



Building Surveying &
Maintenance Service

Property Condition Survey

CURZON CE COMBINED SCHOOL

19 October 2001



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Property Management Division

Property Condition Survey

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Property Condition Survey

Introduction.

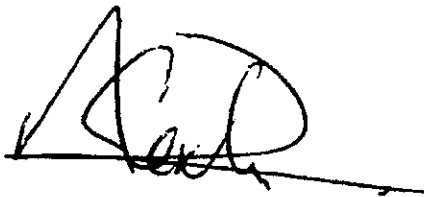
This document is one of a new format of report designed to reflect the guidelines of both the DFER and DETL on data collection and reporting for Property Condition Surveys and Asset Management Plans. As well as providing the basic report for your property, I have also incorporated details of the DFER requirements for Local Authority condition surveys, and the methods used by the County Council to prioritise the maintenance and repair items.

The Survey information is provided in summarised and detail form at a premises level and a block level where appropriate. It is also grouped to show who has responsibility for managing the identified repair or maintenance items.

Each item in the survey has been prioritised using the County Councils own prioritisation methods, and a listing of works in priority order is also provided. With this listing is attached a report that will allow you to identify where particular items in your survey lie in the overall prioritised programme of the County Council.

I hope you find the information useful, but if you have any suggestions for amendments to the format these would be appreciated. If you have any issues relating to the data, these should be addressed to your Building Surveyor or Engineer, who actually carried out the survey.

If you would like to speak to me about your report I can be contacted at County Hall on (01296) 382525. My e-mail address is nsexton@buckscc.gov.uk.



Nigel Sexton
Building Surveying and Maintenance Manager
Property Management Division
Buckinghamshire County Council

Property Condition Survey Reports

Summarised reports

- 1 - Key to: Data Summarised by Priority Repor**
- 2 - Summary of work required - By priorit**
- 3 - Key to: Data Summarised by Condition Grade Repor**
- 4 - Summary of work required - By Condition Grad**

Detail reports

- 5 - Key to: The detailed data - Grouped by Block**
- 6 - Work required - Grouped by Block**

Prioritised reports

- 7 - Work required - In Priority Index Order**

Condition Survey Summary – Data Summarised By Priority

Example Premises - Responsibility Key=*

Priority Category is based 4 bands identified by the DFEE and adopted by the DETR. On all reports where appropriate a key is provided to allow the reader to interpret the results

Priority

Constructional Element	Total	1	2	3	4
CEILINGS	£0.00	£0.00	£0.00	£0.00	£0.00
ELECTRICAL SERVICES	£17,500.00	£0.00	£0.00	£17,500.00	£0.00
EXTERNAL AREAS					
EXTERNAL WALLS, WINDOWS AND DOORS					
FIXED FURNITURE AND FITTINGS					
FLOORS AND STAIRS					
INTERNAL WALLS AND DOORS					
PLAYING FIELDS					
REDECORATIONS					
ROOFS	£67,000.00	£0.00	£57,000.00	£10,000.00	£0.00
SANITARY SERVICES	£0.00	£0.00	£0.00	£0.00	£0.00
grand totals	£510,500.00	£0.00	£223,000.00	£282,500.00	£5,000.00

This report appears very similar to that shown on the previous page, and shares a similar structure in terms of responsibility grouping, constructional elements and the block-by-block structure. However this report cross tabulates the survey information by priority. This provides a very useful indication of expenditure required over the next five years, banded in the 4 time driven priority categories identified by the DfEE and adopted by the DeTR and BCC.

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

22 March 2001

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Summary of Work Required - By Priority

Curzon CE Combined 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)
CEILINGS	HPM	£1,000.00	£0.00	£0.00	£1,000.00	£0.00
ELECTRICAL SERVICES	HPM	£45,000.00	£0.00	£0.00	£45,000.00	£0.00
EXTERNAL AREAS	HPM	£11,000.00	£0.00	£3,000.00	£8,000.00	£0.00
EXTERNAL WALLS, WINDOWS AND DOORS	HPM	£5,000.00	£0.00	£0.00	£5,000.00	£0.00
FLOORS AND STAIRS	HPM	£5,000.00	£0.00	£0.00	£5,000.00	£0.00
MECHANICAL SERVICES	HPM	£466,800.00	£0.00	£0.00	£465,000.00	£1,800.00
MECHANICAL SERVICES	PREM	£0.00	£0.00	£0.00	£0.00	£0.00
REDECORATIONS	PREM	£11,500.00	£0.00	£7,000.00	£4,500.00	£0.00
ROOFS	HPM	£18,500.00	£0.00	£0.00	£15,000.00	£3,500.00
SANITARY SERVICES	HPM	£2,500.00	£0.00	£0.00	£2,500.00	£0.00
grand totals		£566,300.00	£0.00	£10,000.00	£551,000.00	£5,300.00
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Property Condition Survey Report - Priority Index Order **items for which the premises is responsible are shown in RED**

Curzon CE Combined School

Block	Block Alias	TPI	Element	Sub-Element	Mini-element	Condition Category	Priority	Estimate	Remarks	Resp	Comp Date
Grand total								£566,300.00			
Premises Responsibility:								£11,500.00			

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

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