERNALS EFA1				
Electrical services	Lighting	Yes	C	2
	Lighting Columns	Yes	C	2
	Replace poor condition lighting columns			£12,000.00
External Wiring	various Power, Data, alarms wall mounted and overhead	Yes	C	2
	Upgrade Poor installation methods			£6,000.00
Main incoming Electrical service	Electrical Switchgear	Yes	B	4
ADDITIONAL INFORMATION				

It should be noted that the wiring systems installed in each area are predominantly Thermoplastic insulated/sheathed cables installed in various types of containment. The average life expectancy according to CIBSE Guid M for this type of cable is 30 years. I would expect that the wiring systems in ares of the school that have been installed over 30 years may be showing signs of deterioration and would require replacement.

The Main Fire alarm panel Block E (Main school) is full to capacity so any additional areas that may require protection in the future would result in a replacement panel.

Re wire budget estimate for main block EFAE 7875@£45/M2

Yes	partial	C	2	£354,375	years old and original.
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**NEW SYNTHETIC PITCH COST BREAKDOWN AND
DRAWING**

STOURPORT HIGH SCHOOL AND SIXTH FORM CENTRE

STOURPORT HIGH SCHOOL & 6th FORM CENTRE

BUDGET COSTS FOR SYNTHETIC RUGBY PITCH

To RFU Standards based on a 3G area of 130m x 75m & Facility Design Guides and FA requirements for local / community clubs

PITCH	£
Preliminaries	21,024.00
Site clearance, excavations and groundworks	25,315.00
Removal of 2080m ³ of sandy topsoil.	62,400.00
Drainage works	21,402.00
Pitch foundations and base to include tarmacadam	281,659.00
Shockpad	84,822.00
Synthetic system turf	230,459.00
Perimeter fencing 1.2m high inc 1 single 1 double gate	29,330.00
Additional double gate and 3no. Single gates	5,000.00
1m wide perimeter tarmac path to perimeter	23,688.00
Floodlighting 6no. Columns with LED floodlights	70,470.00
Reinstatement works / pitch dressing	2,550.00

Rugby posts	3,840.00
Football goals (2no. Full size 4no small goals for half pitch)	13,400.00
Maintainance tractor	4,800.00
Dividing nets	4,778.00
SUB TOTAL	884,937.00
SBPC project management costs @ 4%	35,400.00
Planning fee	500.00
Site investigation	5,000.00
Total	<u>925,837.00</u>

Maintainance visits quarterly recommended at £450 per visit



BURLISH PARK PRIMARY SCHOOL

6TH FORM CENTRE

STOURPORT-ON-SEVERN HIGH SCHOOL

PROPOSED RUGBY PITCH

NETBALL DOME

STOURPORT SPORTS CLUB

WINDERMERE WAY

KINGSWAY

A451

APPENDIX A

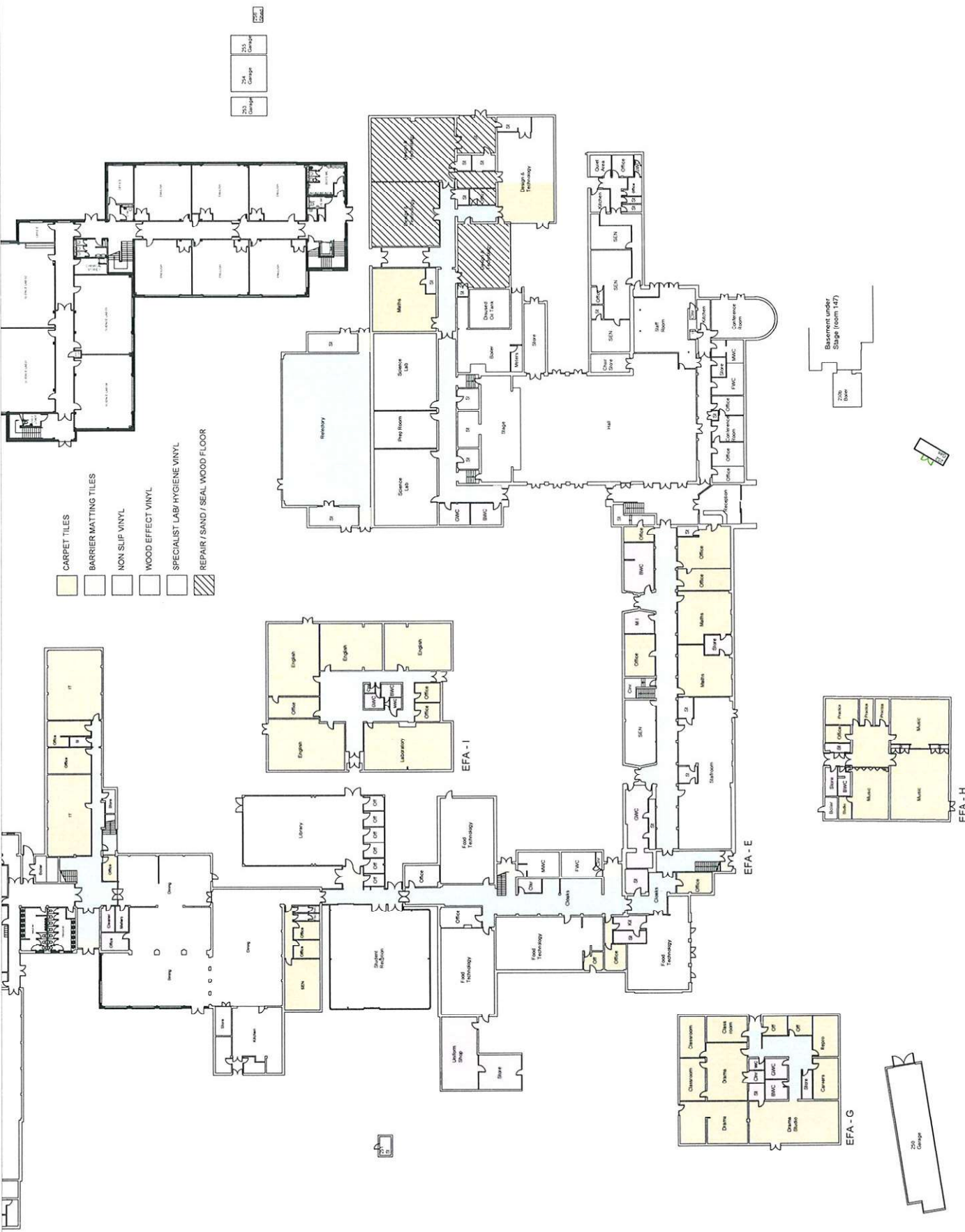
DRAWINGS

SHS Refurb Drawing List

SK1	Floor finishes GF
SK2	Floor finishes FF
SK3	Floor finishes SF
SK4	Suspended Ceilings GF
SK5	Suspended Ceilings FF
SK6	Suspended Ceilings SF
SK7	External Cladding Front Elevation
SK8	External Cladding Side and Rear Elevations
SK9	Roof Plan
SK10	External Works
SK11	Science Labs
SK12	Changing Rooms

DO NOT SCALE

All dimensions and coordinates unless otherwise stated are in millimetres. All dimensions are to the centre of the wall unless otherwise stated. All dimensions are to the centre of the wall unless otherwise stated. All dimensions are to the centre of the wall unless otherwise stated.



- CARPET TILES
- BARRIER MATTING TILES
- NON SLIP VINYL
- WOOD EFFECT VINYL
- SPECIALIST LAB HYGIENE VINYL
- REPAIR / SAND / SEAL WOOD FLOOR

Q Sheppard
BUILDING & PROJECT CONSULTANCY

The Old Station, Hatfield Farm, Hatfield Lane,
Huddersfield, West Yorkshire WF2 7PZ
Tel: 01484 512345
Fax: 01484 512346
Email: info@qsheppard.co.uk
Web: www.qsheppard.co.uk

Project:
Stourport High School & 6th Form Centre
Mirister Road, Stourport on Severn

Relativism

Drawing description:

FLOOR COVERINGS

Ground Floor

Scale: 1:250 @ A1

Date: 11.11.20

Drawn By: SV

Checked By: SV

Rev:

Drawing No: SK1

All dimensions in millimeters unless otherwise stated.

The Old Stables, Hatfield Farm, Hatfield Lane,
Hatfield, Nr Worcester WR5 2PZ
Tel: 01905 821562
E-mail: admin@sheppardpc.co.uk
Web: www.sheppardpc.co.uk

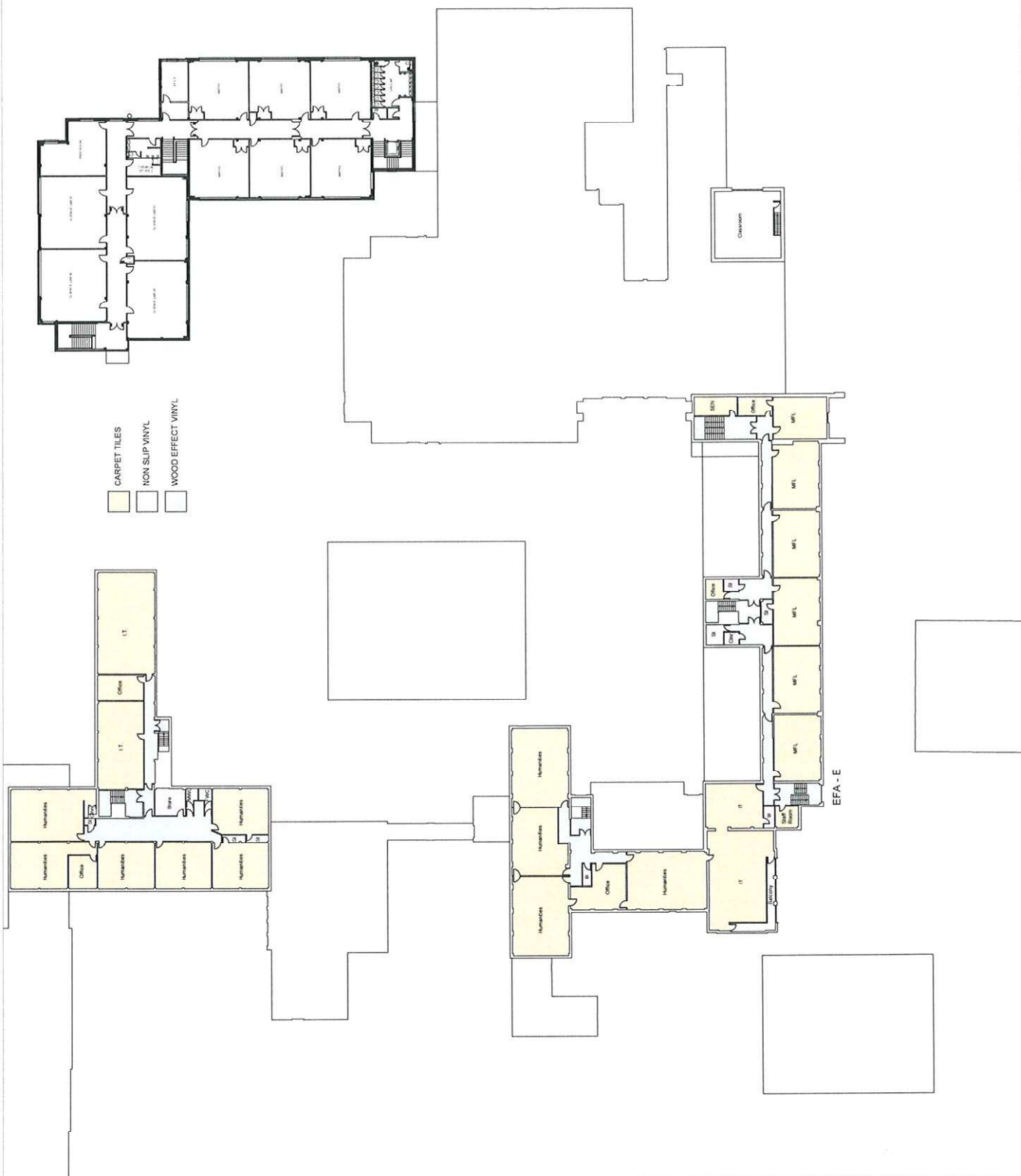
Project
Stourport High School & 6th Form Centre
Minster Road, Stourport on Severn

Drawing description.

First Floor

Drawn By: SUN	Checked By: SV
---------------	----------------

Drawing Nr: SK2



TO NOT SCALE

As shown on drawings, unless otherwise stated, all dimensions are in millimetres. All dimensions are to the face of the work unless otherwise stated. All dimensions are to be checked by the contractor. All dimensions are to be checked by the contractor. All dimensions are to be checked by the contractor.

Sheppard
BUILDING & PROJECT CONSULTANCY

The Old Chapel, 1000 High Street, Walsby, Lincoln, LN25 9JF
Tel: 01509 261111
Fax: 01509 261112
Email: info@sheppard.co.uk
Web: www.sheppard.co.uk

Project:
Sheppard High School & 6th Form Centre
Minster Road, Scunthorpe on Severn

Rebuild/extension

Drawing description

FLOOR COVERINGS

Second Floor

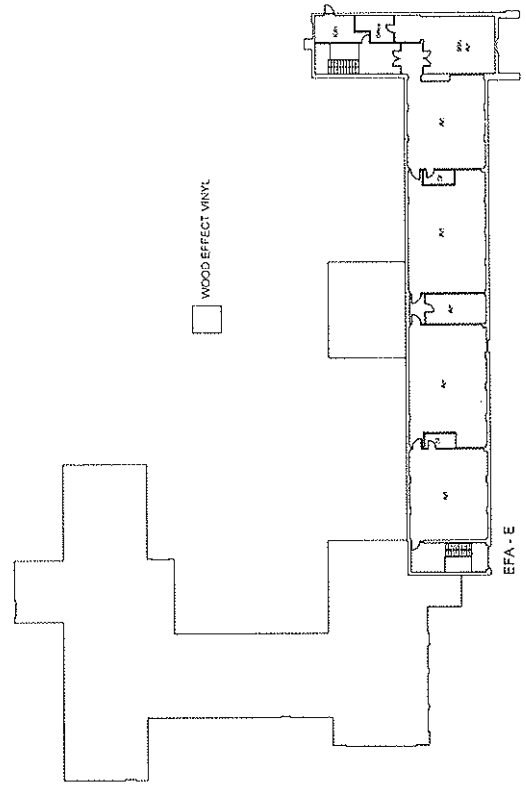
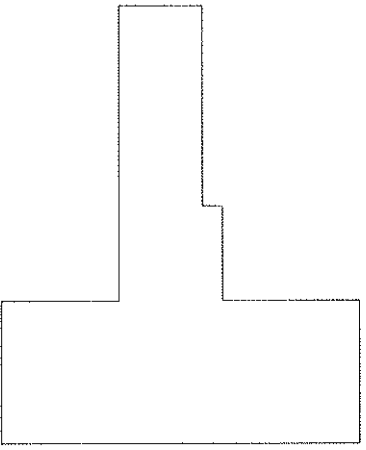
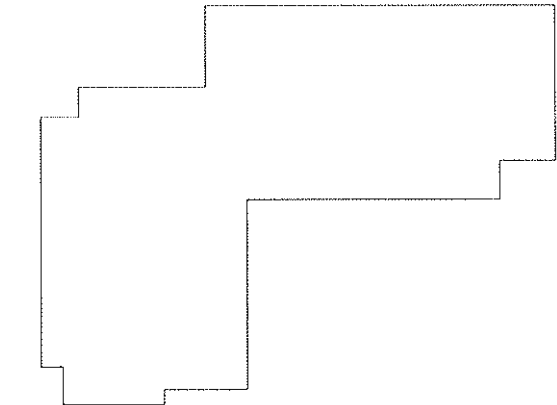
Scale: 1:200 E.A.

Date: 11.11.20

Drawn By: SV

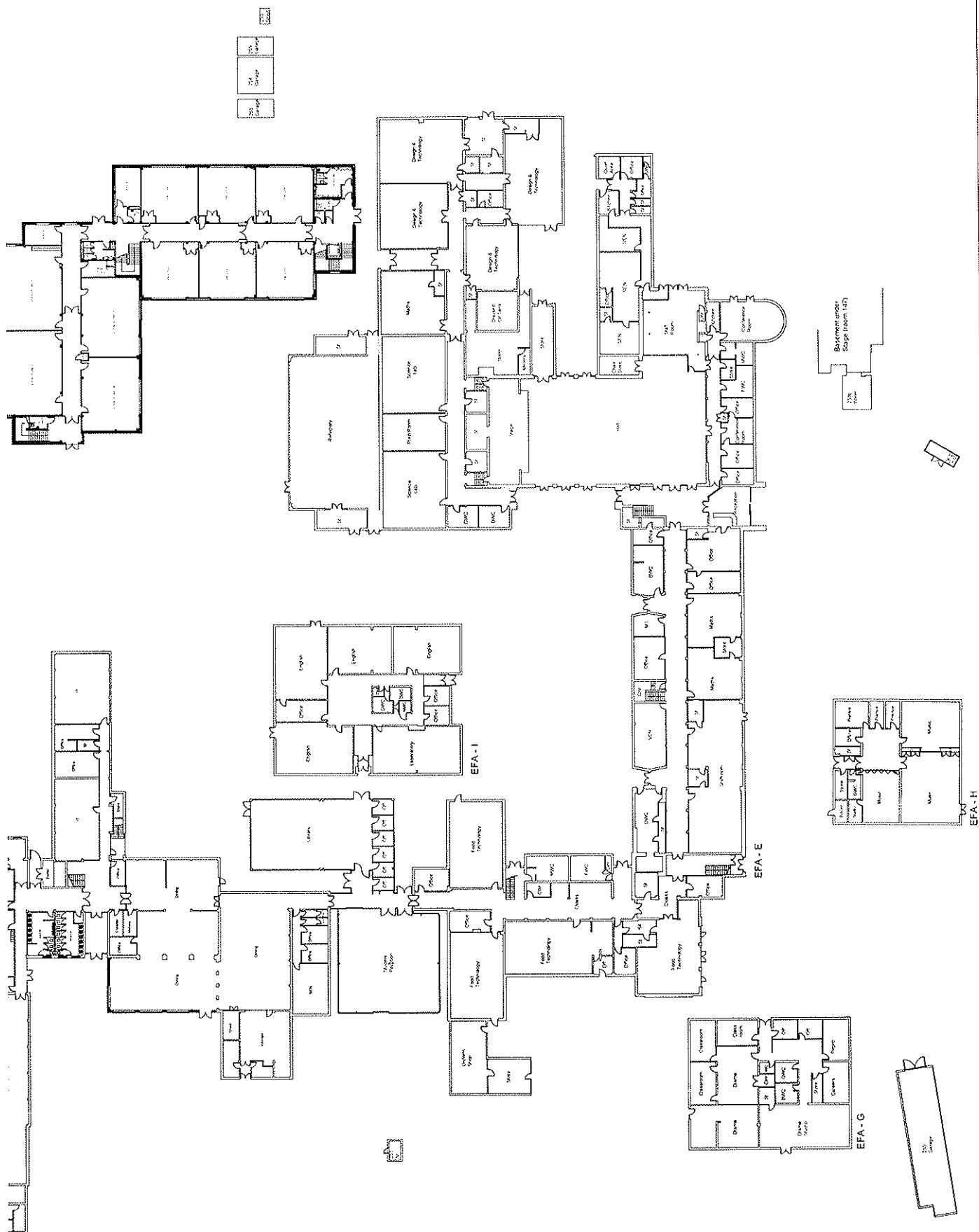
Checked By: SV

Rev:



WOOD EFFECT VINYL

EFA - E



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[illegible]

2000

CEILINGS

Score : 250 @ A1
Date : 11/20

Drawing Nr. _____ Rev: _____

!

500 MM SCALE

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Sheppard
BUILDING & PROJECT CONSULTANCY

The Old School, 100 High Street, Sturport, Wirral, Merseyside, CH89 7JQ
Tel: 0151 251 1000
Fax: 0151 251 1001
Email: info@sheppard-consultancy.co.uk
Web: www.sheppard-consultancy.co.uk

Project:
Sturport High School & 6th Form Centre
Minster Road, Sturport on Severn

Refurbishment

Drawing description

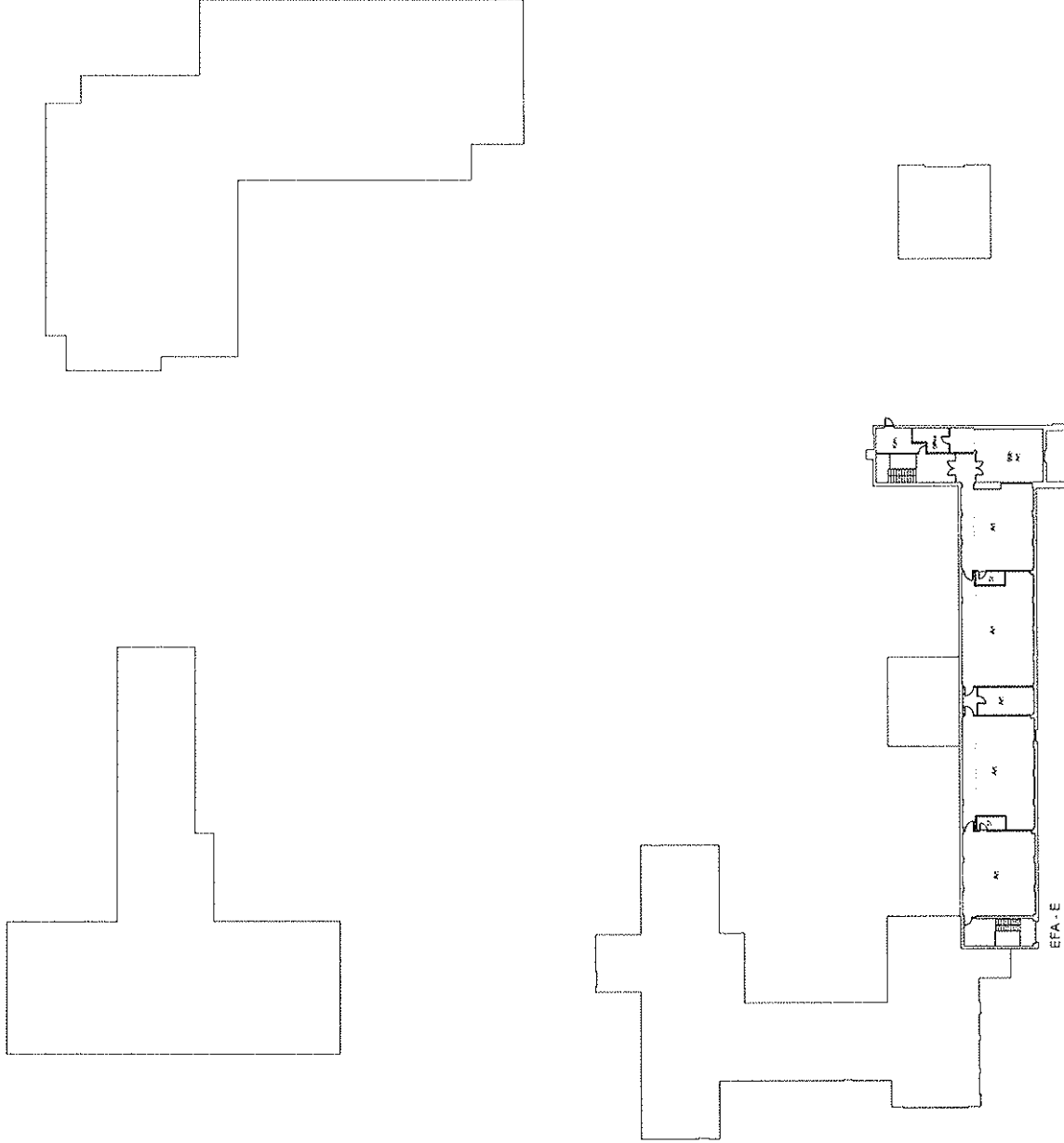
CEILING

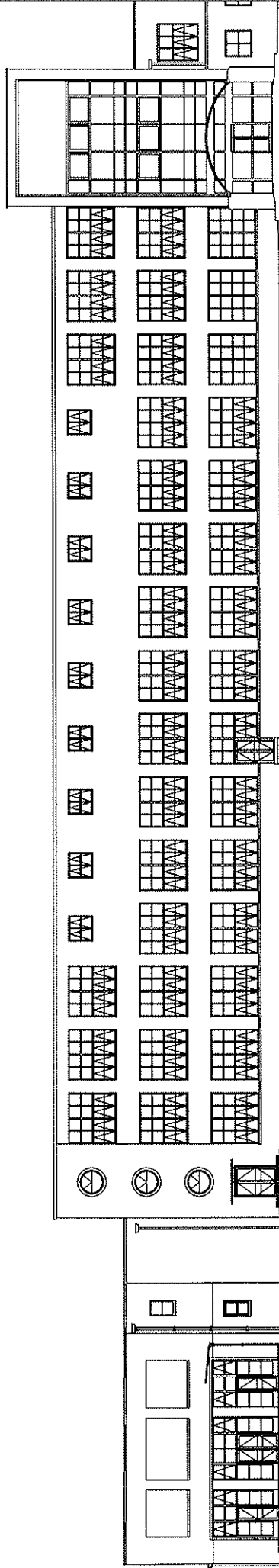
Second Floor

Scale: 1:250 @ A1 Date: 11.11.20

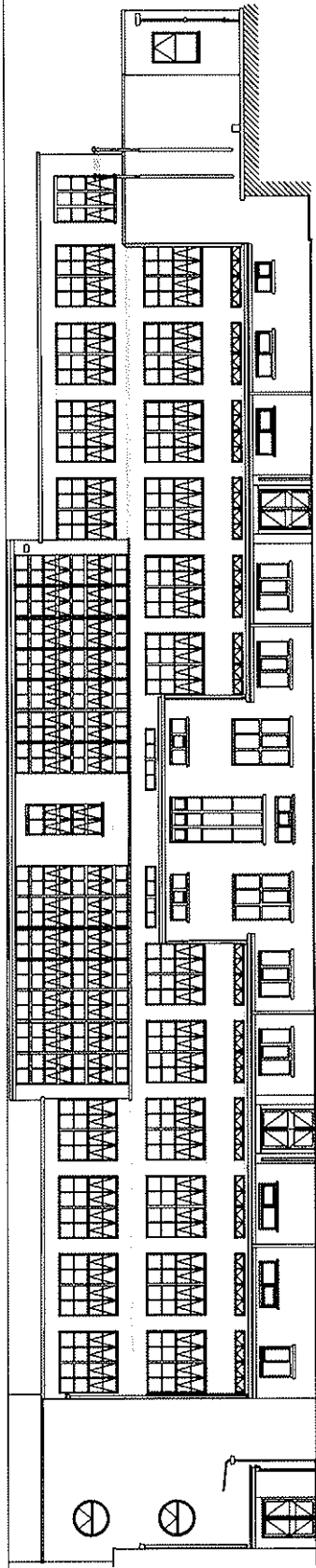
Drawn By: JCV Checked By: SV

Drawing No: Rev:

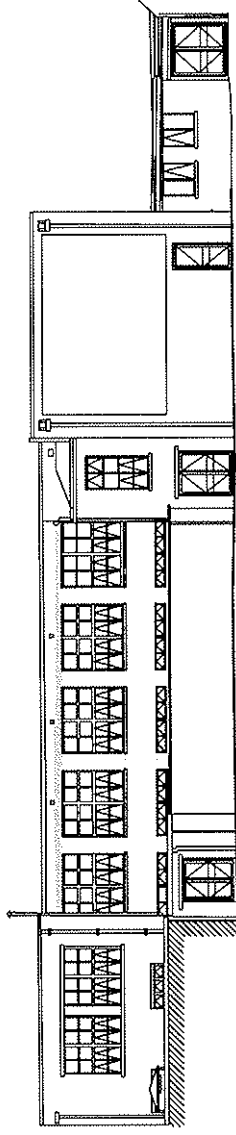




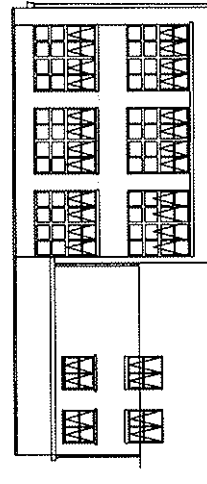
EFA-E ELEVATION 9



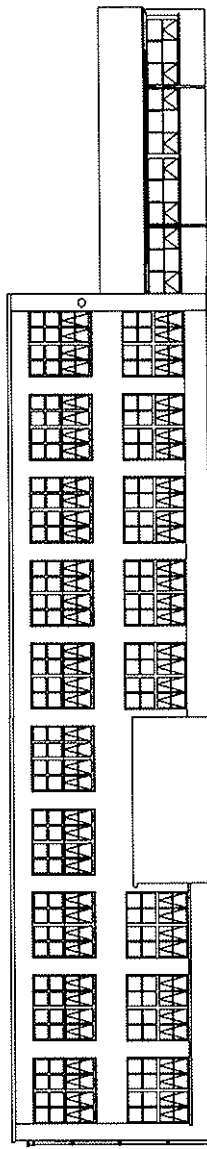
BUILDING 1 ELEVATION 1



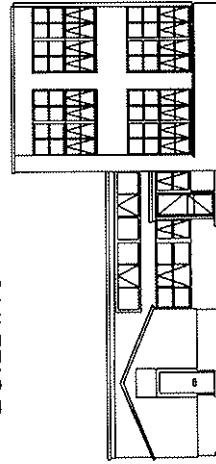
BUILDING 1 ELEVATION 2



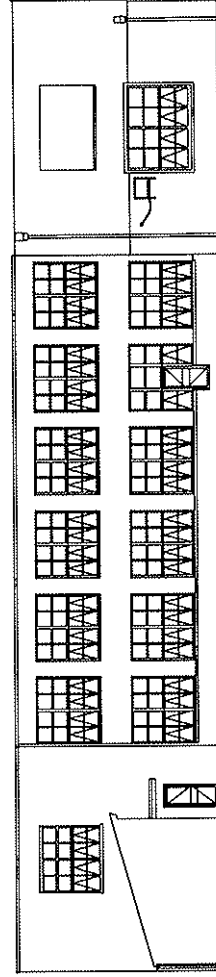
BUILDING 1 ELEVATION 3




BUILDING 1 ELEVATION 4



BUILDING 1 ELEVATION 6



BUILDING 1 ELEVATION 7



Sheppard
 BUILDING & PROJECT CONSULTANCY

Field House, 26 Sarsgore Way
 Worcester WR1 1NU
 Tel: 01905 821582
 Email: enquiries@sheppard.co.uk
 web: www.sheppard.co.uk

Project:
 Stourport High School & 6th Form Centre
 Minster Road, Stourport on Severn
 Refurbishment

Drawing description:
 EXTERNAL WALL CLADDING
 Rear and Side Elevations

Scale: 1:200 @A3	Date: Nov 2020	Rev:
Drawn By: SV	Checked By: CS	Rev:
Drawing Nr: SK8		

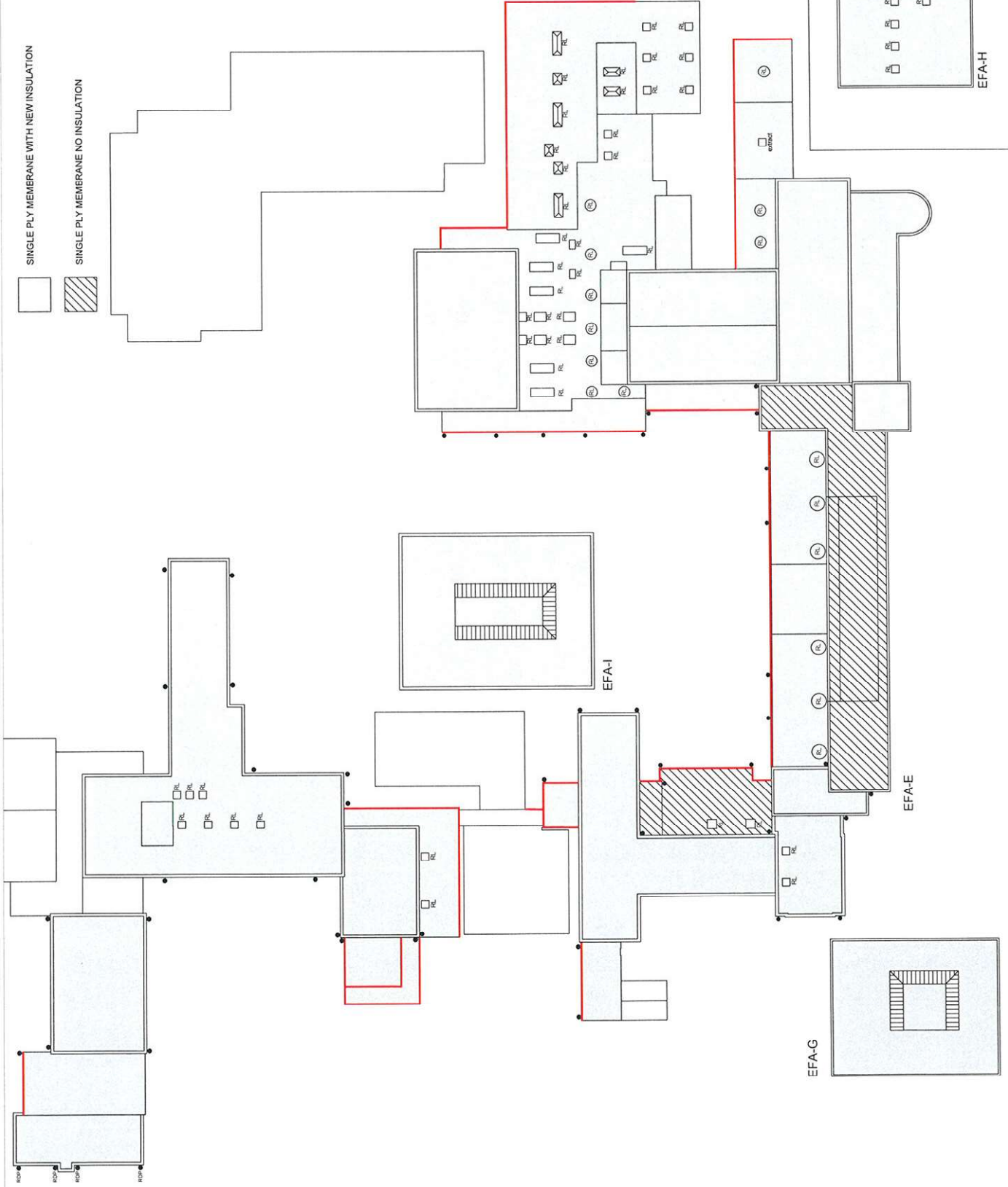
DO NOT SCALE
 All dimensions in millimetres, unless otherwise stated.
 This drawing is for information only. It is not to be used for construction.
 It is the responsibility of the client to ensure that the drawing is used for the correct purpose.
 It is not to be used for any other purpose without the written consent of Sheppard & Project Consultancy.

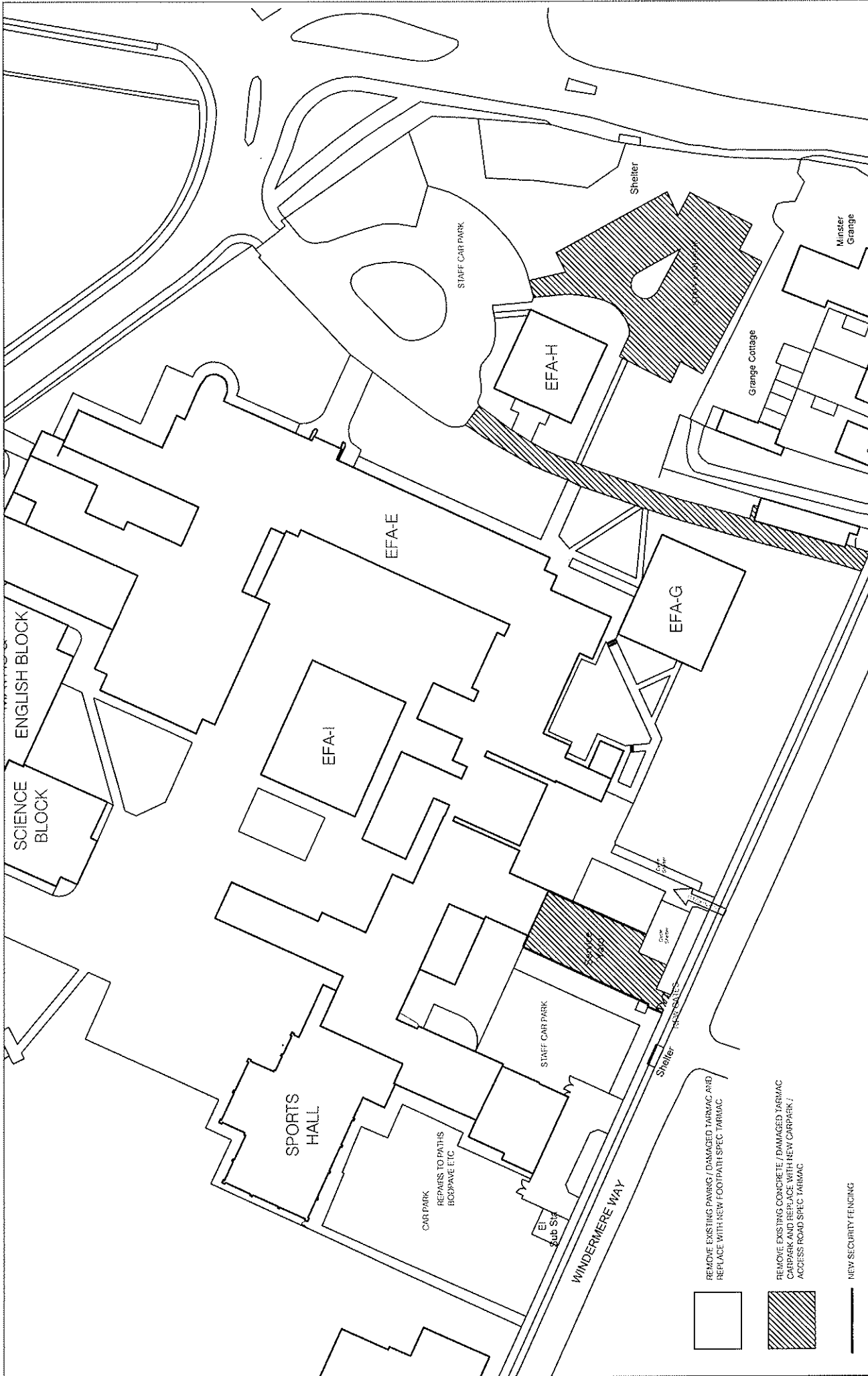
DO NOT SCALE

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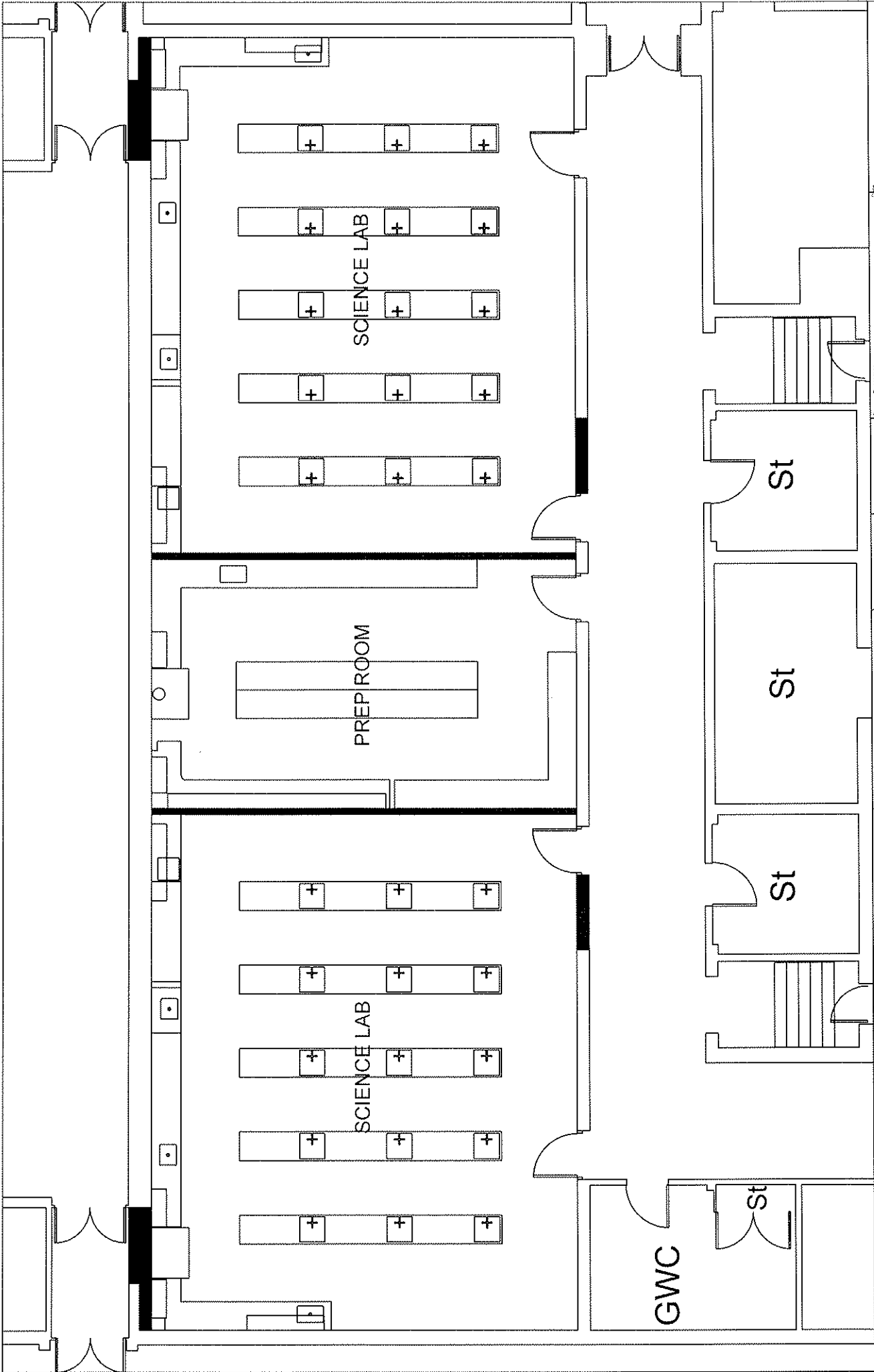
SINGLE PLY MEMBRANE WITH NEW INSULATION

SINGLE PLY MEMBRANE NO INSULATION

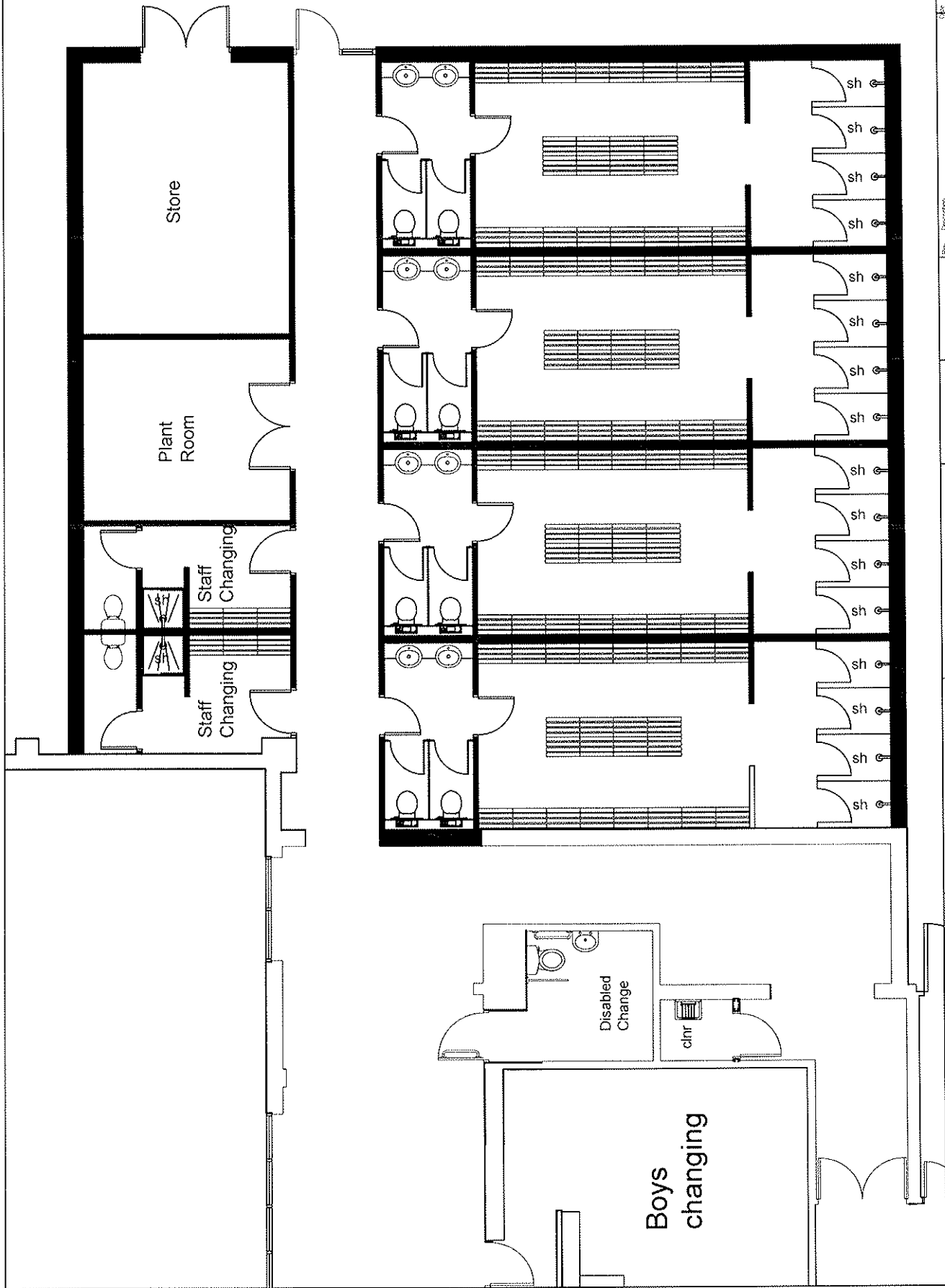




<p>Project: STOURPORT HIGH SCHOOL REFURBISHMENT PROGRAMME</p>		<p>Drawing description: EXTERNAL WORKS SITE PLAN</p>		<p>Scale: 1:1000 @ A3</p>		<p>Date: Nov 2020</p>		<p>Drawn By: SJV</p>		<p>Checked By: CS</p>		<p>Rev:</p>		<p>DO NOT SCALE</p>	
<p>Client: Stourport High School</p>		<p>Project Manager: [Name]</p>		<p>Author: [Name]</p>		<p>Checker: [Name]</p>		<p>Rev:</p>		<p>Rev:</p>		<p>Rev:</p>		<p>Rev:</p>	
<p>Client Address: 25 Sansome Walk, Worcester WR1 1NU</p>		<p>Client Tel: 01905 821582</p>		<p>Client Email: admin@stourporthigh.co.uk</p>		<p>Client Web: www.stourporthigh.co.uk</p>		<p>Client Name: Stourport High School</p>		<p>Client Address: 25 Sansome Walk, Worcester WR1 1NU</p>		<p>Client Tel: 01905 821582</p>		<p>Client Email: admin@stourporthigh.co.uk</p>	



Sheppard BUILDING & PROJECT CONSULTANCY		Field House, 29 Salsome Walk Worcester WR1 1TU Tel: 01905 821502 e-mail: admin@sheppardpc.co.uk web: www.sheppardpc.co.uk	Project: STOURPORT HIGH SCHOOL REFURBISHMENT PROGRAMME	Drawing description: SKETCH SCHEME SCIENCE LABS LAYOUTS	Scale: 1:100 @ A4 Date: Nov 2020 Drawn By: S.J.V. Checked By: CS Drawing Nr: SK11 Rev:	DO NOT SCALE All dimensions in millimetres unless otherwise stated. Any variations or supplementary drawings are to be approved by Sheppard PC. All dimensions and conditions are to be checked on site prior to beginning drawings as construction may vary.
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Sheppard
BUILDING & PROJECT CONSULTANCY

Field House, 29 Sandown Walk
Worcester WR1 1NU
Tel 01905 821582
e-mail: jarm@sheppardac.co.uk
web: www.sheppardac.co.uk

Project:
**STOURPORT HIGH SCHOOL
REFURBISHMENT PROGRAMME**

Drawing description:
SKETCH SCHEME

CHANGING ROOM LAYOUTS

Scale: 1:100 @ A4	Date: Nov 2020
Drawn By: S/JV	Checked By: CS
Drawing Nr: SK12	Rev:

DO NOT SCALE

All dimensions and materials unless otherwise stated
Are subject to change without notice and are to be approved
by Sheppard & Co. All dimensions and materials are to be
checked on site prior to building. Drawing is for reference
only.

APPENDIX B

PHOTOS



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



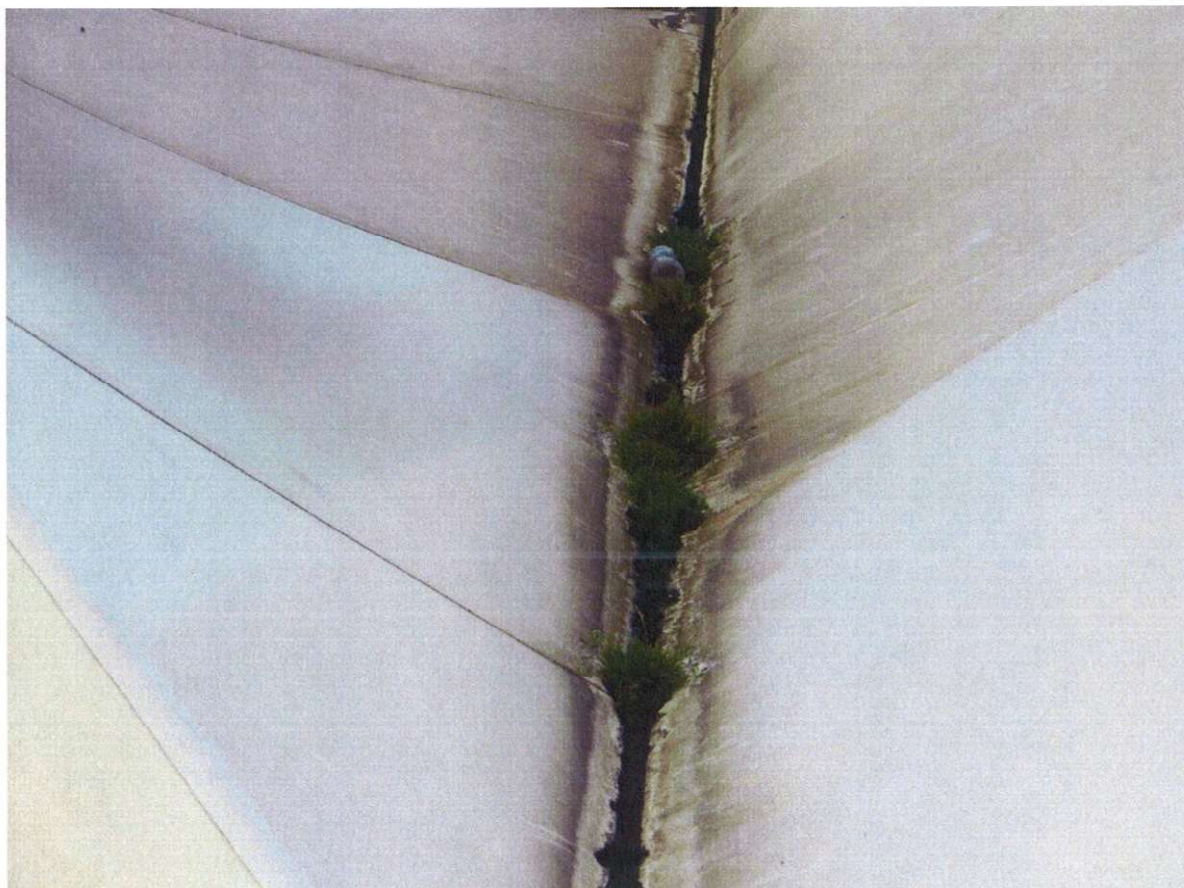
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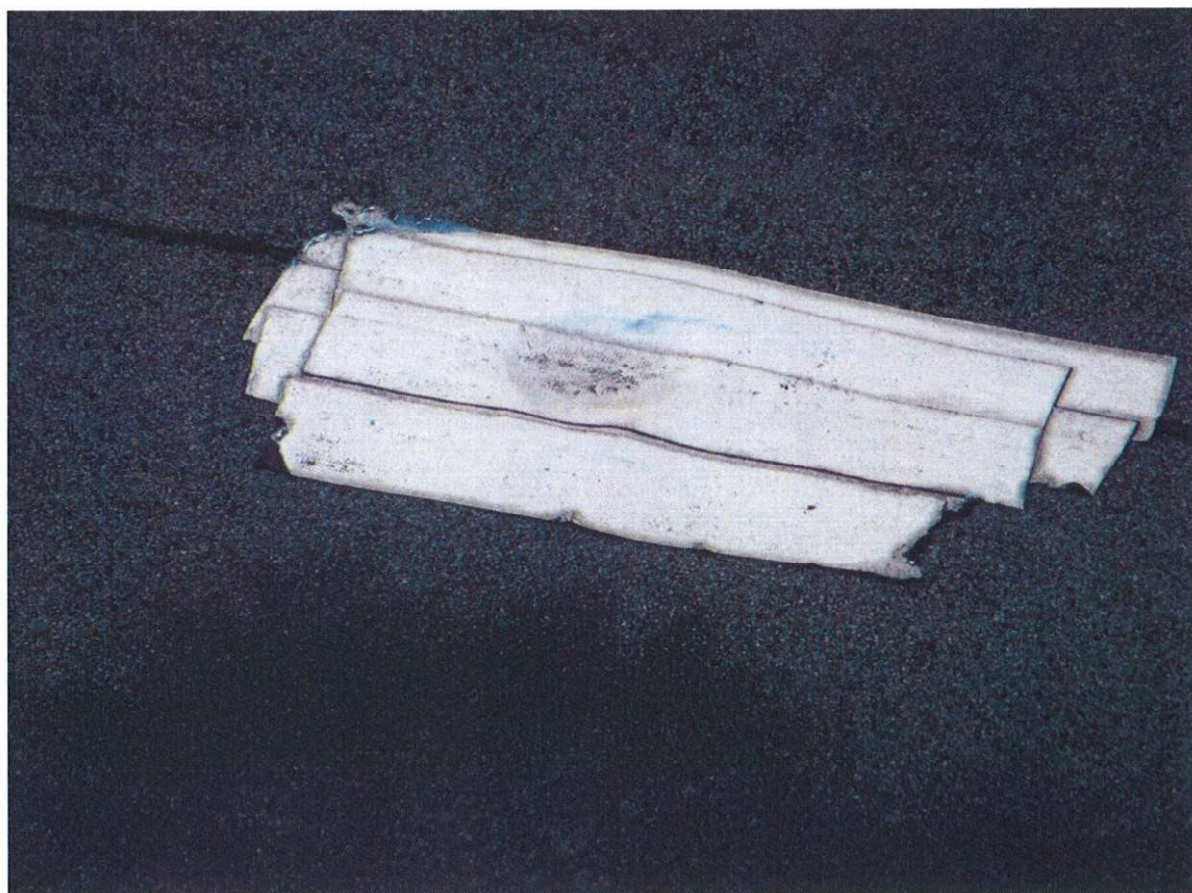
Photograph 9



PI



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



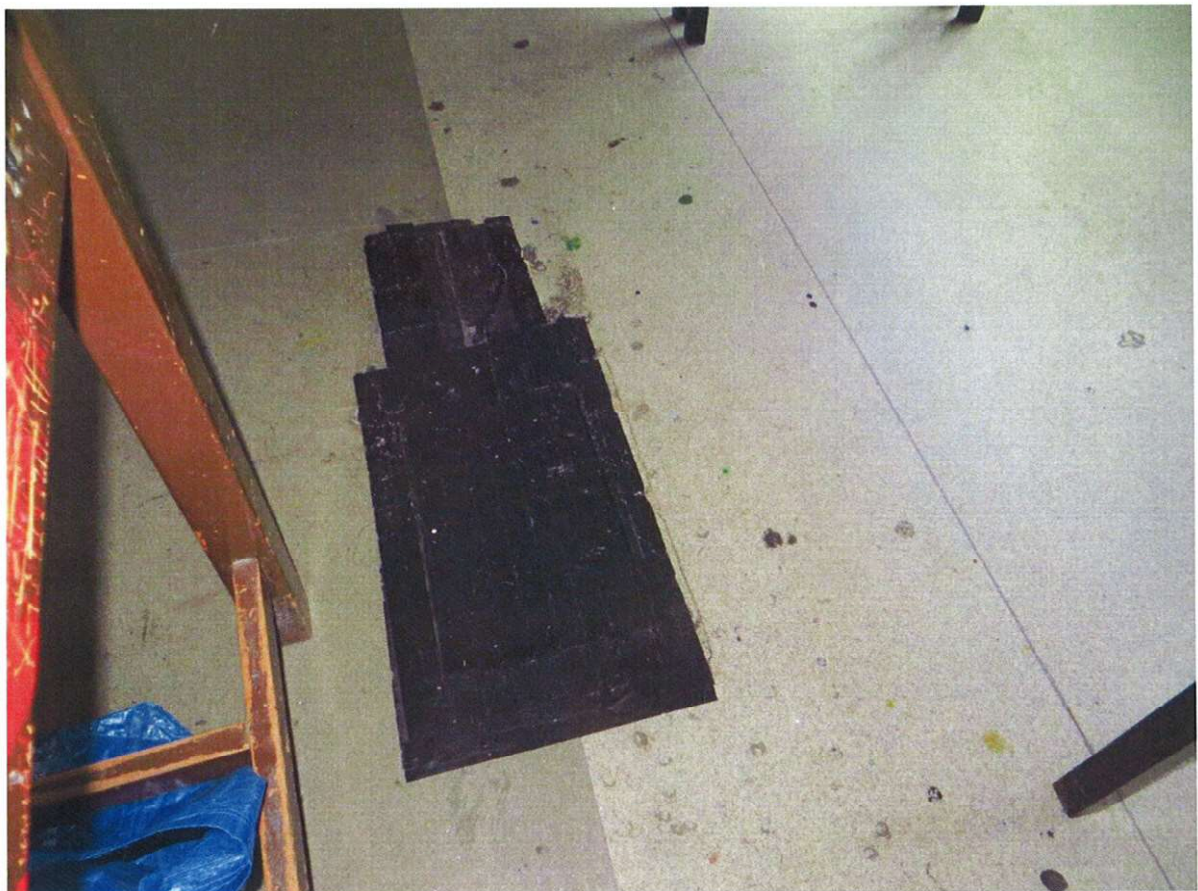
Photograph 35



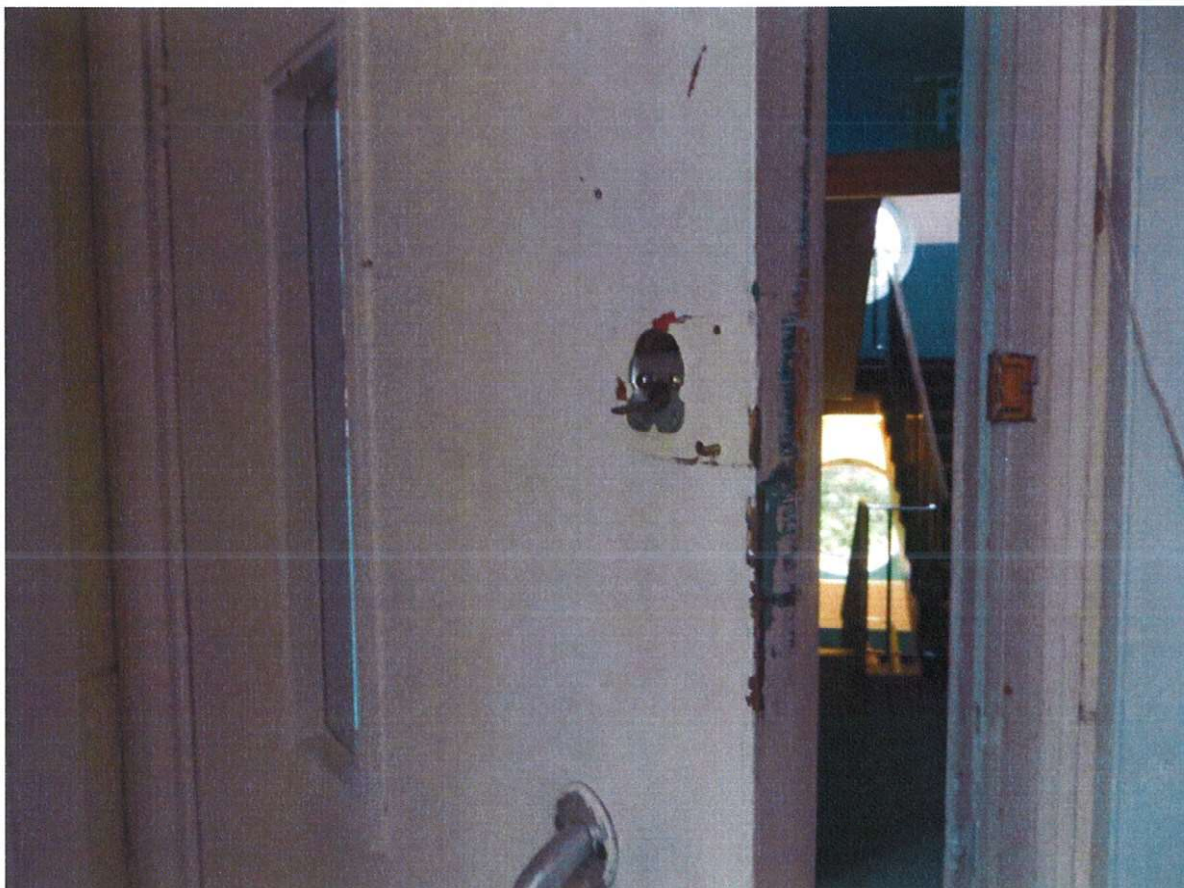
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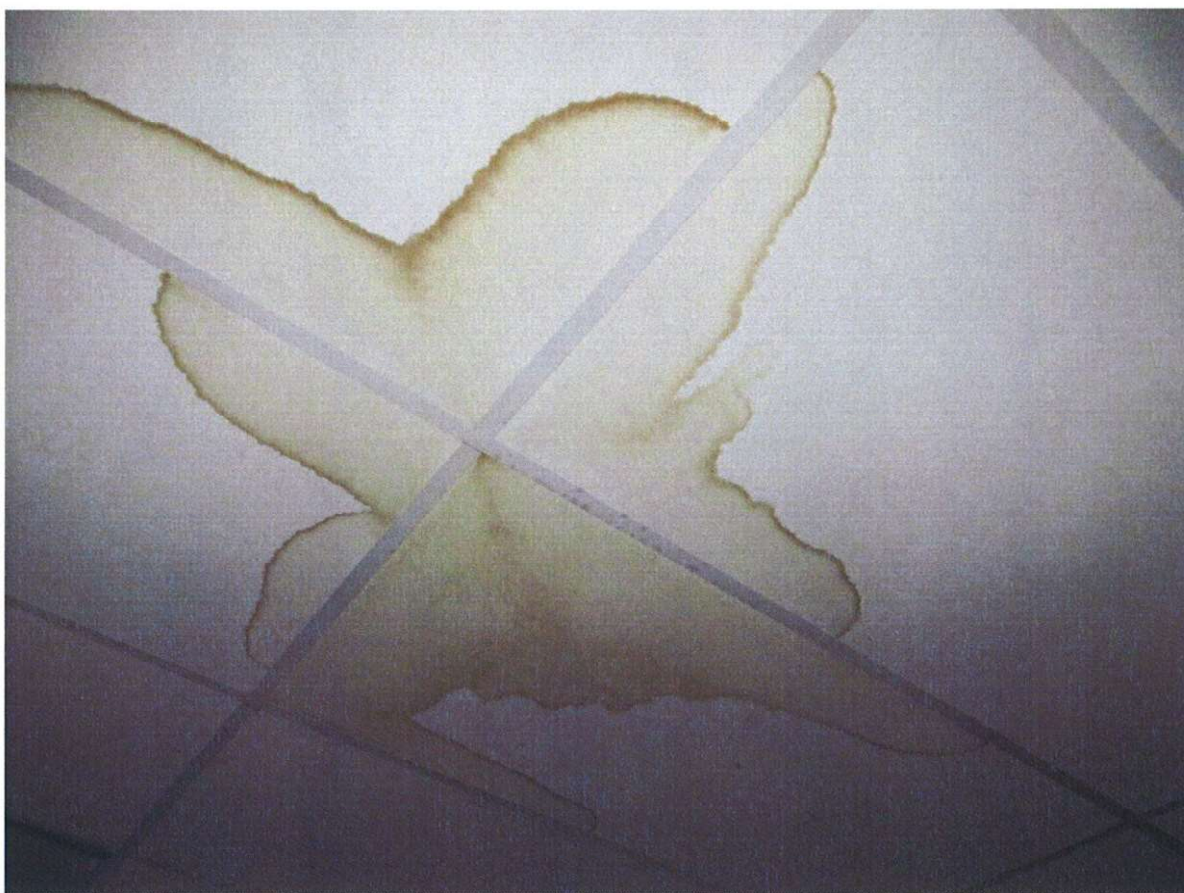
Photograph 37



Photograph 38



Photograph 39



Photograph 40



Photograph 41



Photograph 42



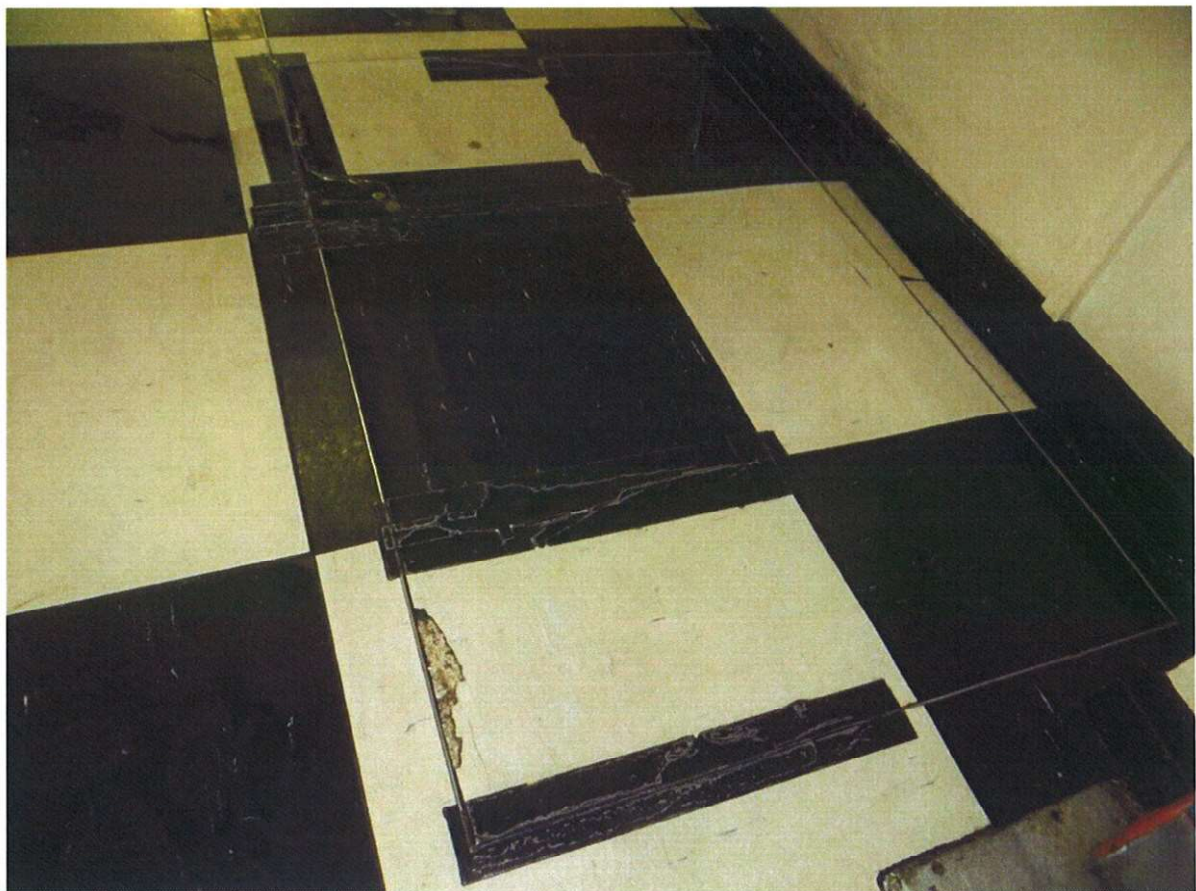
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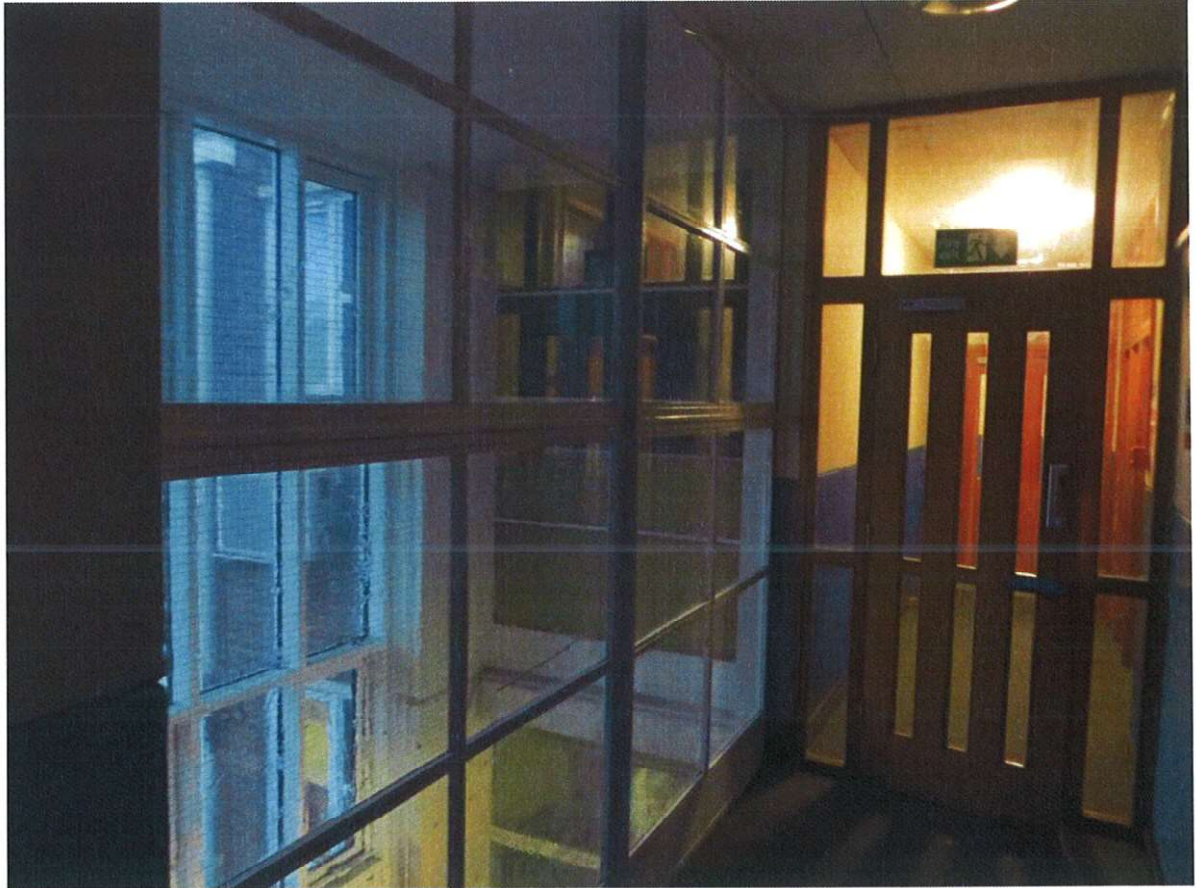
Photograph 44



Photograph 45



Photograph 46



Photograph 47



Photograph 48



Photograph 49



Photograph 50



Photograph 51



Photograph 52



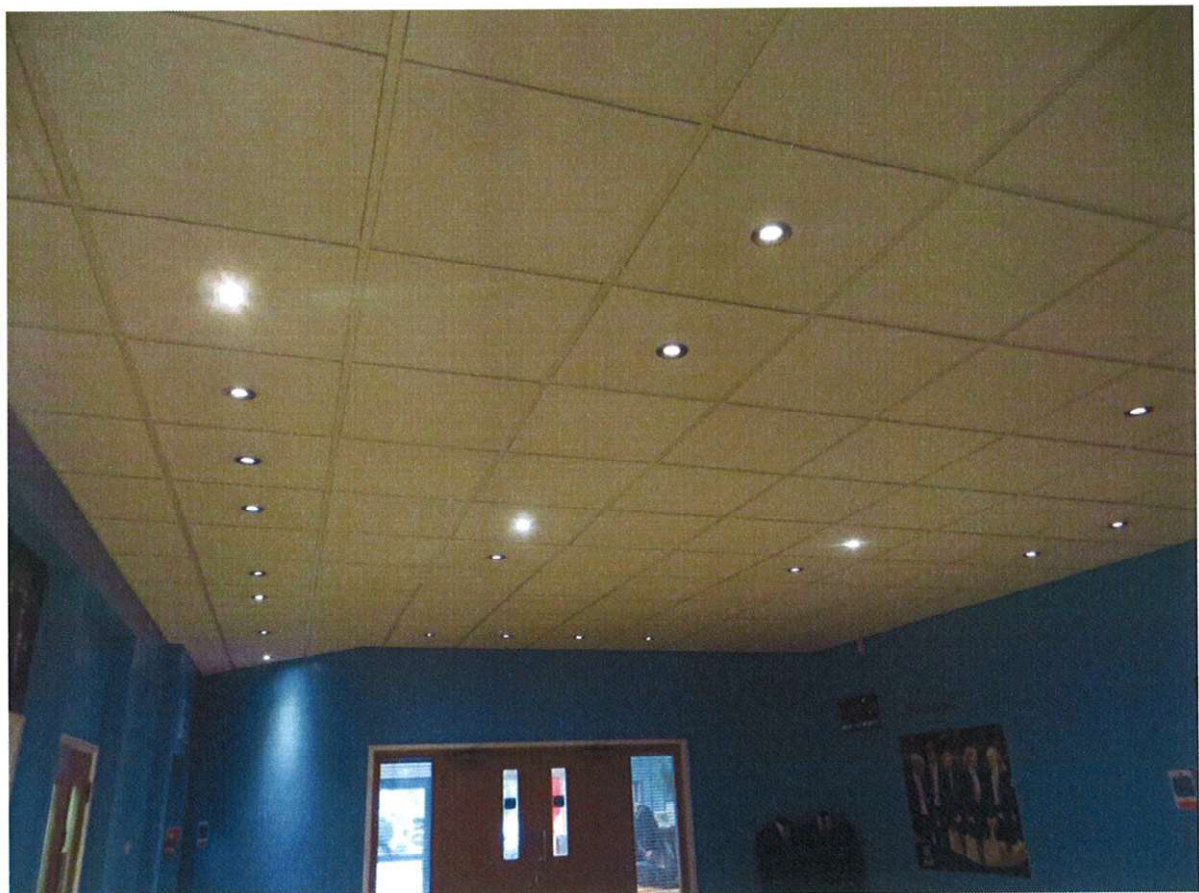
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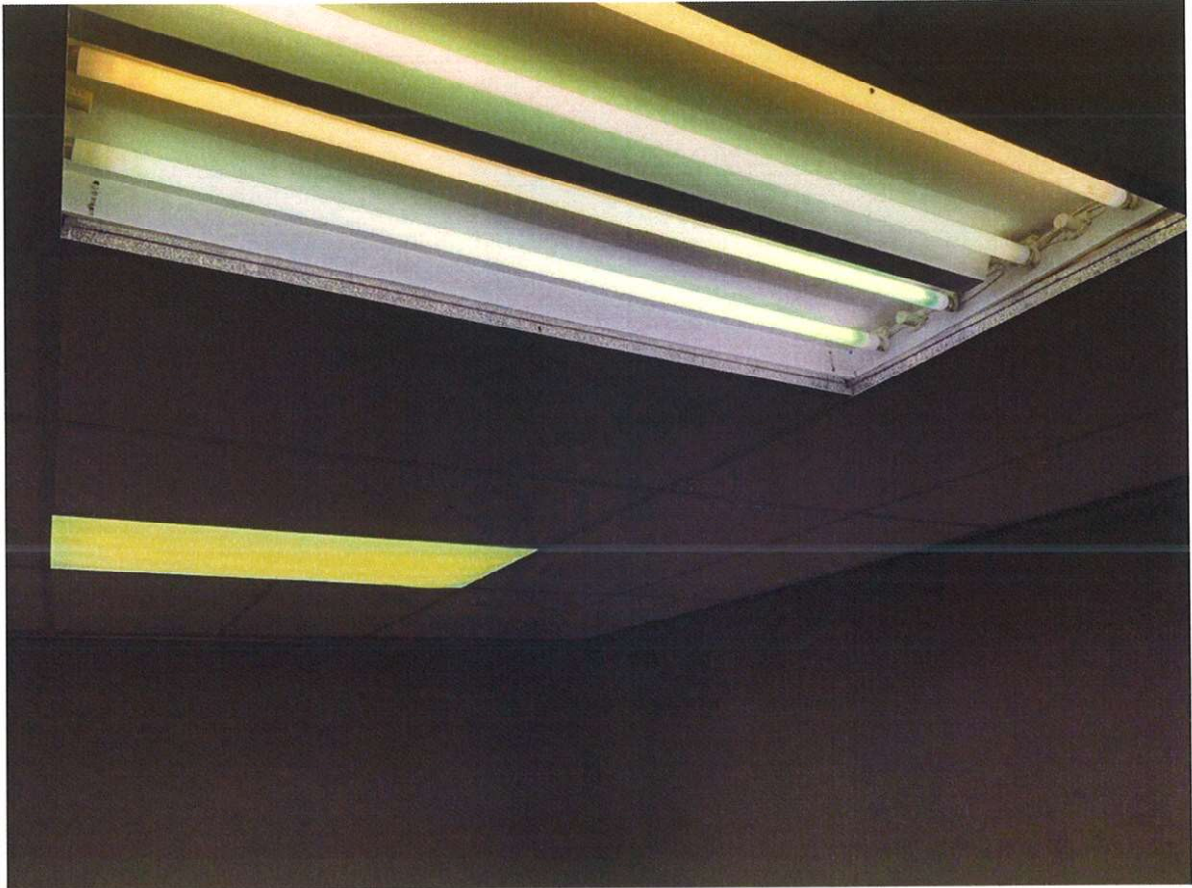
Photograph 54



Photograph 55



Photograph 56



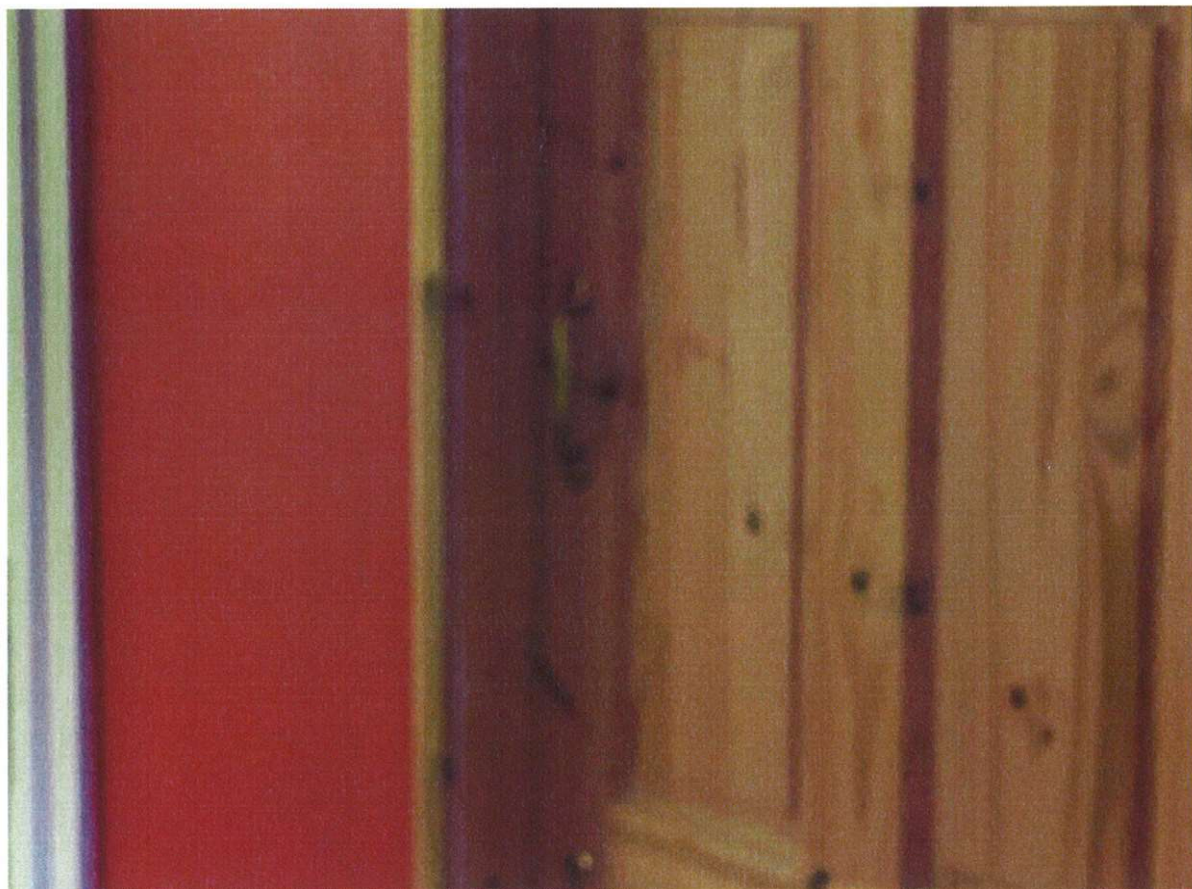
Photograph 57



Photograph 58



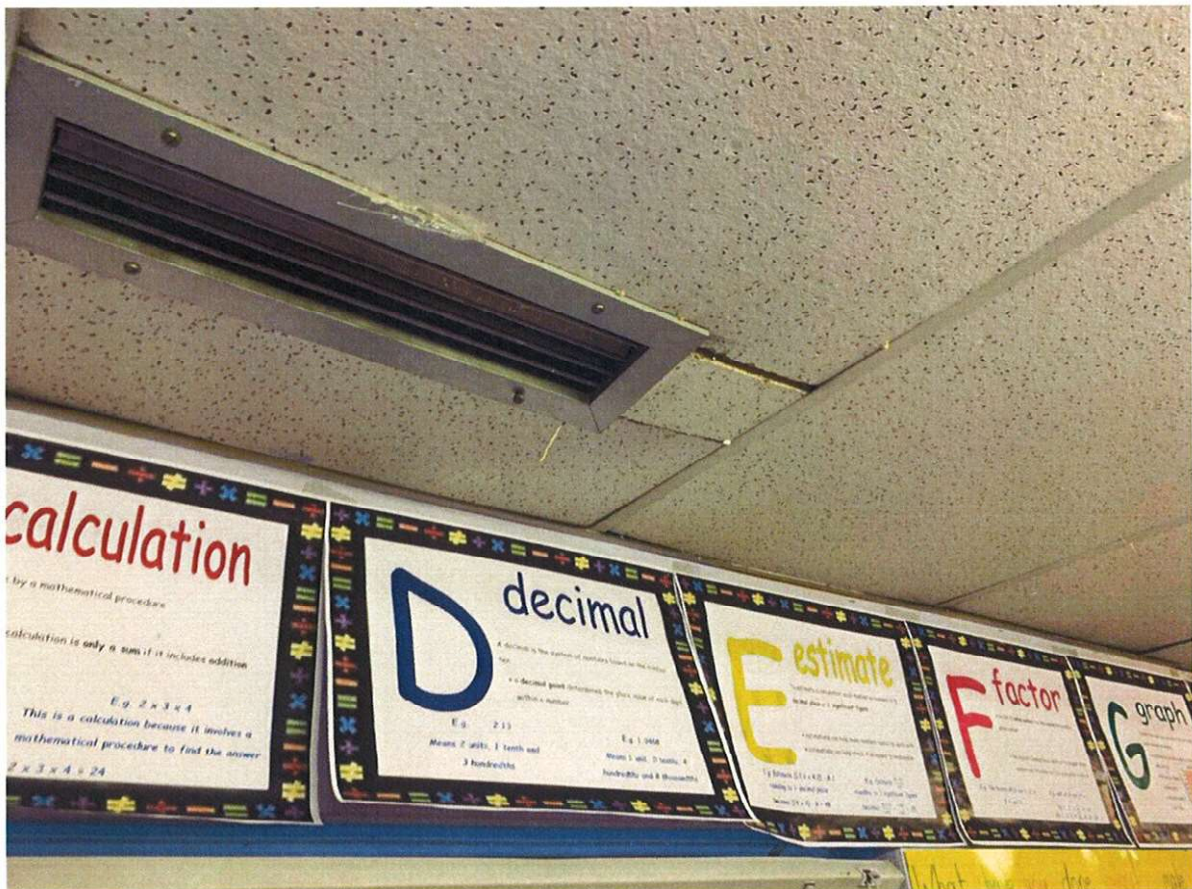
Photograph 59



Photograph 60



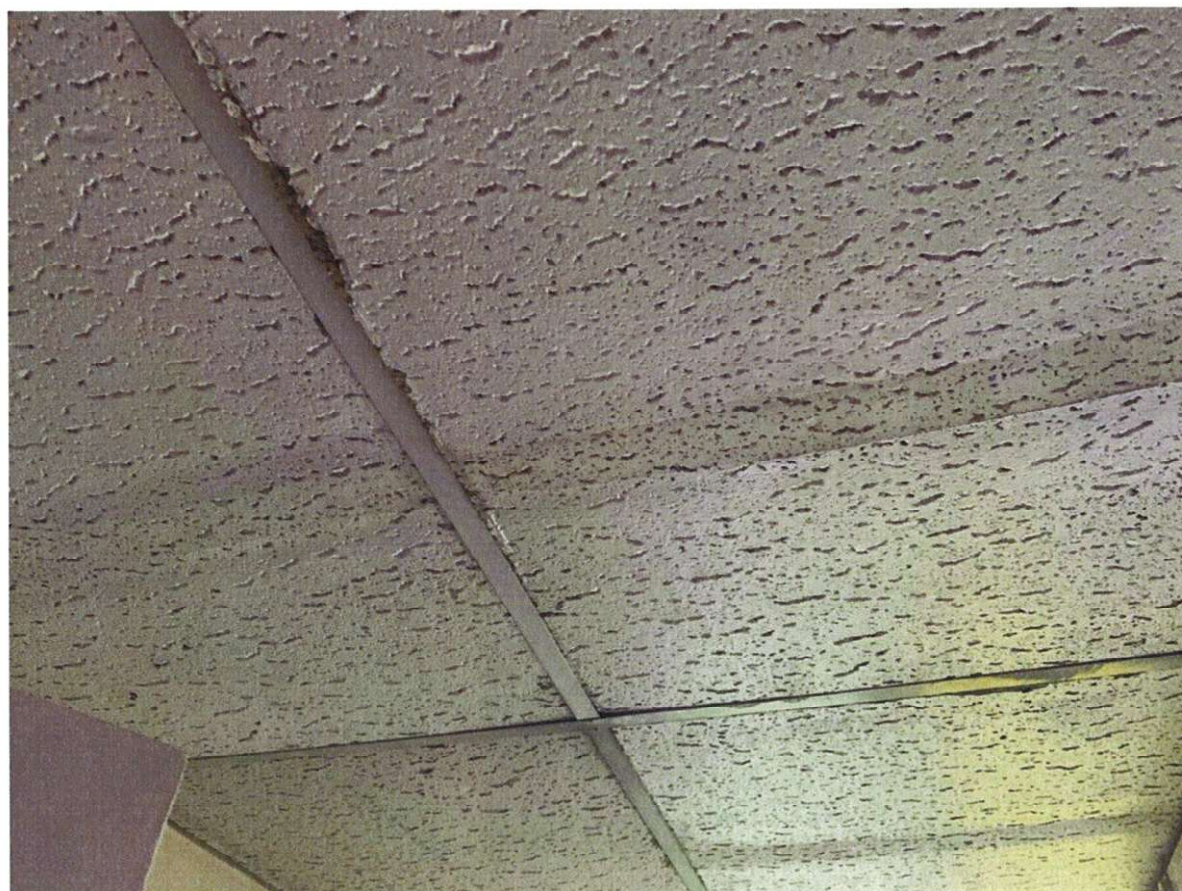
Photograph 61



Photograph 62



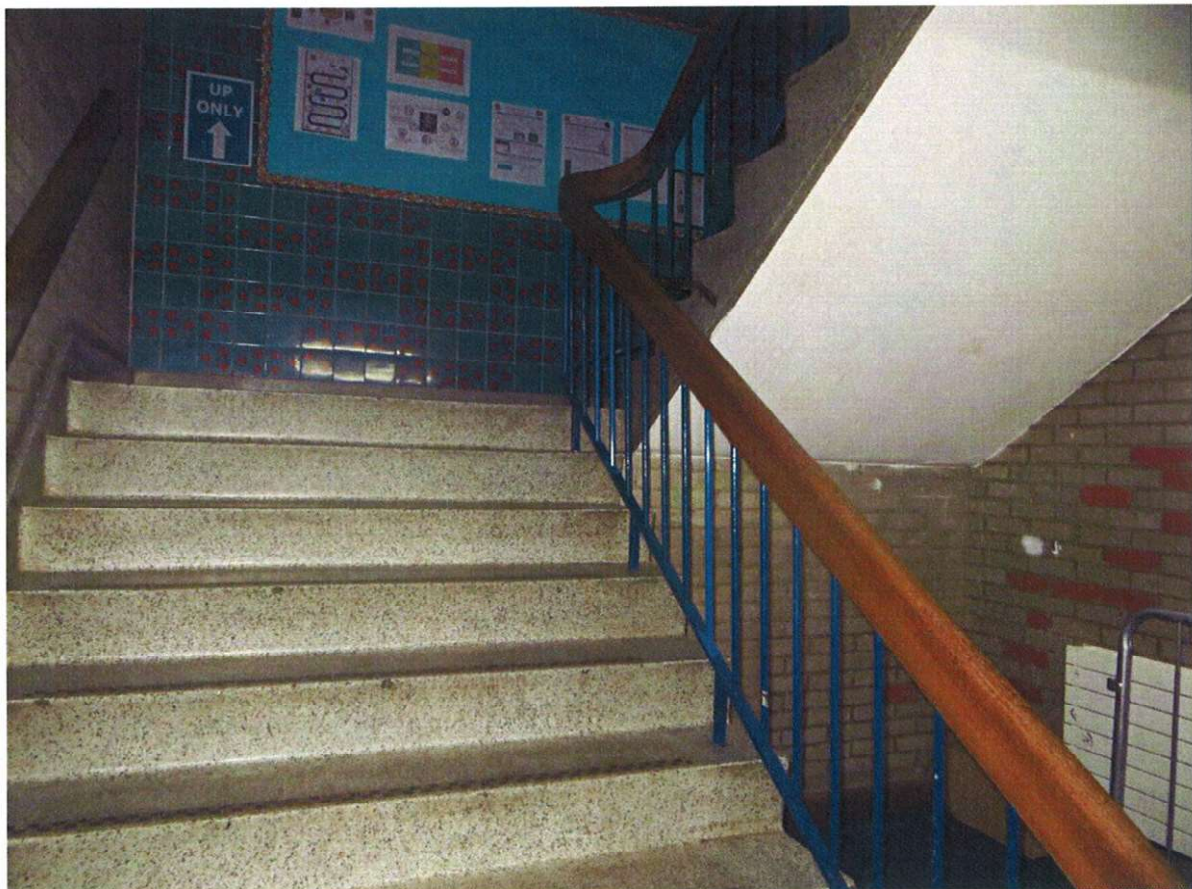
Photograph 63



Photograph 64



Photograph 65



Photograph 66



Photograph 67



Photograph 68

APPENDIX C

UP AND UNDER SURVEY UU4779/SHS/SEPT 2016-09-15
(Extract only)

CR ENGINEERING REPORT REPLACEMENT SPACE HEATING BLOCKS EFAG AND EFAH

4 SUMMARY OF INSPECTION FINDINGS

A summary of the findings is provided below. Detailed findings, in the form of schematic drawings are provided in Appendix B. Referenced photographs can be found in Appendix A. For investigation findings refer to section 5.

- 4.1 No movement was detected to any of the concrete panels during tactile inspection.
- 4.2 Three areas of spalling showing exposed reinforcement were noted to the north face of the internal side elevation. The largest of these defects were found to measure 150x440x40mm. Corrosion with pitting was noted to the reinforcement at these locations.
Refer to photo: 15.
- 4.3 Many areas of the panels were found to be misaligned (protruding or recessed), typically by 5mm. These areas were predominantly between window frames between the corners of the windows. At these locations hairline cracks were typically found in the joints.
Refer to photo: 16, 17 & 18.
- 4.4 A single multi directional crack (500x1mm) was noted in a panel (at the northeast corner) in the Side Elevation (Windermere way).
Refer to photo: 19.
- 4.5 Hairline cracks in the paint were noted in the panel joints throughout typically 60% of the total surface area of the cladding panels. These cracks were noticeably more frequent to the panels between corners of the window frames. A number of these were noted to have lichen growth in the cracks.
Refer to photo: 17.
- 4.6 An isolated area of joint mortar loss (between cladding panels) was noted to the front elevation, beneath a window, measuring 100x5x60mm.
Refer to photo: 20.
- 4.7 Areas of paint flaking were evident to several elevations of the structure effecting typically up to 30% of the total surface area of the elevation.
Refer to photo 21.

5 CONCRETE TESTING SUMMARY

5.1 Chloride Ion Content

Chloride ion readings were found to be below the threshold of 0.3% by mass of cement at test areas 1, 2, and 4. At test area 3 sample depth 0-25mm was slightly above at 0.36%.

Chloride ion content test results do not indicate a trend of chloride ion ingress from external sources, as opposed to 'cast in' chloride ions. This is shown by similar results. Results in excess of 0.3%, found at the depth of reinforcement (25mm+), indicate a higher probability of corrosion. As corrosion is also dependant on the presence of oxygen and water, it may not occur even at areas of high chloride concentrations. Also, some aggregates contain chlorides, which cannot leach into the concrete, but show up on test results.

5.2 Depth of Carbonation

The depth of carbonation ranged from 2-5mm at all four test areas.

Several areas of spalling were noted which expose reinforcement between depths of 4mm and 40mm, one of which is shallower than the 5mm depth of carbonation measured. This shows that decay to the passive layers surrounding the reinforcement exists. In addition it should be noted that the carbonation front may not necessarily progress parallel to the surface of the concrete. Areas of poor compaction and faults will allow a greater rate of penetration, therefore corrosion to reinforcing at greater depths is likely.

5.3 Cover Survey

The depth of concrete cover varied throughout the test areas. The minimum concrete cover was found to be 13mm, identified at test area #1

Areas of spalling and exposed reinforcing noted throughout the structure showed concrete cover to be significantly thinner than that noted at the test locations. The area of spalling with exposed reinforcement with the shallowest depth measured 250x200x4mm.

5.4 Borescope Survey

A localised area of a panel was broken out to allow inspection of the panel fixings with a borescope. Fixings appeared to be covered with grout and were not visible.

6 COMMENTS

- 6.1 In the main, the defects noted would not appear to threaten the stability or integrity of the structure. However, durability appears to be compromised.
- 6.2 Areas of spalling appear to be caused by corrosion of the reinforcement which is likely due to shallow cover combined with failure of the protective paint system. Investigation results support this conclusion, as the deterioration of the concrete appears to have occurred in localised areas only.
- 6.3 Consideration should be given to undertaking localised concrete repairs in addition to complete re-painting of the panels to improve durability.



Photo 13: General view showing front elevation C.



Photo 14: General view showing side elevation (Kingsway). Note the paint flaking.



Photo 15: Detailed view showing an area of spalling with exposed reinforcement measuring 150x440x40 at the internal side elevation.



Photo 16: Detailed view showing an area of spalling with exposed reinforcement measuring 250x200x4mm at the internal side elevation.



Photo 17: Detailed view showing an area of spalling with exposed reinforcement measuring 45x550x25mm at the internal side elevation.



Photo 18: View showing a misaligned panel by up to 8mm on the front elevation, towards the south.



Photo 19: General view showing cracks to the paint at the panel joints typical throughout the structure.



Photo 20: View showing a misaligned panel by 5mm to the front elevation which were typical throughout the structure.



Photo 21: View showing a multi-directional crack measuring 500x1mm to side elevation D (Windermere Way).



Photo 22: View showing joint mortar loss to the front elevation measuring 100x5x60mm.



Photo 23: General view showing paint flaking at front elevation B, typical throughout the structure.



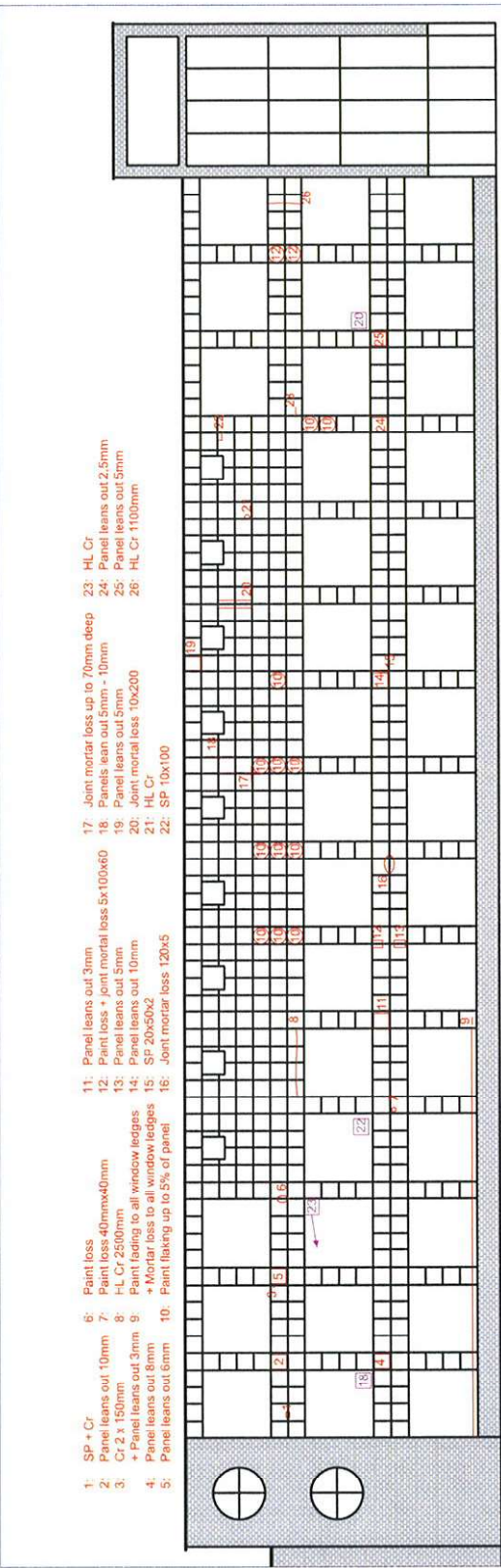
Photo 24: View showing paint flaking to front elevation C.

DEFECT KEY	
	SP - SPALL
	ISP - INCIPIENT SPALL
	HS - HOLLOW SOUNDING
	WS - WATER STAINING
	AWS - ACTIVE WATER SEEPAGE
	LD - LEACHATE DEPOSITS
	REPAIR - CONCRETE REPAIR
	Cr - CRACK, HL - HAIRLINE
	ER - EXPOSED REINFORCEMENT
	CS - CORROSION STAINING
	ETV - EXPOSED TIE WIRES
	HC - HONEY COMBING
	PC - POOR COMPACTION
	CONCRETE TEST AREA

T# CONCRETE TEST HOLE

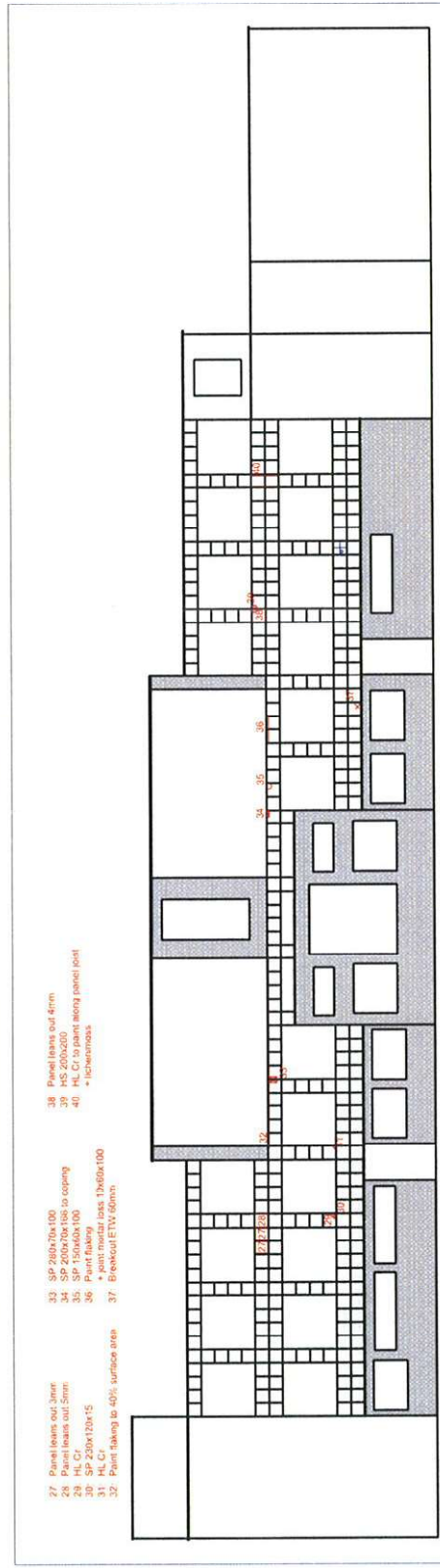
PHOTOGRAPH REFERENCE NUMBER

ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED



FRONT ELEVATION

Notes:
Paint HL cracking at approx. 80% of panel joints



REAR ELEVATION

Notes:
Paint HL cracking at approx. 80% of panel joints

Job Title

VISUAL INSPECTION & CONCRETE TESTING

Client

STOURPORT-ON-SEVERN HIGH SCHOOL

Drawing Title

DEFECT SCHEMATIC

ELEVATIONS

Client Name

UP AND UNDER LIMITED

Address

COPPICE HOUSE
QUAKERS COPPICE
CREWE, CHESHIRE CW1 6EA
Tel: 01270 586015 Fax: 01270 589761
info@upandundergroup.com

Drawn

PL

Checked

RH

Date

09/09/16

Scale

Not to scale

Rev

0



FEASIBILITY REPORT

FOR

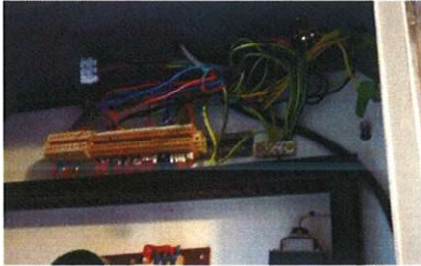
REFURBISHMENT OF SPACE HEATING SYSTEMS SERVING THE MUSIC AND DRAMA BLOCKS AT STOURPORT HIGH SCHOOL & SIXTH FORM COLLEGE

Nov 2020

737m² { music ↑ 424m² - £83419.00.
 { drama ↓ 313m² - £61560.00
 Estimate £125,000 + £20,000.
Total music & drama blocks SHS - £20,000.

EXISTING SERVICES

Both blocks have extremely poor and to some extent dysfunctional space heating systems. The Music block has a single heating boiler serving a mix of heat emitters mostly in poor condition. There is no up to date gas safety system. The Drama block features a very dilapidated hot air unit in the roof void. There is no up to date gas safety system in this space either.



Music block heating controls wiring



Music block heat emitters



Drama block hot air heating plant

PROPOSED SERVICES

Strip out the Music block boiler room and refit with new boilers, pipework, electrical wiring, control panel and pumps all sized to serve Music & Drama block.

Completely remove existing Music block space heating installation and replace with conventional two pipe heating system.

Completely remove existing Drama block space heating installation and replace with conventional two pipe heating system served via a pair of buried heating mains from the proposed boiler plant in the Music block.

The proposal is for a new motor control panel including touch screen based control system so that the school can have local control over the settings / times. The touch screen will be the same as that recently installed in the main block boiler room.

The existing gas supply will remain with upgraded pipework and new gas detection & safety system.

RISKS & ASSUMPTIONS

The gas infrastructure will need further investigation to ensure its suitability.

Other risks typical for the type of work.

Information based on survey undertaken in 2016.

BUDGET COSTS

Boiler room for both blocks, buried pipework between the blocks, replacement gas pipe to Music block & space heating installation in Music & Drama blocks £125,000.00

Fees and environmental cleaning not included in the above.

REPORT BY

Geoff Carter CEng MCIBSE

APPENDIX D

Limitations on Planned Maintenance and Budget Costings

LIMITATIONS UPON PLANNED MAINTENANCE AND CONDITION SURVEYS

1.0 SITE INSPECTION AND REPORTS

- 1.1 In making our inspection we have been as thorough as possible in the circumstances though we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free of rot, beetle or other defects. We have, however, endeavoured to draw reasonable conclusions from the available evidence. (This will be subject to instructions and scope of services)
- 1.2 Whilst our report includes comments upon the principal elements of the fabric of the building or the demised premises, especially floors, walls and roofs as appropriate, together with general remarks on the finishes and services, it does not extend to a list of minor items that are not relevant to the main advice. Similarly we have examined major outbuildings but have not made detailed comment about light or temporary structures unless specified to the contrary.
- 1.3 External roof surfaces, chimneys, gutters, eaves, fascia boards and other features at high level have been viewed from the ground or from the upper storey windows, unless access to the roof was readily, and safely, obtainable during our inspection. Flat roofs up to 4m in height were assessed via surveyor's ladders.
- 1.4 We have not, except to the extent mentioned in the report, carried out any tests or made any enquiries concerning particular materials nor have we calculated any floor areas or re-appraised original design criteria.
- 1.5 We have visually examined the services to the building where these are not covered up and, as a result, are exposed to such an inspection. We have not carried out any specific or specialist tests of any of the services.
- 1.3 Where we have engaged other consultants on your behalf, we may make reference to the major pertinent conclusions they have reached within our report. Such reference should not be thought of as a substitute for reading their report in its entirety, nor can we take responsibility for their conclusions.

2.0 TIME-SCALES

- 2.1 All quoted time-scales assume a prompt response from parties providing us with the necessary information and access to be freely available when required. We can accept no liability for any delay, which arises due to lack of action or prevarication or obstruction on the part of others.

3.0 THIRD PARTIES

- 3.1 Our reports are for the private and confidential use of the Client(s) for whom the report is prepared and must not be reproduced in whole or in part or relied upon by third parties for any use without our express written authority.

4.0 LEASE ANALYSIS

- 4.1 Our commenting upon lease terms within our report should not be thought of as a substitute for referring to the relevant documents for full provisions made.
- 4.2 We have based our comments upon the documentation made available at the time of our inspection and report. We can take no responsibility where the content of missing or delayed documents conflicts with our assessment.
- 4.3 In the event of any conflict or query upon the documentation, you should obtain your solicitor's view prior to initiating any action.

5.0 RISK ANALYSIS

- 5.1 We have commented upon any major risk hazards we might have seen during the course of our site inspection where specifically requested by you and where we have written accepting such instructions.
- 5.2 The risk hazards commented upon do not result from an exhaustive or detailed investigation but rather relate to such risks or hazards which might reasonably be seen during our inspection and are viewed in light of the weather conditions at the time.
- 5.3 Our comments are not to be thought of as a substitute for your commissioning a full risk assessment survey of the premises concerned.

6.0 INTERIM REPORTS

- 6.1 Any reports, verbal or in writing, given to the client prior to the issue of the completed master survey report, represent our interim views only and we reserve the right to develop further any opinions expressed. In addition, we reserve our right to add further opinions, or more comment upon relevant items, within the master report.

7.0 ENVIRONMENTAL/SUSTAINABILITY ISSUES

- 7.1 In making our site inspections we have specifically not concerned ourselves with the way in which the building or its use may impact upon the environment. We have not therefore considered or investigated the nature and use of potentially environmentally damaging materials that may be found in the building, or the energy efficiency of the building. Nor have we investigated soil stability, mining and geological conditions.

8.0 THIRD PARTY DOCUMENTS

- 8.1 Where we bind in documents produced by third parties in our reports, these are provided for convenience only and to aid placing our report in context. We do not undertake to check such reports or documents for accuracy in any way and cannot be held responsible for any errors contained therein.

9.0 DELETERIOUS MATERIALS

- 9.1 Unless otherwise confirmed by ourselves in writing, we have not inspected for, nor considered the effects of the presence of generally recognised deleterious materials including asbestos. For further information, please see our limitations upon deleterious materials.

10.0 LIMITATIONS UPON BUDGET ESTIMATES

Where we provide costs, they are subject to the following limitations:

- 10.1 All estimates are at current prices and no adjustments have been made for future inflation.
- 10.2 We have not undertaken to investigate whether the cost of carrying out all necessary works immediately, will be different in cost to carrying them out individually, as and when required.
- 10.3 All estimates are quoted as budget estimates only and are not to be thought of as a substitute for obtaining competitive quotations from reputable contractors.
- 10.4 No costs have been included for any investigative works required, unless otherwise noted.
- 10.5 Estimates do not include VAT or professional fees, unless otherwise noted.

- 10.6 No allowance has been made for out of hours working, at night or weekends, nor any associated charges likely to be incurred on the part of the Landlord's security and maintenance staff.
- 10.7 No costs have been included regarding above and below ground drainage or other services within the building, including heating, ventilation, mechanical and electrical plant and equipment, unless otherwise noted.
- 10.8 Where commenting upon financial loss, we have not included for loss of rent, service charge interest, or other heads of claim unless otherwise noted.
- 10.9 No allowance has been made for any loss and/or damage to the works as a direct result of a bomb blast or any other act of terrorism.
- 10.10 We have not included costs associated with the discovery of asbestos or other generally accepted deleterious materials and the consequences of resultant delays to works.
- 10.11 See also separate specific Limitations Upon Budget Estimates document.

11.0 COMPLAINTS HANDLING

- 11.1 We comply with the Royal Institution of Chartered Surveyors' procedures for complaints handling. A copy of our procedures is available on request.

12.0 LIABILITY

- 12.1 We hold Professional Indemnity Insurance Liability to a maximum limit of £1,000,000. Any claim against this practice will be limited to this amount. A copy of our current policy and its wording is available upon request.

LIMITATIONS UPON BUDGET ESTIMATES

- 1 All estimates are at current prices and no adjustment have been made for future inflation.
- 2 We have not undertaken to investigate whether the cost for carrying out all necessary works immediately, will be different in cost to carrying them out individually, as and when required.
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- 4 No costs have been included for any investigative works required unless otherwise noted.
- 5 Estimates do not include VAT or professional fees, unless otherwise noted.
- 6 No allowance has been made for out of hours working, at night and weekends, nor any associated charges likely to be incurred on the part of the Landlords security and maintenance staff.
- 7 No costs have been included regarding above, and below, ground drainage or other services within the building, including heating, ventilation, mechanical and electrical plant and equipment, unless otherwise noted.
- 8 No allowance has been made for any loss and/or damage to our works as a direct result of a bomb blast, any other act of terrorism, malicious damage, fire, flood, or other acts of God.
- 9 We have not included costs associated with the discovery of asbestos or other generally accepted deleterious materials and the consequences of resultant delay to works.

Appendix 3

Secretary of State Consent Letter



Department
for Education

Department for Education
Sanctuary Buildings
Great Smith Street
London SW1P 3BT

Tel: 0370 000 2288

schoolsassets.EFACAPITAL@education.gov.uk

Ref: LT-00885
18 May 2020

Chris King
Accounting Officer
Severn Academies Educational Trust
c/o The Stourport High School
Minster Road
Stourport-on-Severn
DY13 8AX

By email only: chrisking@saet.co.uk

Dear Mr King,

Notification to the Secretary of State for Education of a disposal of non-playing and playing field land under Schedule 1, Part 3 of the Academies Act 2010

Application for the consent of the Secretary of State to a disposal of non-playing and playing field land under the Academies Financial Handbook and the Funding Agreement

**The Stourport High School & 6th Form College, Minster Road, Stourport-on-Severn
DY13 8AX**

Thank you for your application seeking consent to dispose of non-playing field and playing field land at The Stourport High School & 6th Form College, Minster Road, Stourport-on-Severn DY13 8AX, which comprises part of registered title number WR144193. The land concerned is 36,883m² and is shown coloured purple on the plan at Annex A to this letter.

The disposal is by way of a freehold transfer.

The seller is Severn Academies Trust; the purchaser is to be confirmed; the price is at least £4million; and the sale is not subject to overage.

The school's amount of playing field land after the disposal will be 43,584m².

This letter confirms that the Secretary of State does not intend to make a direction in relation to the land under Schedule 1, Part 3 of the Academies Act 2010 and that consent to the

disposal has been given under the Academies Financial Handbook and the trust's Funding Agreement.

Consent has been given on the following conditions:

a) The trust obtains a minimum sale price of £4 million;

b) to mitigate the loss of playing field the applicant will build a full size hybrid all-weather pitch within 3 years and to a specification relevant for its main use as a rugby pitch;

c) all other proceeds will be spent on urgent condition works as identified in work schedule and prioritised by an independent surveyor. We require the trust to follow a published process to ensure they achieve value for money (i.e. the AFH and Schools Buying Guide) and to inform us when the improvements are completed with the provision of independent completion certificate(s). These works must be started within 18 months of consent being issued;

d) The trust provides the Department with an update of progress on (a) to (c) above every 6 months of this letter; and

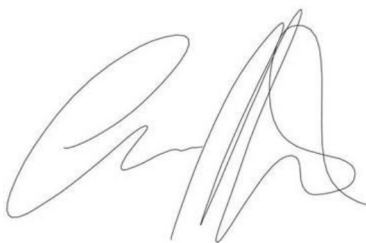
e) the trust confirms acceptance of these conditions and confirms it will comply with them/ by returning an acknowledgement in the form of the letter at Annex B on behalf of the trust.

It is the school's responsibility to manage its improvement projects and consent to this application does not imply consent to any other land transaction which may arise as a result of those projects, nor does it imply support for those projects in the event that the capital generated is insufficient to cover the planned works.

This consent does not provide or imply any additional funding.

The trust remains responsible for managing any safeguarding issues which arise.

Yours sincerely

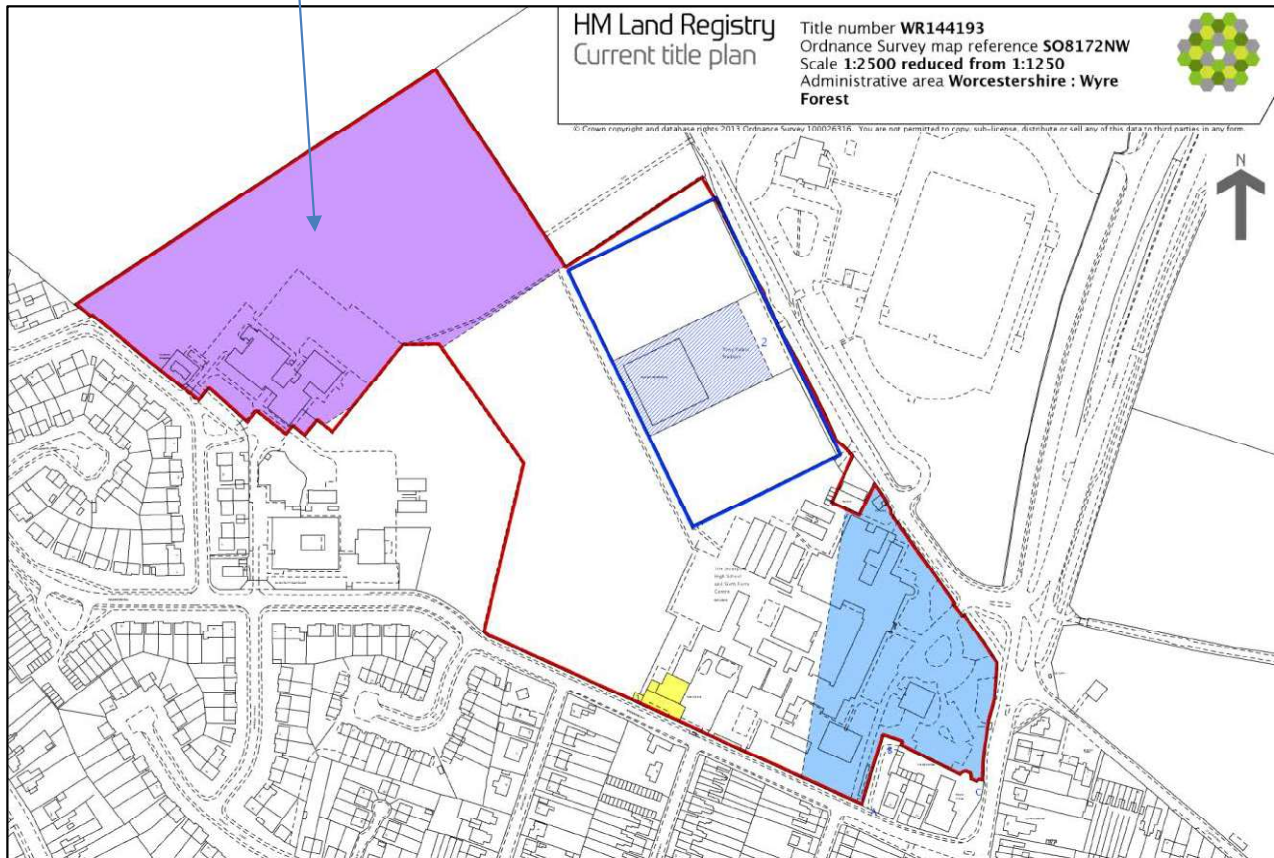
A handwritten signature in black ink, appearing to be 'Caroline Morland', written in a cursive style.

Caroline Morland

Signed in my capacity as G6 official acting for and on behalf of The Department for Education
Legal & Transactions, Capital Group

Cc Rob Giles, Case Manager, Legal and Transactions - Robert.giles@education.gov.uk

Annex A – plan showing the land to be disposed of by freehold transfer at The Stourport High School & 6th Form College, Minster Road, Stourport-on-Severn, DY13 8AX and coloured purple



Annex B – form of acknowledgement letter

Department for Education
Sanctuary Buildings
Great Smith Street
London SW1P 3BT

2020

Dear Sirs

Acceptance of conditions of the consent of the Secretary of State for Education to a disposal of playing field and non-playing field land under the Academies Financial Handbook and the trust's Funding Agreement.

**The Stourport High School & 6th Form College, Minster Road, Stourport-on-Severn
DY13 8AX**

I confirm the trust's acceptance of the conditions of consent set out in the Department's letter dated 18 May 2020, a copy of which is attached to this letter, and confirm that the trust will comply with those conditions.

Yours faithfully

Accounting Officer/Chief Executive

clearthinking

commercial property advice



COMMERCIAL AGENCY



PROJECT
MANAGEMENT



BUILDING
CONSULTANCY



PROFESSIONAL
SERVICES



LAND & DEVELOPMENT



CORPORATE
SUPPORT



VALUATION



INVESTMENT



RATING



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CONSULTANCY



PROPERTY
MANAGEMENT