Project Forge Fach, Clydach

Date May-21

Element	Sub Element	Description	Condition	Recommendation	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Photo Ref:
Structure	Structure	Exposed steel frame structure to the main hall.	Fair condition. Structurally in good order. However, isolated signs of surface corrosion need treatment works as noted to the exterior.	Treat isolated surface corrosion to exposed steel frame to the exterior of the main hall.	C	2	1	1-2
Roof and Associated Elements	Roof Coverings	Single ply roof membrane to flat roof over ground floor café and meeting room.	Fair/poor condition. Significant water pooling to roof surface at time of inspection, suggests roof possibly not laid to fall correctly. Water staining noted internally to ceiling within the meeting room. Recent repairs appear to have been undertaken. Only 2No. drainage outlets provided to roof area. Grating missing to 1No. drainage outlet.	Programme replacement of roof covering in the near future. Roof to comply fully with current regulations, include for all suitable flashing, insulation, laid to correct fall etc. Consideration should be given to upgrading all flat roofs at the same time.	B	3	4	3-11
				Monitor condition of roof covering over coming years prior to future replacement. Determine water ingress issues have been rectified with recent repairs. Investigate the provision of 2No. drainage outlets is adequate for the roof area. Refit missing grating over 1No. drainage outlet.		1	0	
		Single ply roof membrane to flat roof running over central section of building. Includes raised sections.	Fair condition. Areas of water pooling evident to roof surface at time of inspection. Water staining noted internally to a number of ceilings on the first floor. Recent repairs appear to have been undertaken. Full inspection limited to 'head and shoulders' inspection only.	Programme replacement of roof covering in the short to medium term. Roof to comply fully with current regulations, include for all suitable flashing, insulation, laid to correct fall etc. Consideration should be given to upgrading all flat roofs at the same time.	B	4	6	
				Monitor condition of roof covering over coming years prior to future replacement. Determine water ingress issues have been rectified with recent repairs. Recommend full inspection is undertaken to determine true condition throughout area.		1	0	
		Single ply roof membrane to flat roof running over plant room.	Fair condition. Surface dirty, marked and stained.	Monitor condition. Allowance to upgrade in the medium to long term, however service installations to the roof area would make any future replacement difficult.	B	4	9	

Project Forge Fach, Clydach

Date May-21

Element	Sub Element	Description	Condition	Recommendation	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Photo Ref:
		Profile metal sheet covering complete with edge profiles, trims etc. to curved roof construction to main hall.	Fair condition. No significant issues or apparent roof leaks associated with this roof. Surface stained/dirty.	Clean down metal profile sheet covering.	C	2	1	
	Fascias, soffits and bargeboards	Timber fascia boards along plant room and to raised sections on main roof area.	Fair condition. Lack of maintenance evident to fascia boards installed to raised section at roof level.	Monitor condition following recommended repainting works. Programme for replacement in conjunction with future re-roofing works.	B	4	6	11-14
		Soffit section to roof overhang on main hall.	Fair condition. Dirty.	Clean down soffit section of all dirt on a regular basis.	C	2	1	
	Rainwater Goods	Metal box guttering and circular downpipes installed to the main hall.	Poor condition. Lack of maintenance evident. Vegitation growth to guttering, leaks to some joints. Downpipes leaking and stained throughout.	Undertake immediate maintenance works. Clean out all channels, repair joints and connections throughout rainwater goods. Allow for annual maintenance works to all rainwater goods.	C	1	0	15-16
		uPVC half round guttering and circular downpipes installed to plant room.	Poor condition. Missing sections.	Renew defective installations to the plant room.	D	1	0	
External Fabric	External Walls	Fair faced brickwork.	Fair condition. No significant issues. Surfaces stained/dirty in places.	Monitor condition. No works required.	B	4		17-22
		Render.	Poor condition. Numerous sections defective, missing/detached. Render is failing in numerous areas.	Carry out render repairs in the short term. Monitor regularly.	C	2	1	
				If the external render continues to fail following repair works, the render will need to be upgraded in its entirety. Approximate quantity provided.		2	4	
		Horizontal timber cladding.	Fair condition. No significant damage noted. Fading in areas. Lack of maintenance.	Lack of maintenance will lead to further deterioration of the timber cladding resulting in possible replacement during the maintenance period.	B	4		

Project Forge Fach, Clydach

Date May-21

Element	Sub Element	Description	Condition	Recommendation	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Photo Ref:
External Fabric	External Windows and Doors	Timber double glazed windows.	Fair condition. Random testing of windows indicate some operational issues. Frames fading in places.	Carry out a minor overhaul throughout the windows, improving operational performance. Allow for regular maintenance.	B	4		18-22
				Carry out a minor overhaul throughout the windows, improving operational performance. Allowance for regular maintenance.		2	1	
		Timber doors.	Fair condition. Generally starting to wear/rot at bottom edge of doors.	Programme replacement of timber external doors in the long term. Replacement year will reduce if not regularly maintained.	B	4	8	
				Address early signs of rot to doors and carry out a general maintenance work. Allow for regular maintenance to all external doors.		1	0	
		uPVC double doors off ground floor playroom and cafe.	Fair condition. Operating as intended.	Monitor condition. Programme for replacement in the long term.	B	4	15	
		Louvre doors to plant room.	Fair condition.	Monitor condition. Programme for replacement in the long term.	B	4	20	
	External Decoration	Render finish.	Fair to poor condition. Stained in places.	Repaint rendered surfaces following any recommended repairs. Decoration to be undertaken at regular intervals thereafter.	C	2	1	
		Timber cladding.	Fair to poor condition. Fading and stained in places.	Stain all timber cladding to the building. Decoration to be undertaken at regular intervals thereafter.	C	2	1	
		Timber windows.	Fair to poor condition. Fading and stained in places.	Stain all timber window installations. Decoration to be undertaken at regular intervals thereafter.	C	2	1	
		Timber Doors.	Fair to poor condition. Fading and stained in places.	Stain all external timber door installations and framework in line with addressing early signs of rot. Decoration to be undertaken at regular intervals thereafter.	C	2	0	
		Timber fascias.	Poor condition.	Repaint timber fascias installed along plant room and to raised sections at roof level. Decoration to be undertaken at regular intervals.	C	2	0	

Project Forge Fach, Clydach

Date May-21

Element	Sub Element	Description	Condition	Recommendation	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Photo Ref:
		Circular downpipes installed to main hall.	Poor condition.	Repaint downpipes to main hall following recommended repair and maintenance works. Decoration to be undertaken at regular intervals	C	2	0	
		Timber fencing and gate externally to Playroom / Nursery area.	Poor condition.	Repaint timber fencing and gate. Decoration to be undertaken at regular intervals.	C	2	1	
		Railings and gates at main entrance to site.	Fair condition.	Repaint railings and gates at main entrance to site. Decoration to be undertaken at regular intervals.	B	3	3	
		Railings and gates externally to Nursery area.	Fair condition.	Repaint railings and gates to Nursery area. Decoration to be undertaken at regular intervals.	B	3	3	
		Chainlink type fencing to perimeter of basketball court.	Fair condition.	Touch up isolated chipped areas of fencing to basketball court.	B	3	3	
Internal Fabric	Ceilings	Suspended ceiling grid with mineral fibre tiles.	Fair condition. Marked and scratched in places. Some staining and minor damage.	Programme replacement of suspended ceilings throughout within specified period.	B	4	7	23-24
				Replace any stained/damaged ceiling tiles.		2	1	
		Plastered ceilings.	Fair condition. No significant issues. Isolated hairline cracking.	Minor repairs in line with redecoration works.	B	4		
	Internal Walls and Finishes	Plastered walls to majority of area, wallpaper finish to small number of rooms.	Fair condition. General wear and tear.	Allowance for minor repairs to internal wall areas in line with redecoration works.	C	2	1	25-26
		Plastered walls to Male and Female Changing areas.	Poor condition. Plaster damaged from possible leaks to basins/pipework.	Allowance to hack off any areas of plaster affected by leaks and renew.	C	1	0	
		Ceramic wall tiles installed to WC's, kitchen units etc.	Fair condition. No obvious damage.	Programme replacement of ceramic wall tiles to applicable areas in the long term.	B	4	12	
	Floor Structure	Solid concrete floor structure throughout.	Good condition. No noticebale issues.	Monitor condition. No works required.	B	4		
		Carpet floor coverings.	Fair to poor condition. Wear in places. Stains to numerous areas.	Upgrade all carpet coverings in the near future.	B	3	3	
		Vinyl non-slip coverings to WC's, changing rooms etc.	Fair condition. Minor wear and tear.	Upgrade vinyl non slip coverings to these areas in the medium term.	B	4	6	

Project Forge Fach, Clydach

Date May-21

Element	Sub Element	Description	Condition	Recommendation	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Photo Ref:
Internal Fabric	Floor Coverings	Vinyl coverings throughout Nursery and Play room.	Poor condition. Heavy wear in places, surface starting to split.	Upgrade vinyl coverings to these areas in the short term.	C	2	2	27-30
		Vinyl covering throughout main hall, ground floor circulation area, stairs, café etc.	Good condition. Minor marks and scratches in places.	Upgrade vinyl coverings to these areas in the medium term.	B	4	9	
	Internal Woodwork, joinery and Doors	Timber doors and associated framework installed throughout.	Poor condition. Generally most doors don't comply with current fire regulations.	Allow for upgrading of all internal doors. Carry out regular maintenance of doors.	C	1	1	31-34
	Internal Decoration	Ground floor - General	Poor condition.	Allow for internal decoration works to the ground floor throughout in the short term. Decoration to be undertaken at regular intervals.	C	2	1	
		First floor - General	Poor condition.	Allow for internal decoration works to the first floor throughout in the short term. Decoration to be undertaken at regular intervals.	C	2	2	
Fixtures & Fittings	Kitchen Units	Kitchen units and associated fittings installed to Nursery and Life Skills Hub.	Fair condition. Minor wear and tear.	Monitor condition. Upgrade fittings in long term.	B	4	9	
	WC Cubicles	Prefinished WC Cubicles to WC areas.	Fair condition.	Monitor condition. Replace in long term.	B	4	12	
	Seating	Retractable seating within Main Hall.	Fair condition.	Monitor condition, continue to maintain. Upgrade in long term.	B	4	20	
Sanitary Fittings	Sanitary Fittings	White ceramic sanitary fittings including WC's, urinals, basins, showers, disabled fittings etc. PVCu wastepipes.	Fair condition. No apparent issues.	Regularly maintain and monitor condition. Allowance to upgrade in medium to long term.	B	4	12	35-38
	Roads, Car Park	Tarmacadam car park surface with kerb stones.	Fair condition. No significant deterioration of tarmacadam surface. Numerous area sf water ponding evident - refer to Drainage entry.	No immediate works required. Monitor condition of car park area and possible drainage issues. Allowance for ad hoc repairs to car park surface and kerb stones etc. as found necessary throughout maintenance period.	B	4	5	

Project Forge Fach, Clydach

Date May-21

Element	Sub Element	Description	Condition	Recommendation	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Photo Ref:
External Areas	Roads, Car Park, Pathways etc.	Line marking to car park/roadways.	Poor condition. Generally deteriorated.	Repaint line marking throughout site. Allow to undertake repainting works at regular intervals throughout the maintenance period.	C	2	1	39-48
		Block paving at main entrance.	Fair condition. No significant issues.	No immediate works required. Monitor condition. Clean down surface recommended.	B	4		
	Walls, Fencing, Gates etc.	Railings and gates at main entrance to site.	Fair condition. No significant defects. Dirty and stained.	No immediate works required. Monitor condition. Cleaning down surfaces would be beneficial. Refer to External Decoration entry.	B	4		
		Railings and gates externally to Nursery area.	Fair condition. No significant defects. Dirty and stained.	No immediate works required. Monitor condition. Cleaning down surfaces would be beneficial. Refer to External Decoration entry.	B	4		
		Chainlink fencing and gate externally to Playroom / Nursery area.	Fair condition. No significant defects. Dirty and stained.	No immediate works required. Monitor condition. Cleaning down surfaces would be beneficial.	B	4		
		Timber fencing and gate externally to Playroom / Nursery area.	Fair condition. No significant defects. Dirty and stained.	No immediate works required. Monitor condition. Repainting would be beneficial. Refer to External Decoration entry. Cost allowed for future replacement in medium to long term.	B	4	11	
		Steel handrails from car park.	Fair condition. Section of handrail is loose.	Refix loose section of handrail.	C	2	0	
		Chainlink fencing and gate along part of the boundary of the site.	Fair condition. Dirty and stained.	No immediate works required. Monitor condition. Cleaning down surfaces would be beneficial.	B	4		

Project Forge Fach, Clydach

Date May-21

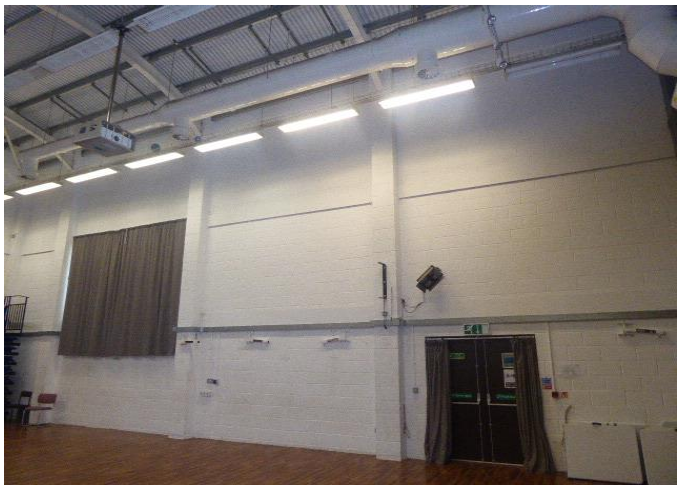
Element	Sub Element	Description	Condition	Recommendation	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Photo Ref:
External Areas	Sports/Play Area	Tarmacadam surface to basketball court.	Fair condition. No significant deterioration of tarmac surface. Numerous areas of water ponding evident.	No immediate works required. Monitor condition of surface and possible drainage issues.	B	4		
		Chainlink type fencing to perimeter of basketball court.	Fair condition. No significant defects. Dirty and stained.	No immediate works required. Monitor condition.	B	4		
	External Fire Escape	General	Fair condition. Structure in good order. Stained and dirty surface results in potentially slippery surface.	Clean down dirty surfaces to fire escape and at regular intervals after.	C	1	0	
			Fair condition.	Regularly inspect/maintain external fire escape to ensure the structure performs in line with current guidance.	B	3	3	
	General	General grounds maintenance.	Fair to poor condition.	General grounds maintenance works including maintaining bushes, hedgerows, cleaning down paths etc. on a regular basis.	C	2	1	
Mechanical & Electrical Installations	Mechanical & Electrical Installations	General	Mechanical and electrical items have been excluded from this survey.	N/A	N/A	N/A	N/A	
Drainage		General.	Below ground drainage not inspected. Condition unknown. Numerous instances of standing/ponding water around the site.	Undertake a CCTV drainage survey to determine true condition of drainage throughout site.	C	2	0	
				Allowance for potential repairs following drainage survey.		2	1	
		Rainwater gullies.	Fair condition.	Clear all drainage gullies of leaves, debris etc regularly.	C	2	1	
Other		Fire Safety.		Carry out a Fire Risk Assessment of the building if not already undertaken.	C	1	0	
				Implement any recommendations from the Fire Risk Assessment. Review and update the fire risk assessment annually.	note			
		DDA		Carry out a detailed DDA Audit if not already undertaken. Findings will provide a basis for works required to comply with current regulations.	C	1	0	

Project Forge Fach, Clydach

Date May-21

Element	Sub Element	Description	Condition	Recommendation	Condition (A - D)	Priority (1 - 4)	Remaining Life Expectancy (Yrs)	Photo Ref:
		Statutory Approval		Allow for building regulation approval where applicable. Mainly associated with recommended roof replacement works.	note			

Case Study 1 –
Photo schedule



1

2

3

4

5

6

7

8

9

10

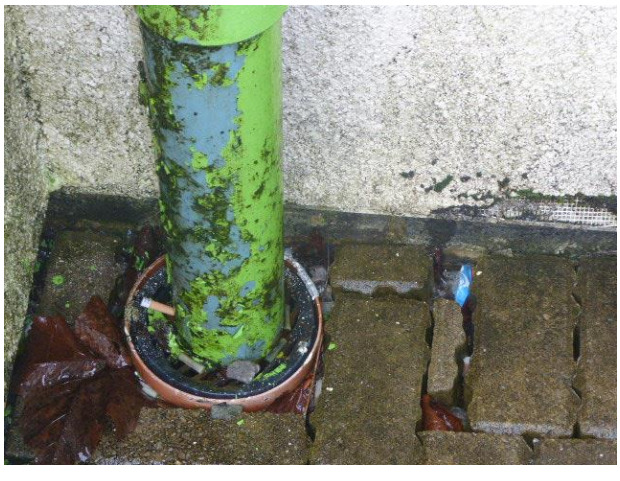
11

12

13

14

15



16

17

18

19

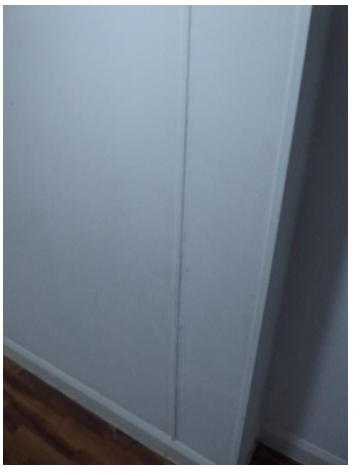
20

21

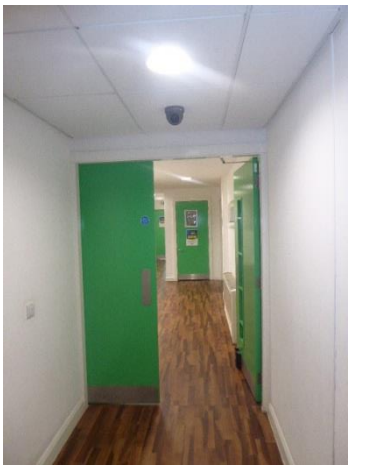
22

23

24

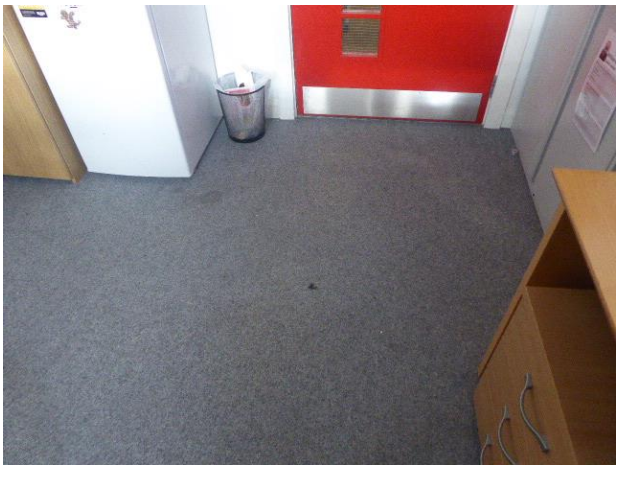


25



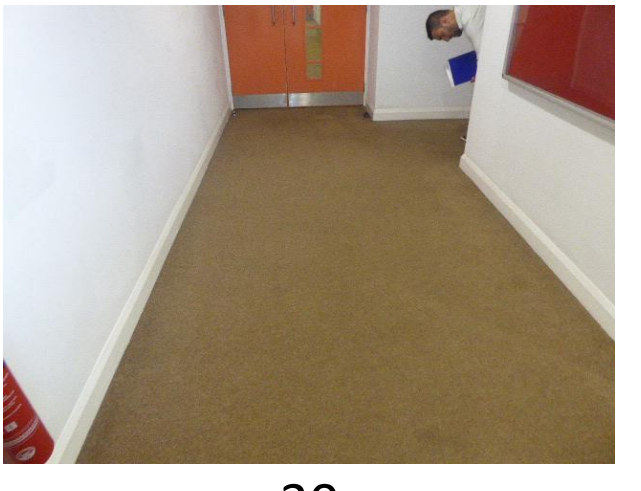
26

27



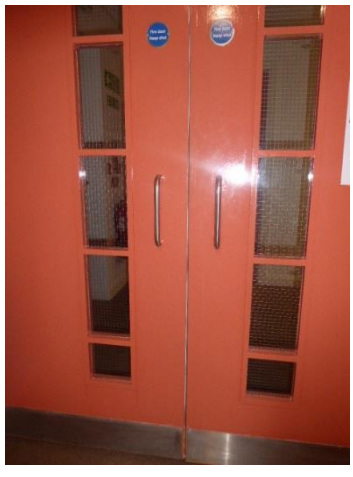
28

29



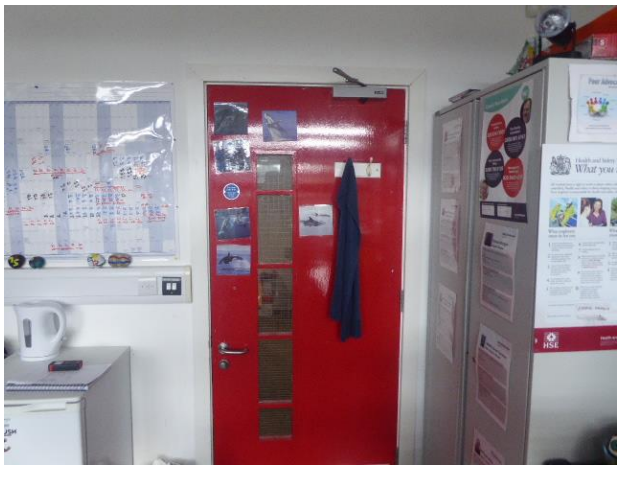
30

31



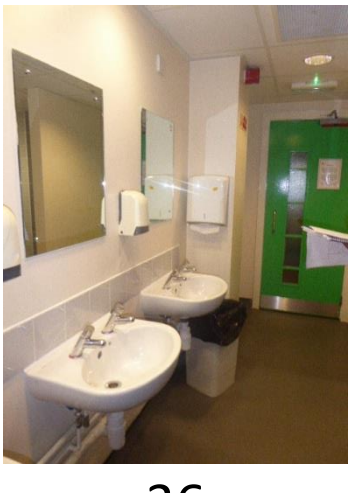
32

33



34

35



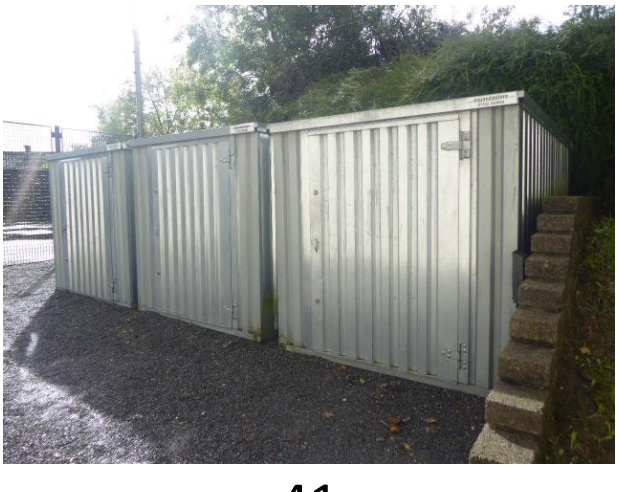
36

37

38

39

40



41

42

43

44

45

46

47

48