



Llywodraeth Cymru
Welsh Government

Ysgolion yr 21ain Ganrif
21st Century Schools

WELSH GOVERNMENT

Property Condition and Suitability Report

Chepstow Comprehensive

25/08/2016



Document status					
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-	-	-	-	-	-

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1.0 EXECUTIVE SUMMARY

Comparison of Condition and Suitability Scores

Block Details			Condition			Suitability	
No.	Block Name	GIA	F+G	Existing	EC Harris	F+G	Existing
1	A1 Main Building	6376	C+	-	-	B	-
2	A2 English/Science Block	1256	C+	-	-	B	-
3	B3 Technology Block	787	B	-	-	B	-
School			C+	C	B	B	C

The table above shows the overall condition grades and suitability grades as determined by Faithful+Gould, compared to the existing Local Authority data from 2016, and the EC Harris survey data from 2010.

Survey and Grading Methodology

Faithful+Gould were appointed by Welsh Government to undertake a survey of the school utilising the AMP methodology to determine an overall school condition grade.

The AMP methodology is utilised on a block by block basis, with each building broken down into the 12 major elements; Roofs, Floors and stairs, Ceilings, External walls, Windows and doors, Sanitary services, Redecorations, Fixed furniture and fittings, External areas, Playing fields Mechanical services and Electrical services. These elements are assessed across the whole of the block, and a grade (A – D, see section 3.0 for details on grades) applied based on the overall condition of that element at the time of the survey based on a visual inspection.

Determining Block Condition Grade

Faithful+Gould, in conjunction with Welsh Government, have developed a hierarchy for the elements, based on the impact that failure of the specific element would have on the operation and service provision of the school. Using this hierarchy, each element was given a different weighting in relation to their impact on the overall condition of the Block.

As each element within the block is graded, this in turn allocates a number of points determined by the condition (A = 1, B = 2, etc.) and the weighting factor applied to each element (Mechanical = 1.9, Roof = 1.95 etc.). The cumulative total of the points for each of the elements determines the overall grade applied to the block as a whole;

Element	Factor	A	B	C	D	Percentage
		1	2	3	4	
Roofs	1.95	1.95	3.9	5.85	7.8	18%
Mechanical	1.90	1.9	3.8	5.7	7.6	17%
Electrical	1.90	1.9	3.8	5.7	7.6	17%
Sanitary services	1.80	1.8	3.6	5.4	7.2	16%
Ext. walls, windows & doors	1.40	1.4	2.8	4.2	5.6	13%
Internal walls & doors	1.20	1.2	2.4	3.6	4.8	11%
Floors and stairs	0.30	0.3	0.6	0.9	1.2	3%
Redecorations	0.20	0.2	0.4	0.6	0.8	2%
Fixed furniture and fittings	0.10	0.1	0.2	0.3	0.4	1%
Ceilings	0.10	0.1	0.2	0.3	0.4	1%
External areas	0.10	0.1	0.2	0.3	0.4	1%
Playing fields	0.05	0.05	0.1	0.15	0.2	0.5%
	11.00	11.00	22.00	33.00	44.00	

Applying Weighting to the Block

Instead of letting each block have an equal impact on the overall condition grade of the school, Faithful+Gould and Welsh Government, have utilised the gross internal area of each block as a percentage of the overall GIA for the school to determine the impact that each block has on the overall grade.

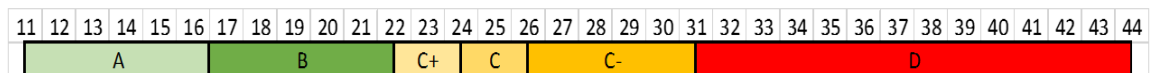
For example - a school with an overall GIA of 1000m², made up of 3 blocks; Block 1 is 500m², Block 2 is 300m² and Block 3 is 200m². The condition of Block 1 would contribute 50% of the overall school grade, with Block 2 contributing 30% and Block 3 the other 20%.

We have utilised the floorplans and gross internal areas provided prior to the programme of surveys commencing. Where these were not provided, the surveyors undertook a high level assessment to determine the gross internal areas of each block.

This methodology provides a consistent means of weighting the blocks across the entire sample of schools surveyed. This method of weighting has also been utilised to the Suitability survey.

Establishing the Overall Condition Grade of the School

Once the block weighting has been applied to the cumulative block condition scores, and an overall school condition score established, the score will indicate the overall school condition grade, based upon where it lies within the below ranges. The diagram below shows the range which each condition grade covers;



NOTE: The overall school condition grade C has been split into C+, C and C- to allow for additional granularity in the grading of the schools.

Identified Maintenance Costs

Block Details			Estimated Costs	
No.	Block Name	GIA	Backlog Maintenance	Projected Avg. Annual Costs
1	A1 Main Building	6376	£111,660.00	£76,512.00
2	A2 English/Science Block	1256	£29,320.00	£15,072.00
3	B3 Technology Block	787	£7,599.92	£9,444.00
School			£148,579.92	£101,028.00

Estimated Cost Build-up Methodology

The backlog maintenance costs are the summary of any costs identified to bring a major element back up to condition B (by block) plus any minor defects/isolated works noted on site during the inspection within the same block (spot items).

Projected Average Annual Costs

The projected average annual maintenance cost for this school has been established using a £/sqm rate. The rates utilised throughout this programme are £16 per square metre for a Primary School, and £12 per square metre for a Secondary School.

These rates have been determined through review of established industry benchmark rates, and then the development and implementation of our own annualised maintenance budget profile for both a mean primary and mean secondary school. This has been prepared using the RICS NRM 3 standard cost template for maintenance cost estimating, to which we have inserted quantities taken from the mean schools asset registers. The salient details were then inserted into a Planned Preventative Maintenance schedule using core SFG20 standard task schedule details (task frequency, task times, and skilling etc.), to provide a total annualised resource build up.

Please note the rates are exclusive of VAT and contingency. The rates also do not include for the following; I.T. equipment, building fabric elements, loose and fixed furniture and fittings.

2.0 INTRODUCTION

Faithful+Gould has been instructed to undertake a survey of Chepstow Comprehensive to include the fabric, mechanical and electrical condition, the suitability and provide backlog maintenance and projected annual average maintenance costs.

The inspection is non intrusive in nature and a "visual only basis". The survey will document the condition and suitability at the time of the inspection on a block by block basis indicating general condition as well as specific existing backlog maintenance issues.

The survey was undertaken on site on the 25/08/2016. We did not open up any areas that were not readily accessible and did not take any samples for later testing.

Clarifications and Limitations of the survey

All areas of the buildings were inspected where safe to do so and safe access was available. Flat roof areas were surveyed where they can be safely reached by use of a surveyor 3m ladder or the property's internal access hatch or fixed ladder access.

Pitched roof areas were inspected from the ground using binoculars and from window opening where possible.

Surveys are non-intrusive and based on ready access provided. Our inspection was carried out on a visual basis only. No part of the structure, plant or equipment was opened up for detailed examination or testing. We therefore, where appropriate, make assumptions based on experience of the property type, plant & equipment used.

We cannot guarantee that defects do not exist in those parts of the building, plant & equipment which are concealed, unexposed or not reasonably accessible.

Costs have been derived from standard cost schedules developed by Faithful+Gould from the current version of BCIS, elemental costs for educational units.

We will not carry out or commission specialist tests relating to heating, hot or cold water, electrical and mechanical systems, and drainage or sanitation installation.

We will not inspect flues, ducts, voids or any similar enclosed areas, the access to which necessitates the use of specialist tools, or which will cause damage to fixtures and finishes and, therefore, will be unable to report that any such area is free from defect.

General Details of the School

General Information	
Total Gross Internal Area (GIA):	8419.00 m2
No. of demountables:	0
Equality Act 2010 (any adaptations made?):	P - Some access issues
Accessibility plans in place?:	N - No plans in place
Asbestos management plans in place?:	Y - Plans in place

School Description

Chepstow Comprehensive was built circa 1964. It comprises of 3 blocks which are of varied construction. Blocks have been divided into subject specific blocks

Grounds Description

Large grounds surround the school and is located on a shared site with a leisure centre. The leisure centre is adjoined to the school with internal doors between.

Being an open site, the security to the school is poor. The entrance gates remain open at all times and there are large areas around the site perimeter which have no security fencing. The school field backs onto a popular walking trail for which many members of the public use to access the field.

Key Works Undertaken

Not key works undertaken in the past 5 years.

Parking Facilities

One way system to the school which is shared with the leisure centre. Fork in the road separates the school and leisure centre car park. Good car parking facilities.

3.0 CONDITION SURVEY

The elements noted within the condition survey schedules will be provided with the following references;

Condition Grading of Element

- A – Good and operating efficiently
- B – Satisfactory but with minor deterioration
- C – Poor with major defects
- D – Bad; life has expired or risk of imminent failure

Priority

Priority 1. Little to no outstanding works required, continued maintenance will enhance the serviceable life.

Priority 2. Potentially work may be 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 occupants and/or remedy a minor breach of legislation.

Priority 3. 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 less serious breach of legislation.

Priority 4. Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.

No.	Block Name	GIA	Aggregate Condition Grade	Backlog Maintenance Costs
1	A1 Main Building	6376	C+	£111,660.00
2	A2 English/Science Block	1256	C+	£29,320.00
3	B3 Technology Block	787	B	£7,599.92
School			C+	£148,579.92

Individual Block Condition Ratings - Elemental Breakdowns (Fabric)

Block 1 - A1 Main Building - 6376m2

	Condition Grading	Priority Grading	Element Description	Element Cost (up to condition B)
Roofs	B	2	The building has both flat and pitched roofs which are felt covered. No signs of ongoing water ingress, save for isolated areas addressed within spot items.	
Floors and stairs	B	2	Floors throughout are a combination of vinyl welded sheet flooring, carpet and carpet tiles. Generally in fair condition.	
Ceilings	B	2	Ceilings are predominantly suspended ceilings of a 600x600 style grid with mineral tiles. Surface mounted lighting throughout. Isolated areas of staining to ceiling tiles within classrooms mainly to the perimeter tiling from previous water leaks. Identified within spot items. Minor areas of the building have plasterboard and artex style ceiling finishes. Reception has recently been refurbished inclusive of new ceiling with recessed lighting and PIRs.	
External walls, windows & doors	B	2	External walls have a combination of brickwork, decorated render and curtain walling. Windows throughout are aluminium single glazed window unit inside of a timber frame. Generally in performing as intended other than isolated areas identified in spot items. Thermal performance could be improved by replacement with double glazed units, consideration should be given in the medium term.	
Internal walls & doors	B	2	Internal walls are solid masonry throughout with isolated areas where the school have partitioned off rooms being timber stud partitioning. Wall finishes are a combination of plaster and paint and also exposed brickwork. Generally in fair condition throughout. Solid timber internal doors throughout the school with the majority benefiting from having vision panels installed. Generally in fair condition.	
Sanitary services	B	2	Sanitary services good throughout the building.	
Redecorations	B	2	With circulation areas being predominantly brick faced, there is minimal decoration internally. Classrooms well decorated making good use of notice and display boards.	
Fixed furniture & fittings	B	2	Reception area recently refurbished inclusive of new veneer desks and storage cabinets. In good condition. Other fixed furniture and fittings throughout consist predominantly of interactive whiteboards and perimeter benching.	
External areas	B	2	4nr large caged off areas used as a playgrounds and sports pitches for games such as netball. Large all weather sports pitch. 4nr cricket nets. Site is open with no perimeter fencing installed. School reports consist issues regarding safeguarding children. Dog walkers using field during school day and members of public accessing the	
Playing fields	B	2	Field is on a sloped site with poor drainage. Field slopes towards the building which in poor weather conditions results in water running off the field towards the school and flooding areas.	

Individual Block Condition Ratings - Elemental Breakdowns (M&E)

Block 1 - A1 Main Building - 6376m2

	Condition Grading	Priority Grading	Element Description	Element Cost (up to condition B)
Mechanical	C	3	The boiler room which is at the rear of the building contains all mechanical services for the school. Although operating units are showing signs of deterioration	£94,950.00
Electrical	B	2	<p>The main switch room for the school is located at the rear of block A.</p> <p>The school is electrically supplied from a 630A supply into two Siemens Track CP distribution boards</p> <p>From the other blocks are electrically fed through sub main distribution and local distribution in various rooms throughout the blocks</p> <p>The block consists of surface single/ double fluorescent fittings and are in a reasonable condition</p>	

TOTAL (Fabric + M&E)	£94,950.00
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Individual Block Condition Ratings - Elemental Breakdowns (Fabric)

Block 2 - A2 English/Science Block - 1256m2

	Condition Grading	Priority Grading	Element Description	Element Cost (up to condition B)
Roofs	B	2	Roof is an arched steel corrugated roof generally in good condition with minor areas of water ingress as highlighted within spot items.	
Floors and stairs	C	3	Floors to circulation area are vinyl sheet covered throughout in good condition. Vinyl to most of the science classrooms is in poor condition and carpet within IT suites is covered with chewing gum. New flooring within classroom areas required throughout.	£20,000.00
Ceilings	B	2	Ceilings throughout generally in good condition being predominantly fixed plaster ceilings with a paint finish and suspended ceiling systems with both 600x600 and 1200x600 grids. Isolated areas affected by water ingress, picked up within spot items.	
External walls, windows & doors	B	2	External walls have a combination of brickwork, decorated render and curtain walling in fair condition. Windows throughout are single glazed aluminium units within timber frames. Generally in good condition throughout	
Internal walls & doors	B	2	Walls throughout the block have been plastered and painted. Generally in good condition with no major defects identified.	
Sanitary services	B	2	2nr toilets within the block in good condition which look to have been recently refurbished with new vanity units and cubicles.	
Redecorations	B	2	Decoration throughout the block is generally in good condition.	
Fixed furniture & fittings	B	2	Fixed furniture is predominantly perimeter benching and computer benches within the IT suites. Fixed benching within main circulation area adjacent permanent lockers. Science benches housing gas taps are also found throughout the upper floors. Generally all in good condition.	
External areas	B	2	Shared with Block A1	
Playing fields	B	2	Shared with Block A1	

Individual Block Condition Ratings - Elemental Breakdowns (M&E)

Block 2 - A2 English/Science Block - 1256m2

	Condition Grading	Priority Grading	Element Description	Element Cost (up to condition B)
Mechanical	B	2	Mechanical services for this block are all distributed from the boiler house located in Block A1	
Electrical	B	2	Sub main distribution boards and local distribution boards electrically supplied the block in various rooms	

TOTAL (Fabric + M&E)	£20,000.00
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Individual Block Condition Ratings - Elemental Breakdowns (Fabric)

Block 3 - B3 Technology Block - 787m2

	Condition Grading	Priority Grading	Element Description	Element Cost (up to condition B)
Roofs	B	2	Pitched corrugated sheet roofing to the building in good condition with no signs of water ingress internally.	
Floors and stairs	B	2	Floor coverings throughout the block are a combination of carpets and vinyl flooring. Painted timber flooring to workshop rooms in good condition.	
Ceilings	B	2	Ceilings throughout are suspended mineral tiles inside a 600x600 grid. Plasterboard ceilings to isolated areas of the block. Main hall has exposed roof deck.	
External walls, windows & doors	B	2	Aluminium single glazed units inside timber frames generally in good condition throughout the building. External walls are brickwork / blockwork construction.	
Internal walls & doors	B	2	Painted brickwork walls throughout the building generally in good condition. Timber doors with vision panels throughout the block in good condition	
Sanitary services	B	2	WC and wash hand basins within the changing rooms generally in good condition.	
Redecorations	B	2	Decoration throughout the block primarily exposed brickwork painted white, generally in good condition.	
Fixed furniture & fittings	B	2	Woodwork machinery within classrooms deemed to be in good condition but was not tested at time of survey. Fixed timber benching within classrooms also generally in good condition.	
External areas	B	2	Shared with Block A1	
Playing fields	B	2	Shared with Block A1	

Individual Block Condition Ratings - Elemental Breakdowns (M&E)

Block 3 - B3 Technology Block - 787m2

	Condition Grading	Priority Grading	Element Description	Element Cost (up to condition B)
Mechanical	B	2	Mechanical services for this block are all distributed from the boiler house located in Block A1 Pressed steel and cast iron radiator fitted with thermostatic radiator valves throughout	
Electrical	B	2	Sub main distribution boards and local distribution boards electrically supplied the block in various rooms The block consists of surface single/ double fluorescent fittings and are in a reasonable condition	

TOTAL (Fabric + M&E)	
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Backlog Maintenance Costs By School- Individual Items

All Blocks **£33,629.92**

A1 Main Building **£16,710.00**

Works Description: Mineral Tile Suspended Ceiling *Fabric*

Location: Various
 Condition / Priority: C / 3
 Measurement: 100m2

Surveyors Comments: £7,050.00

Various areas of stained or damaged ceiling tiles throughout.

Works Description: Carpet Tiles *Fabric*

Location: Office 167
 Condition / Priority: C / 3
 Measurement: 4m2

Surveyors Comments: £160.00

Perimeter carpet tiles missing and require replacement,

Works Description: Instantaneous Water Heater *Comp.*

Location: Staff room kitchen
 Condition / Priority: C / 3
 Measurement: 1nr

Surveyors Comments: £1,500.00

In need of replacement

Works Description: Dist Board *Comp.*

Location: A101
 Condition / Priority: C / 3
 Measurement: 1m2

Surveyors Comments: £500.00

Although operational sub main distribution needs to be replaced with a like for like modern unit

Works Description: Built-Up Felt Roof - Triple *Fabric*

Location: Various
Condition / Priority: C / 3
Measurement: 50m2

Surveyors Comments: £7,500.00

Isolated issues of water ingress noted internally, patch repairs required.

A2 English/Science Block £9,320.00

Works Description: Timber Joinery *Fabric*

Location: Classroom 204
Condition / Priority: C / 3
Measurement: 10m2

Surveyors Comments: £705.00

Timber cills particularly to rear of classroom sinks showing signs of deterioration from water. Replacement with a more suitable material recommended.

Works Description: Mineral Tile Suspended Ceiling *Fabric*

Location: Various
Condition / Priority: C / 3
Measurement: 30m2

Surveyors Comments: £2,115.00

Stained ceiling tiles from previous water leak.

Works Description: Profiled Stainless *Fabric*

Location: Various
Condition / Priority: C / 3
Measurement: 50m2

Surveyors Comments: £6,500.00

Isolated areas of water ingress noted internally, allowance made for patch repairs.

B3 Technology Block

£7,599.92

Works Description: Carpet

Fabric

Location: Various
Condition / Priority: C / 3
Measurement: 100m2

Surveyors Comments:

£6,000.00

Carpet lifting and ripped in areas. Heavily covered in chewing gum and requires replacement.

Works Description: Paint (Plaster Board)

Location: Classroom 134
Condition / Priority: C / 3
Measurement: 5m2m2

Surveyors Comments:

£439.92

Damp damage forming on the underside of plaster ceiling. Paint is also peeling. Believed to be due to water ingress.

Works Description: Extract

H&S

Location: DT 5 Store
Condition / Priority: C / 3
Measurement: 1nr

Surveyors Comments:

£660.00

Window extract fan is broken and caused the window around it to crack

Works Description: Dist Board

H&S

Location: DT 02
Condition / Priority: C / 3
Measurement: 1m2

Surveyors Comments:

£500.00

Distribution board has no front cover on it. Accessible to pupils and unauthorised staff

4.0 SUITABILITY

The assessment has been made on a block by block basis, utilising the following criteria against the required areas defined within Building Bulletins 98 and 99. At the time of the survey, the premises were generally empty and there were no teaching staff available for comment. Where no major non-conformities were noted with regard to suitability, the element will be deemed satisfactory.

Suitability Criteria

Environment - The Internal room(s)/area(s) environment in terms of temperature, humidity, fresh air, clean air (if required), lighting levels, day lighting.

Layout/Plan - Layout of room(s)/areas(s) relative to equipment used, ancillary and related room functions, furniture, circulation and access.

Location - The physical location of the room(s)/area(s) relative to the activities that need to use the space, and other spaces these activities need to use. Issues with Foundation year classrooms will be highlighted here

Flexibility - Intrinsic ability of the room(s)/area(s) to be altered, amended or changed in terms of size, environment and layout in response to changing demand - this will be a factor of structural and building services design.

Servicing requirements - Ability of the room(s)/area(s) fittings, furniture and equipment to meet the identified needs of the users, such as electrical capacity, data points etc.

General External Environment - The quality of external surroundings and settings. This could include factors such as footpaths and lighting quality, security perception, building and site appearance, and signage.

Size of Key Rooms - In a direct comparison to the BB98/99 room size guidelines, what is the layout and NIA of the Key Education use rooms.

Principal Areas of Assessment

General Teaching, Halls, Learning Resource Area (Library etc), Staff & Admin, Storage, Dining / Social Areas, Toilets / Changing, Kitchen, Circulation, Science, Art & Technology, Music & Drama, Private Study, Direct Access to External Area, Hard Surface Playing Areas, Soft Landscaped Areas, Access Roads & Paths, Car Parking.

Whole School Suitability Ratings by Block

No.	Block Name	GIA.	F+G Suitability Grading	Existing Suitability
1	A1 Main Building	6376	B	
2	A2 English/Science Block	1256	B	
3	B3 Technology Block	787	B	
School			B	C

Suitability Grading

Category A - Good. Facilities suitable for teaching, learning and wellbeing in school.

Category B - Satisfactory. Performing as intended, but does not effectively support the delivery of the curriculum in some areas.

Category C - Poor. Teaching methods inhibited / adverse impact on school organisation.

Category D - Bad. Buildings seriously inhibit the staff's ability to deliver the curriculum

Determining the Overall Suitability Grade

Each element is given an equal weighting for determining the overall suitability grade of a particular block. However each block has been weighted, in a similar vain to that applied to the condition grade. Therefore the size of the block, relative to the total size of the school will have an appropriate impact upon the overall suitability grade

Block Suitability Ratings by Element
Block 1 - A1 Main Building - 6376m2

	Score	Comment	Relevant Areas	Img.
Environment	B	General environment throughout the school is good although the south facing elevation of the school becomes uncomfortably hot. This is due to single glazed timber units with no solar film installed providing no protection from solar gain. Method of reducing solar gain and increased ventilation required.		
Layout / Plan	B	Layout of the school is generally good with good circulation throughout the buildings. Ease of access to all blocks and rooms.		
Location	C	Location of the school is poor, being joined to a leisure centre. Safeguarding of children is poor especially considering that there are access doors in the school which lead to the leisure centre. Doors remain secured shut during school hours.		
Flexibility	C	Solid brick and block internal walls limits the flexibility of internal layout. The rooms are of a fair size but should they be divided any further issues could arise around the sizes of the rooms.		
Servicing Requirements	B	The building serves its purpose to a good standard with fair sized rooms, good circulation and overall is a good educational building. Good use of overhead projectors and interactive whiteboards throughout which serve well in assisting the pupils learning needs.		
General External Environment	C	General external environment of poor suitability. Unsecured/missing perimeter fencing allows access to members of the public. A shared site with a leisure centre with no security fencing between the two creates a safeguarding issue.		
Size of Key Rooms	B	The size of key rooms are generally good with adequate space to enable teachers to deliver lessons.		
<u>TOTAL</u>	B			

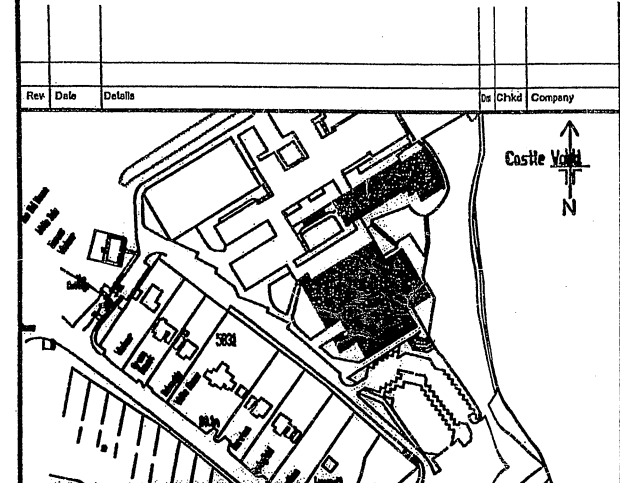
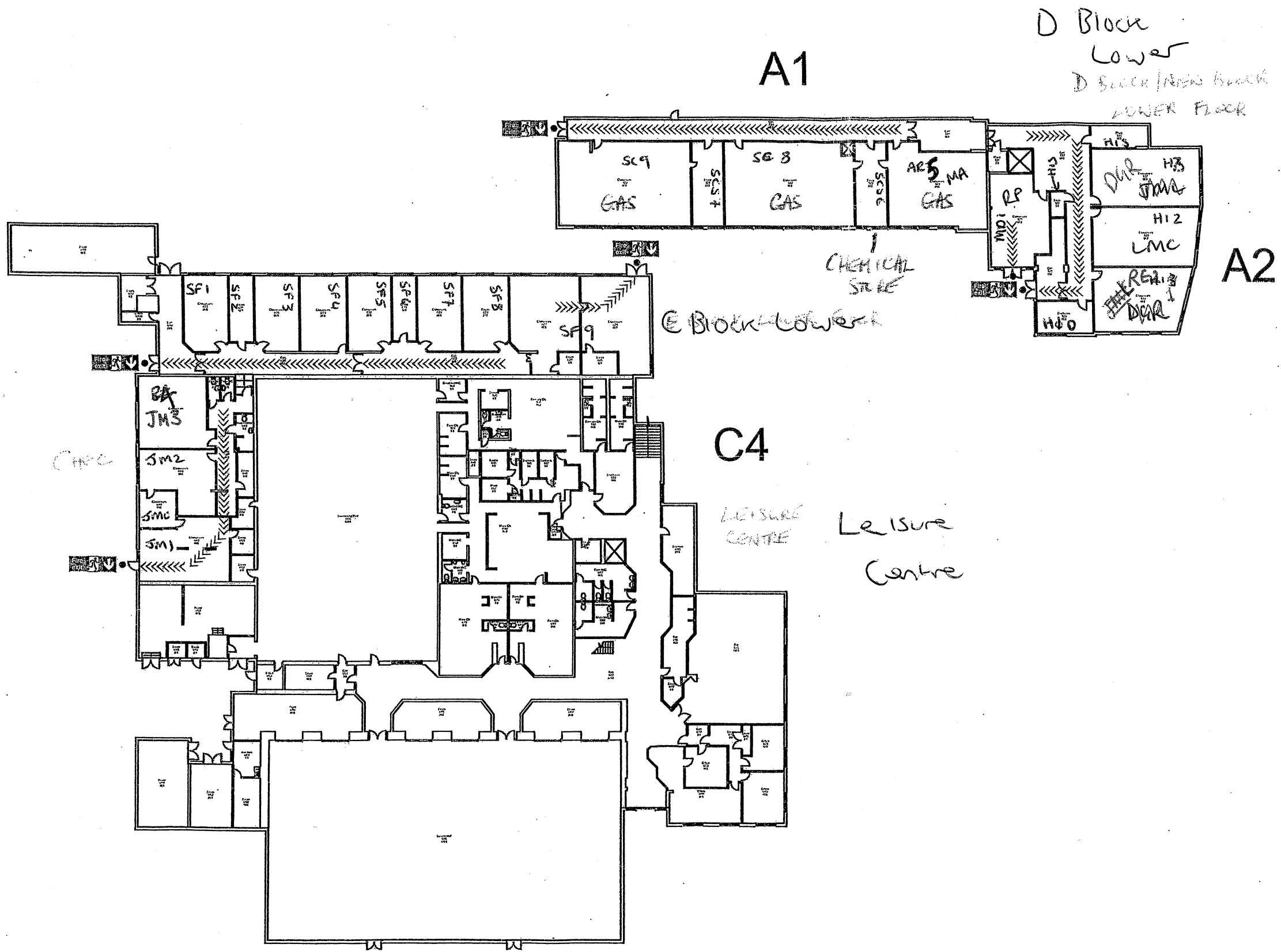
Block Suitability Ratings by Element
Block 2 - A2 English/Science Block - 1256m2

	Score	Comment	Relevant Areas	Img.
Environment	B	General environment throughout the school is good although the south facing elevation of the school becomes uncomfortably hot. This is due to single glazed timber units with no solar film installed providing no protection from solar gain. Method of reducing solar gain and increased ventilation required.		
Layout / Plan	B	Layout of the school is generally good with good circulation throughout the buildings. Ease of access to all blocks and rooms.		
Location	C	Location of the school is poor, being joined to a leisure centre. Safeguarding of children is poor especially considering that there are access doors in the school which lead to the leisure centre. Doors remain secured shut during school hours.		
Flexibility	C	Solid brick and block internal walls limits the flexibility of internal layout. The rooms are of a fair size but should they be divided any further issues could arise around the sizes of the rooms.		
Servicing Requirements	B	The building serves its purpose to a good standard with fair sized rooms, good circulation and overall is a good educational building. Good use of overhead projectors and interactive whiteboards throughout which serve well in assisting the pupils learning needs.		
General External Environment	C	General external environment of poor suitability. Unsecured/missing perimeter fencing allows access to members of the public. A shared site with a leisure centre with no security fencing between the two creates a safeguarding issue.		
Size of Key Rooms	B	The size of key rooms are generally good with adequate space to enable teachers to deliver lessons.		
<u>TOTAL</u>	B			

Block Suitability Ratings by Element
Block 3 - B3 Technology Block - 787m2

	Score	Comment	Relevant Areas	Img.
Environment	B	General environment throughout the school is good although the south facing elevation of the school becomes uncomfortably hot. This is due to single glazed timber units with no solar film installed providing no protection from solar gain. Method of reducing solar gain and increased ventilation required.		
Layout / Plan	B	Layout of the school is generally good with good circulation throughout the buildings. Ease of access to all blocks and rooms.		
Location	C	Location of the school is poor, being joined to a leisure centre. Safeguarding of children is poor especially considering that there are access doors in the school which lead to the leisure centre. Doors remain secured shut during school hours.		
Flexibility	C	Solid brick and block internal walls limits the flexibility of internal layout. The rooms are of a fair size but should they be divided any further issues could arise around the sizes of the rooms.		
Servicing Requirements	B	The building serves its purpose to a good standard with fair sized rooms, good circulation and overall is a good educational building. Good use of overhead projectors and interactive whiteboards throughout which serve well in assisting the pupils learning needs.		
General External Environment	C	General external environment of poor suitability. Unsecured/missing perimeter fencing allows access to members of the public. A shared site with a leisure centre with no security fencing between the two creates a safeguarding issue.		
Size of Key Rooms	B	The size of key rooms are generally good with adequate space to enable teachers to deliver lessons.		
<u>TOTAL</u>	B			

APPENDIX A - DRAWINGS



TRIBAL

ASSET MANAGEMENT
 MONMOUTHSHIRE COUNTY COUNCIL
 COUNTY HALL
 CWMBRAN
 SOUTH WALES
 NP44 2XH
 01633 644644

JOB
Chepstow Comprehensive School
 Welsh Street
 Chepstow

DESCRIPTION
School
Ground Floor

KEY	DRAWN BY	SCALE	DATE	CHECKED
054 -ROOM NUMBER	OJ	1/400	08/01/04	MG

MI -

TRIM

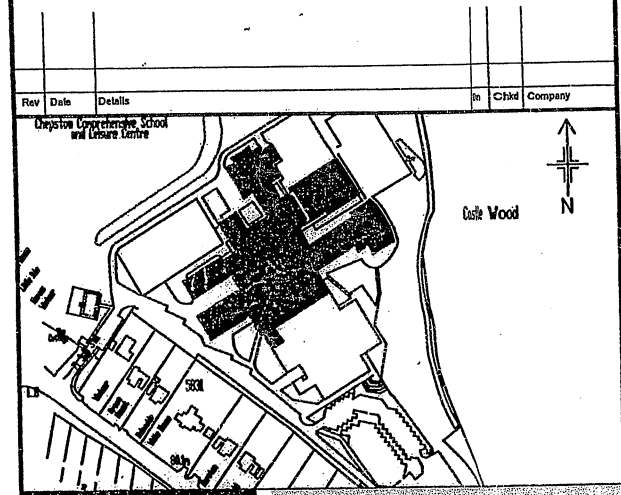
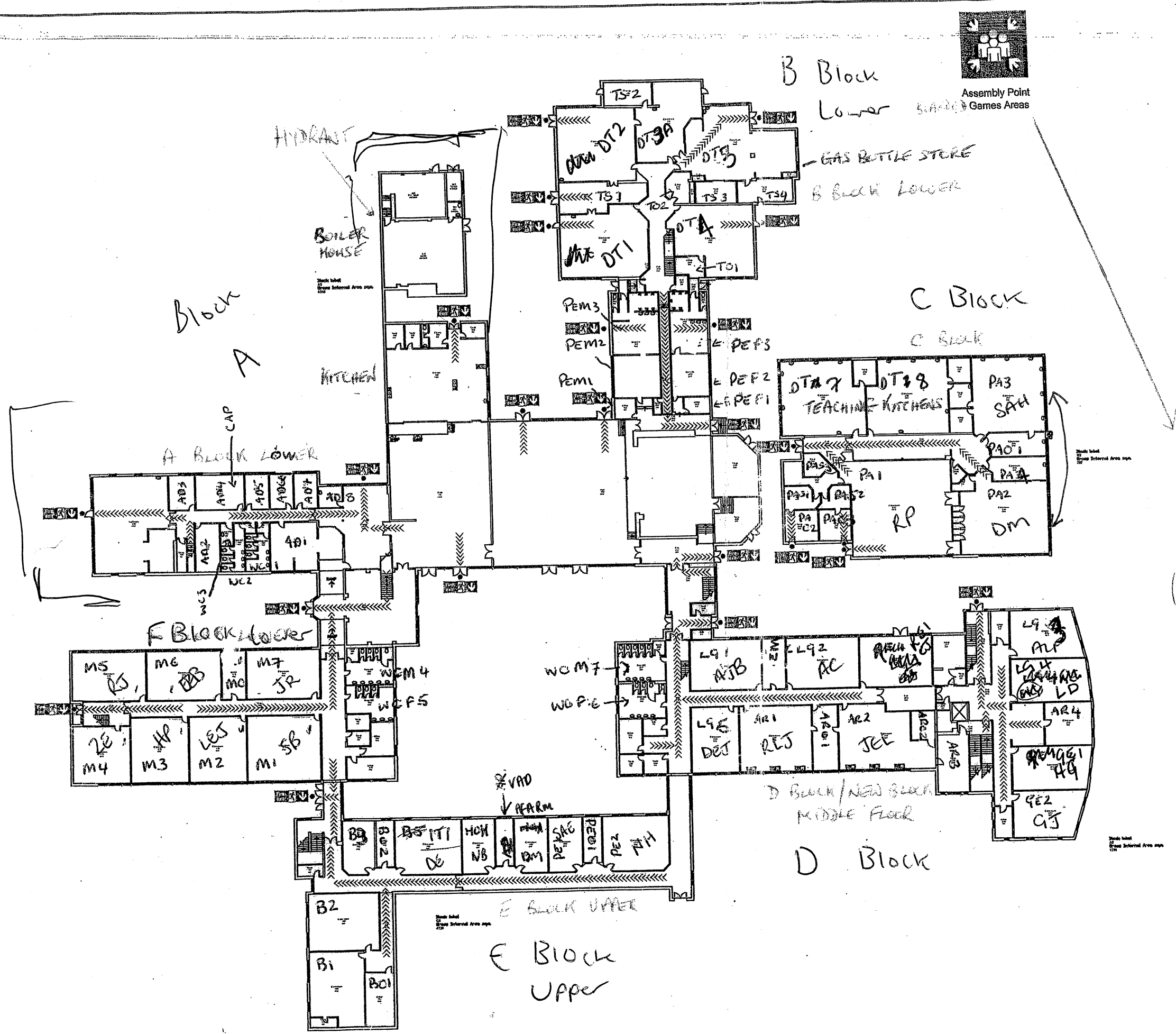
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LABEL - MOUNTING

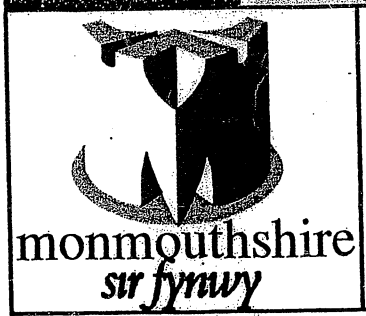
MAKING GOOD

Printing

FIRE system IAW.



TRIBAL

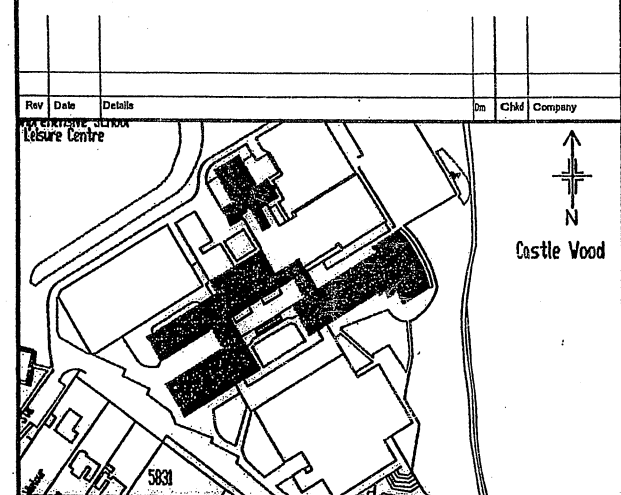
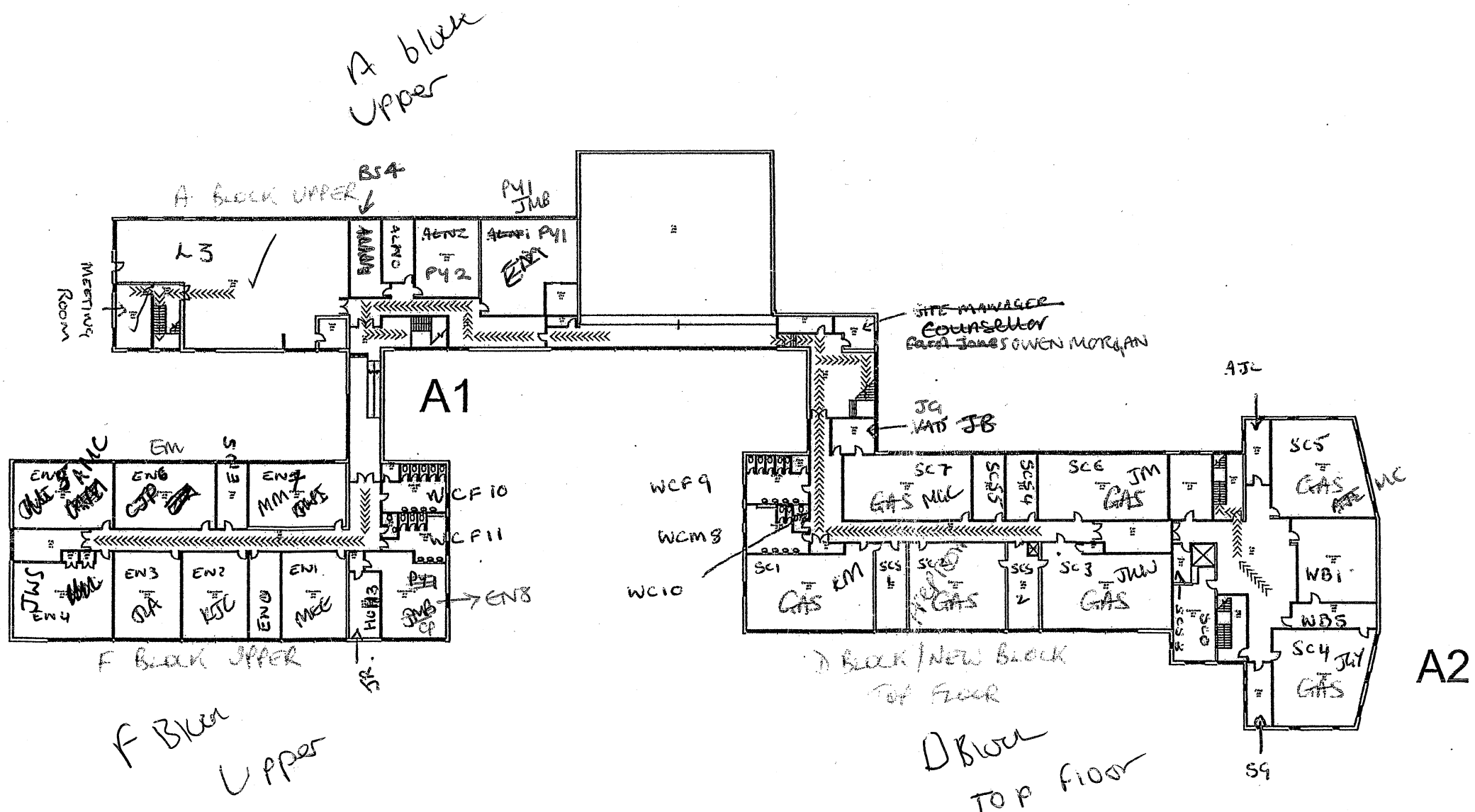
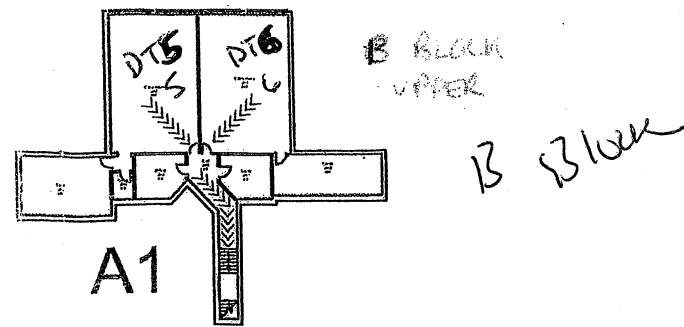


ASSET MANAGEMENT


MONMOUTHSHIRE
COUNTY COUNCIL
COUNTY HALL
CWMBRAN
SOUTH WALES
NP44 2XH
01633 644644

JOB
Chepstow Comprehensive School
Welsh Street
Chepstow
DESCRIPTION
School
First Floor

KEY	DRAWN BY	SCALE	DATE	CHECKED
054 - ROOM NUMBER	OJ	1/500	08/01/04	MG
MURRAY - ROOM TYPE				REVISION No



TRIBAL



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JOB
Chepstow Comprehensive School
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DESCRIPTION
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