



Building Surveying &  
Maintenance Service

# Property Condition Survey

MARSH GIBBON CE FIRST SCHOOL

20 March 2002



**NIGEL SEXTON**  
**Building Surveying and Maintenance Manager**

County Hall, Aylesbury, Bucks. HP20 1UA.  
Telephone: (01296) 382525, Fax: (01296) 383064  
E-mail: [nsexton@buckscc.gov.uk](mailto:nsexton@buckscc.gov.uk)

**Property Management Division**

**Summary of Work Required - By Priority**  
**MARSH GIBBON CE FIRST SCHOOL**

Premises responsibilities are shown in RED

Constructional Element	Responsibility	Total	1 (Urgent Work)	2 (2 Years)	3 (3 to 5 Years)	4 (6 Years plus)
EXTERNAL AREAS	HPM	£12,750.00	£0.00	£9,850.00	£2,900.00	£0.00
EXTERNAL WALLS, WINDOWS AND DOORS	HPM	£1,000.00	£0.00	£0.00	£1,000.00	£0.00
FIXED FURNITURE AND FITTINGS	PREM	£640.00	£0.00	£475.00	£165.00	£0.00
FLOORS AND STAIRS	HPM	£750.00	£0.00	£0.00	£750.00	£0.00
INTERNAL WALLS AND DOORS	HPM	£2,200.00	£0.00	£2,200.00	£0.00	£0.00
INTERNAL WALLS AND DOORS	PREM	£125.00	£0.00	£125.00	£0.00	£0.00
REDECORATIONS	PREM	£6,575.00	£0.00	£0.00	£5,700.00	£875.00
ROOFS	HPM	£2,500.00	£0.00	£2,500.00	£0.00	£0.00
<b>grand totals</b>		£26,540.00	£0.00	£15,150.00	£10,515.00	£875.00
		£7,340.00	£0.00	£600.00	£5,865.00	£875.00

**Priority Key**

- 1 - Urgent work that will prevent immediate closure of the premises and/or address an immediate high risk to the health and safety of the occupants and/or remedy a serious breach of legislation.
- 2 - Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a serious breach of legislation.
- 3 - Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of the occupants.
- 4 - Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.

**Responsibility Key**

- \* = all responsibilities
- NA = Not assigned
- Prem = Premises Responsibility
- HPM = Repair managed by Architects Dep't

## Summary of Work Required - By Condition Grade

Premises responsibilities are shown in RED

### MARSH GIBBON CE FIRST SCHOOL

Constructional Element	Responsibility	Total	A - Good	B - Satisfactory	C - Poor	D - Bad
EXTERNAL AREAS	HPM	£12,750.00	£0.00	£8,150.00	£4,600.00	£0.00
EXTERNAL WALLS, WINDOWS AND DOORS	HPM	£1,000.00	£1,000.00	£0.00	£0.00	£0.00
FIXED FURNITURE AND FITTINGS	PREM	£640.00	£0.00	£165.00	£475.00	£0.00
FLOORS AND STAIRS	HPM	£750.00	£0.00	£750.00	£0.00	£0.00
INTERNAL WALLS AND DOORS	HPM	£2,200.00	£0.00	£0.00	£2,200.00	£0.00
INTERNAL WALLS AND DOORS	PREM	£125.00	£0.00	£0.00	£125.00	£0.00
REDECORATIONS	PREM	£6,575.00	£5,700.00	£875.00	£0.00	£0.00
ROOFS	HPM	£2,500.00	£0.00	£0.00	£2,500.00	£0.00
<b>grand totals</b>		<b>£26,540.00</b>	<b>£6,700.00</b>	<b>£9,940.00</b>	<b>£9,900.00</b>	<b>£0.00</b>
		<b>£7,340.00</b>	<b>£5,700.00</b>	<b>£1,040.00</b>	<b>£600.00</b>	<b>£0.00</b>

10

### Condition Grading Key

Grade A - Good. Performing as intended and operating efficiently

Grade B - Satisfactory. Performing as intended but exhibiting minor deterioration

Grade C - Poor - Exhibiting major defects and/or not operating as intended

Grade D - Bad - Life expired and/or serious risk to health and safety

### Responsibility Key

\* = all responsibilities

NA = Not assigned

Prem = Premises Responsibility

HPM = Repair managed by Property Management Division

# Property Condition Survey Report - Grouped by Block

items for which the premises is responsible are shown in RED

## MARSH GIBBON CE FIRST SCHOOL

Block	Block Alias	TPI	Element	Sub-Element	Mini-Element	Condition Category	Priority	Estimate	Remarks	Resp	Comp Date
		405	EXTERNAL AREAS	ANCILLARY PREMISES		C	2	£1,350.00	SWIMMING POOL CHANGING ROOMS - ROOF FAILURE, REDEC REQUIRED	HPM	S1021
		155	EXTERNAL AREAS	DRAINAGE		B	3	£2,900.00	LOCATE AND CLEAR PERSISTANT SMELLS	HPM	S1258
		37	EXTERNAL AREAS	MAINS SERVICES		A	4	£0.00		NA	S1474
		335	EXTERNAL AREAS	OUTDOOR SWIMMING POOLS		B	2	£1,000.00	REPAIRS AND REDECORATION REQUIRED	HPM	S1078
		405	EXTERNAL AREAS	PATHS AND PEDESTRIAN PAVED AREAS		C	2	£3,250.00	RENEW SOAKAWAY TO PLAYGROUND AREA, LIFT AND RELAY PC SLABS TO SEATING AREA	HPM	S405
		65	EXTERNAL AREAS	ROADS AND CAR PARKS		B	4	£0.00		NA	S165
		65	EXTERNAL AREAS	SOFT LANDSCAPING		B	4	£0.00		NA	S639
		335	EXTERNAL AREAS	WALLS, FENCES AND GATES		B	2	£4,250.00	TIMBER BOUNDARY AND POOL FENCING TO REPAIR/REPLACE	HPM	S879
		40	PLAYING FIELDS	NC		B	4	£0.00	HALF OF PLAYING FIELD BECOMES UNSUABLE AFTER RAINS - ALL CRACKS UP IN SUNSHINE	NA	S1709

### External Areas and Playing Fields - Total

£12,750.00  
£0.00

		Premises Responsibility	
1	22	CEILINGS	GROUND FLOOR
1	57	ELECTRICAL SERVICES	CONTROL GEAR
1	85	ELECTRICAL SERVICES	LIGHTING
1	57	ELECTRICAL SERVICES	LIGHTING
1	57	ELECTRICAL SERVICES	POWER DISTRIBUTION
1	57	ELECTRICAL SERVICES	POWER DISTRIBUTION
1	107	EXTERNAL WALLS, WINDOWS AND DOORS	INTERNAL LININGS AND FINISHES
1	107	EXTERNAL WALLS, WINDOWS AND DOORS	WALLS
1	197	EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS

Property Condition Survey Report - Grouped by Block items for which the premises is responsible are shown in RED

**MARSH GIBBON CE FIRST SCHOOL**

Block	Block Alias	TPI	Element	Sub-Element	Mini-Element	Condition Category	Priority	Estimate	Remarks	Resp	Comp Date
1		197	EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	GLAZING	A	3	£0.00		NA	B12277
1		135	EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	IRONMONGERY	B	4	£0.00		NA	B12889
1		390	FIXED FURNITURE AND FITTINGS	NON-TEACHING	OTHER	C	2	£475.00	NON VENTILATED PHOTOCOPIER IN SMALL ENCLOSED ROOM	PREM	B21528
1		22	FIXED FURNITURE AND FITTINGS	TEACHING	OTHER	A	4	£0.00		NA	B21217
1		27	FLOORS AND STAIRS	GROUND FLOOR	STRUCTURE	A	4	£0.00	VINYL TILES TO EDGE OF HALL LIFTING DUE TO HEATING	NA	B5722
1		145	FLOORS AND STAIRS	GROUND FLOOR	SCREED AND FINISH	B	3	£750.00		HPM	B6465
1		60	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	IRONMONGERY	B	4	£0.00		NA	B16495
1		32	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	FRAMING	A	4	£0.00		NA	B15138
1		400	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	GLAZING	C	2	£2,200.00		HPM	B15806
1		32	INTERNAL WALLS AND DOORS	INTERNAL LIVING AND FINISHES	NC	A	4	£0.00		NA	B14431
1		32	INTERNAL WALLS AND DOORS	INTERNAL WALLS AND PARTITIONS	STRUCTURE	A	4	£0.00		NA	B13719
1		132	REDECORATIONS	EXTERNAL	NC	A	3	£4,500.00		PREM	B18780
1		42	REDECORATIONS	INTERNAL	NC	A	4	£0.00		NA	B20504
1		500	ROOFS	FLAT ROOF	STRUCTURE	C	2	£2,500.00	SECTION OF ROOF DECK GONE SPONGEY, MINOR WATER PENETRATION INSIDE	HPM	B2139
1		132	ROOFS	FLAT ROOF	COVERING	A	4	£0.00		NA	B2595
1		160	ROOFS	FLAT ROOF	DRAINAGE	B	4	£0.00		NA	B3043
1		32	SANITARY SERVICES	TOILETS	FITTINGS	A	4	£0.00		NA	B18779
1		32	SANITARY SERVICES	TOILETS	WASTE PLUMBING	A	4	£0.00		NA	B17659

**Total for Block Number 1 £11,425.00**

**Premises Responsibility £4,975.00**

2	22	CEILINGS	GROUND FLOOR	NC	A	4	£0.00			NA	B8518
---	----	----------	--------------	----	---	---	-------	--	--	----	-------

# Property Condition Survey Report - Grouped by Block

items for which the premises is responsible are shown in RED

## MARSH GIBBON CE FIRST SCHOOL

Block	Block Alias	TPI	Element	Sub-Element	Mini-element	Condition Category	Priority	Estimate	Remarks	Resp	Comp Date
2		135	EXTERNAL WALLS, WINDOWS AND DOORS	EXTERNAL LININGS AND FINISHES	NC	B	4	£0.00		NA	B10144
2		135	EXTERNAL WALLS, WINDOWS AND DOORS	INTERNAL LININGS AND FINISHES	NC	B	4	£0.00		NA	B10825
2		107	EXTERNAL WALLS, WINDOWS AND DOORS	WALLS	STRUCTURE	A	4	£0.00		NA	B8465
2		135	EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	FRAMING	B	4	£0.00		NA	B11549
2		135	EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	IRONMONGERY	B	4	£0.00		NA	B12998
2		107	EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	GLAZING	A	4	£0.00		NA	B12278
2		140	FIXED FURNITURE AND FITTINGS	TEACHING	OTHER	B	3	£165.00	SPLASHBACK TO SINK AREA REQUIRED	PREM	B21216
2		27	FLOORS AND STAIRS	GROUND FLOOR	SCREED AND FINISH	A	4	£0.00		NA	B6454
2		27	FLOORS AND STAIRS	GROUND FLOOR	STRUCTURE	A	4	£0.00	SUSPENDED TIMBER VINYL SHEET FLOOR COVERING	NA	B5721
2		55	FLOORS AND STAIRS	STAIRCASES	STRUCTURE	B	4	£0.00	ACCESS AND EXIT TIMBER STAIRS	NA	B7434
2		55	FLOORS AND STAIRS	STAIRCASES	TREADS AND RISERS	B	4	£0.00		NA	B7666
2		60	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	IRONMONGERY	B	4	£0.00		NA	B16464
2		32	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	FRAMING	A	4	£0.00		NA	B15137
2		400	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	GLAZING	C	2	£125.00		PREM	B15805
2		32	INTERNAL WALLS AND DOORS	INTERNAL LININGS AND FINISHES	NC	A	4	£0.00		NA	B14430
2		32	INTERNAL WALLS AND DOORS	INTERNAL WALLS AND PARTITIONS	STRUCTURE	A	4	£0.00		NA	B13718
2		132	REDECORATIONS	EXTERNAL	NC	A	3	£1,200.00		PREM	B19779
2		70	REDECORATIONS	INTERNAL	NC	B	4	£875.00	SLIGHTLY UNTIDY	PREM	B20683
2		132	ROOFS	PITCHED ROOF	COVERING	A	4	£0.00		NA	B4329
2		132	ROOFS	PITCHED ROOF	DRAINAGE	A	4	£0.00		NA	B4878
2		132	ROOFS	PITCHED ROOF	STRUCTURE	A	4	£0.00	PITCHED FELT ROOF	NA	B5777

Property Condition Survey Report - Grouped by Block items for which the premises is responsible are shown in RED

**MARSH GIBBON CE FIRST SCHOOL**

Block	Block Alias	TPI	Element	Sub-Element	Mini-Element	Condition Category	Priority	Estimate	Remarks	Resp	Comp Date
2		60	SANITARY SERVICES	KITCHENS	FITTINGS	B	4	£0.00		NA	B18077
2		32	SANITARY SERVICES	KITCHENS	WASTE PLUMBING	A	4	£0.00		NA	B19244
2		32	SANITARY SERVICES	TOILETS	FITTINGS	A	4	£0.00		NA	B18776
2		32	SANITARY SERVICES	TOILETS	WASTE PLUMBING	A	4	£0.00		NA	B17658

**Total for Block Number 2 £2,365.00**

**Premises Responsibility £2,365.00**

**Grand Total for all blocks, external areas and playing fields: £26,540.00**

**Premises Responsibility: £7,340.00**

**Condition Grading Key**

Grade A - Good. Performing as intended and operating efficiently

Grade B - Satisfactory. Performing as intended but exhibiting minor deterioration

Grade C - Poor - Exhibiting major defects and/or not operating as intended

Grade D - Bad - Lies expired and/or serious risk to health and safety

**Priority Key**

1 - Urgent work that will prevent immediate closure of the premises and/or address an immediate high risk to the health and safety of the occupants and/or remedy a serious breach of legislation.

2 - Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a serious breach of legislation.

3 - Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of the occupants.

4 - Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.

Property Condition Survey Report - Priority Index Order items for which the premises is responsible are shown in RED

**MARSH GIBBON CE FIRST SCHOOL**

Block	Block Alias	TPI	Element	Sub-Element	Mini-element	Condition Category	Priority	Estimate	Remarks	Resp	Comp Date
1	500		ROOFS	FLAT ROOF	STRUCTURE	C	2	£2,500.00	SECTION OF ROOF DECK GONE SPONGEY, MINOR WATER PENETRATION INSIDE	HPM	B2139
	405		EXTERNAL AREAS	ANCILLARY PREMISES		C	2	£1,350.00	SWIMMING POOL CHANGING ROOMS - ROOF FAILURE, REDEC REQUIRED	HPM	S1021
	405		EXTERNAL AREAS	PATHS AND PEDESTRIAN PAVED AREAS		C	2	£3,250.00	RENEW SOAKAWAY TO PLAYGROUND AREA. LIFT AND RELAY PC SLABS TO SEATING AREA	HPM	S405
2	400		INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	GLAZING	C	2	£125.00		PREM	B15605
1	400		INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	GLAZING	C	2	£2,200.00		HPM	B15606
1	390		FIXED FURNITURE AND FITTINGS	NON-TEACHING	OTHER	C	2	£475.00	NON VENTILATED PHOTOCOPIER IN SMALL ENCLOSED ROOM	PREM	B21526
	335		EXTERNAL AREAS	OUTDOOR SWIMMING POOLS		B	2	£1,000.00	REPAIRS AND REDECORATION REQUIRED	HPM	S1078
	335		EXTERNAL AREAS	WALLS, FENCES AND GATES		B	2	£4,250.00	TIMBER BOUNDARY AND POOL FENCING TO REPAIR/REPLACE	HPM	S879
1	197		EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	FRAMING	A	3	£1,000.00	STOREY FRAME REPAIRS - SOME WINDOW AND DOOR RENEWALS. SAFETY GLAZING TO SOME WINDOWS REQUIRED	HPM	B11550
1	197		EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	GLAZING	A	3	£0.00		NA	B12277
1	160		ROOFS	FLAT ROOF	DRAINAGE	B	4	£0.00		NA	B3043
	155		EXTERNAL AREAS	DRAINAGE		B	3	£2,900.00	LOCATE AND CLEAR PERSISTANT SMELLS	HPM	S1258
1	145		FLOORS AND STAIRS	GROUND FLOOR	SCREED AND FINISH	B	3	£750.00		HPM	B6455
2	140		FIXED FURNITURE AND FITTINGS	TEACHING	OTHER	B	3	£165.00	SPLASHBACK TO SINK AREA REQUIRED	PREM	B21216
2	135		EXTERNAL WALLS, WINDOWS AND DOORS	EXTERNAL LININGS AND FINISHES	NC	B	4	£0.00		NA	B10144
2	135		EXTERNAL WALLS, WINDOWS AND DOORS	INTERNAL LININGS AND FINISHES	NC	B	4	£0.00		NA	B10825
2	135		EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	FRAMING	B	4	£0.00		NA	B11549
2	135		EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	IRONMONGERY	B	4	£0.00		NA	B12998
1	135		EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	IRONMONGERY	B	4	£0.00		NA	B12889
1	132		REDECORATIONS	EXTERNAL	NC	A	3	£4,500.00		PREM	B19780
2	132		REDECORATIONS	EXTERNAL	NC	A	3	£1,200.00		PREM	B19779



Property Condition Survey Report - Priority Index Order items for which the premises is responsible are shown in RED

**MARSH GIBBON CE FIRST SCHOOL**

Block	Block Alias	TP1	Element	Sub-Element	Mini-element	Condition Category	Priority	Estimate	Remarks	Resp	Comp Date
1		132	ROOFS	FLAT ROOF	COVERING	A	4	£0.00		NA	B2596
2		132	ROOFS	PITCHED ROOF	COVERING	A	4	£0.00		NA	B4328
2		132	ROOFS	PITCHED ROOF	DRAINAGE	A	4	£0.00		NA	B4878
2		132	ROOFS	PITCHED ROOF	STRUCTURE	A	4	£0.00	PITCHED FELT ROOF	NA	B3777
1		107	EXTERNAL WALLS, WINDOWS AND DOORS	INTERNAL LININGS AND FINISHES	NC	A	4	£0.00		NA	B10826
1		107	EXTERNAL WALLS, WINDOWS AND DOORS	WALLS	STRUCTURE	A	4	£0.00		NA	B8466
2		107	EXTERNAL WALLS, WINDOWS AND DOORS	WALLS	STRUCTURE	A	4	£0.00		NA	B8465
2		107	EXTERNAL WALLS, WINDOWS AND DOORS	WINDOWS AND DOORS	GLAZING	A	4	£0.00		NA	B12278
1		85	ELECTRICAL SERVICES	LIGHTING	WIRING	B	4	£0.00		NA	B26617
2		70	REDECORATIONS	INTERNAL	NC	B	4	£875.00	SLIGHTLY UNTIDY	PREM	B20503
65		65	EXTERNAL AREAS	ROADS AND CAR PARKS		B	4	£0.00		NA	S168
65		65	EXTERNAL AREAS	SOFT LANDSCAPING		B	4	£0.00		NA	S539
2		60	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	IRONMONGERY	B	4	£0.00		NA	B16484
1		60	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	IRONMONGERY	B	4	£0.00		NA	B16495
2		60	SANITARY SERVICES	KITCHENS	FITTINGS	B	4	£0.00		NA	B19077
1		57	ELECTRICAL SERVICES	CONTROL GEAR	NC	A	4	£0.00		NA	B24451
1		57	ELECTRICAL SERVICES	LIGHTING	FITTINGS	A	4	£0.00		NA	B27342
1		57	ELECTRICAL SERVICES	POWER DISTRIBUTION	FITTINGS	A	4	£0.00		NA	B25863
1		57	ELECTRICAL SERVICES	POWER DISTRIBUTION	WIRING	A	4	£0.00		NA	B25170
2		55	FLOORS AND STAIRS	STAIRCASES	STRUCTURE	B	4	£0.00	ACCESS AND EXIT TIMBER STAIRS	NA	B7434
2		55	FLOORS AND STAIRS	STAIRCASES	TREADS AND RISERS	B	4	£0.00		NA	B7666

Property Condition Survey Report - Priority Index Order items for which the premises is responsible are shown in RED

**MARSH GIBBON CE FIRST SCHOOL**

Block	Block Alias	TPI	Element	Sub-Element	Mini-Element	Condition Category	Priority	Estimate	Remarks	Resp	Comp Date
1		42	REDECORATIONS	INTERNAL	NC	A	4	£0.00		NA	B20504
		40	PLAYING FIELDS	NC		B	4	£0.00	HALF OF PLAYING FIELD BECOMES UNSUABLE AFTER RAINS - ALL CRACKS UP IN SUNSHINE	NA	S1708
		37	EXTERNAL AREAS	MAINS SERVICES		A	4	£0.00		NA	S1474
2		32	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	FRAMING	A	4	£0.00		NA	B15137
1		32	INTERNAL WALLS AND DOORS	INTERNAL DOORS AND GLAZED SCREEN	FRAMING	A	4	£0.00		NA	B15138
1		32	INTERNAL WALLS AND DOORS	INTERNAL LININGS AND FINISHES	NC	A	4	£0.00		NA	B14431
2		32	INTERNAL WALLS AND DOORS	INTERNAL LININGS AND FINISHES	NC	A	4	£0.00		NA	B14430
2		32	INTERNAL WALLS AND DOORS	INTERNAL WALLS AND PARTITIONS	STRUCTURE	A	4	£0.00		NA	B13718
1		32	INTERNAL WALLS AND DOORS	INTERNAL WALLS AND PARTITIONS	STRUCTURE	A	4	£0.00		NA	B13719
2		32	SANITARY SERVICES	KITCHENS	WASTE PLUMBING	A	4	£0.00		NA	B19244
2		32	SANITARY SERVICES	TOILETS	FITTINGS	A	4	£0.00		NA	B18778
1		32	SANITARY SERVICES	TOILETS	FITTINGS	A	4	£0.00		NA	B18779
2		32	SANITARY SERVICES	TOILETS	WASTE PLUMBING	A	4	£0.00		NA	B17658
1		32	SANITARY SERVICES	TOILETS	WASTE PLUMBING	A	4	£0.00		NA	B17659
2		27	FLOORS AND STAIRS	GROUND FLOOR	SCREED AND FINISH	A	4	£0.00		NA	B8454
2		27	FLOORS AND STAIRS	GROUND FLOOR	STRUCTURE	A	4	£0.00	SUSPENDED TIMBER, VINYL SHEET FLOOR COVERING	NA	B5721
1		27	FLOORS AND STAIRS	GROUND FLOOR	STRUCTURE	A	4	£0.00	VINYL TILES TO EDGE OF HALL LIFTING DUE TO HEATING	NA	B5722
2		22	CEILINGS	GROUND FLOOR	NC	A	4	£0.00		NA	B8518
1		22	CEILINGS	GROUND FLOOR	NC	A	4	£0.00		NA	B8519
1		22	FIXED FURNITURE AND FITTINGS	TEACHING	OTHER	A	4	£0.00		NA	B21217

Property Condition Survey Report - Priority Index Order items for which the premises is responsible are shown in RED

**MARSH GIBBON CE FIRST SCHOOL**

Block	Block Alias	TPI	Element	Sub-Element	Mini-element	Condition Category	Priority	Estimate	Remarks	Resp	Comp Date
-------	-------------	-----	---------	-------------	--------------	--------------------	----------	----------	---------	------	-----------

Grand total £26,540.00  
 Premises Responsibility: £7,340.00

**Condition Grading Key**

Grade A - Good. Performing as intended and operating efficiently

Grade B - Satisfactory. Performing as intended but exhibiting minor deterioration

Grade C - Poor - Exhibiting major defects and/or not operating as intended

Grade D - Bad - Life expired and/or serious risk to health and safety

**Priority Key**

1 - Urgent work that will prevent immediate closure of the premises and/or address an immediate high risk to the health and safety of the occupants and/or remedy a serious breach of legislation.

2 - Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a serious breach of legislation.

3 - Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of the occupants.

4 - Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.