



Redriff Primary School

Condition Survey

Report on Building and Plant condition survey

Redriff Primary School, Salter Road Rotherhithe SE16 5LQ

Introduction

A condition survey was requested to be carried out by ETDE Fm by Chris Hutton on behalf of City of London Academy Bermondsey for Redriff Primary School. The survey was conducted by Barry Coleman, General manager, David Solvey, Engineering Manager and Martin Campbell, Engineering Manager.

Summary

The purpose of the condition survey was to evaluate the condition of the building and plant servicing the site and provide a report on the condition based on the criteria below. All areas were surveyed to include the plant rooms, classrooms, staffrooms, offices, toilet facilities and external area.

Criteria

- A0 - Excellent Condition, as new.
- A1 - Excellent Condition.
- B2 - Fully operational in good condition.
- B3 - Fully operational in fair condition.
- C4 - Operational in reasonable state.
- C5 - Operational some work required.
- C6 - Operational significant work required.
- C7 - Operational significant major work required.
- D8 - Poor major work or replacement required.
- D9 - Poor replacement required.

Items

- Lighting
- Power
- Decoration
- Ceiling
- Flooring
- Blinds / curtains
- Windows
- Fixed furniture
- Doors / frames / handles
- Changing areas

- Sinks / Toilets / Urinals
- Cubicles
- Hand driers
- Showers

Results

Plant room 1 Condition of plant **C5**

- Drayton controller requires attention warning lamps not working.
- Calorifier's low water temperature 30°C (hot water should be stored and supplied at 60°C)
- No pumps running and pump No1 faulty.

Plant room 2 Condition of plant **C4**

- Drayton controller requires attention warning lamps not working.
- Calorifier's low water temperature 50°C (hot water should be stored and supplied at 60°C)
- Plant room ventilation requires cleaning and maintenance (air in take grills)

Corridors and communal areas

General condition of all items **C4**

Staff rooms offices

General condition of all items **C4**

Classrooms 1 > 15

General condition of all items **C4** - some fixed furniture **C5**

Classrooms 2 > 16

General condition of all items **C4** - some fixed furniture **C5**

Male and Female Toilet facilities

General condition of all items **C4**

External areas

- Paths and tarmac **C5**
- Fences and gates **C4**
- Roller shutters **C4**

CCTV

15 cameras and equipment (working) general condition **B3**

***Note**

Intruder, access control and fire alarm systems were not tested or surveyed.

We were unable to review any statutory records as the person responsible was not on site to make them available.

Recommendations

We recommend as an urgent requirement that the low temperatures on the calorifier's are rectified as this presents a risk of legionella and does not comply with L8 recommendations.

We would recommend the Drayton controls for the plant is checked and set up correctly with warning lamps on the control panels that are not working replaced, faulty pumps are repaired or replaced.

The air intake vents are cleaned to ensure correct ventilation in the plant rooms.

Conclusion

The site and buildings are generally in good condition, the plant rooms were untidy and used as storage areas, the plant and equipment is suffering from a lack of maintenance.