

Condition Surveys

Introduction

It is recommended as good practice to carry out condition surveys of schools at a maximum of 5 yearly intervals. The purpose of these surveys is to provide high level cost information as well as overall grades for the condition of the assets and their elements. It does not produce a comprehensive catalogue of repairs and detailed repair costs. These are completed by officers within Corporate Landlord.

The surveys do identify problem assets/elements as well as high level required maintenance costs, with these costs being used for performance indicator purposes. The high level data is used to help prioritise capital spend and is also an important factor when carrying out asset reviews.

Surveys are based on a template and guidance created by the Scottish Government. A new version of the template has very recently been released. Riverbank was surveyed using the original template. However, it should be noted that the new survey would have no impact on the investment requirements identified within the report.

The original template looks at 24 elements (roofs, walls, windows, etc) of each asset. Assets are split into blocks where the building is on multiple floors or construction types are different for particular parts of a building (e.g. an extension). Each element within a block is graded as follows:-

- A - Good (Performing well and operating efficiently)
- B - Satisfactory (Performing adequately but showing minor deterioration)
- C - Poor (Showing major defects and/or not operating efficiently)
- D - Bad (Life expired and/or serious risk of imminent failure)

An overall grade for each element is established. Then using a weighting system these grades are automatically converted into an overall grade for the asset. The weighting means that elements such as the roof (and the external walls have a greater influence on the overall grade due to their importance to the asset as a whole. It should be noted that an asset may have an overall grade of A or B but still have elements that have been assessed as C or D.

Riverbank Condition

Riverbank was surveyed using the original template and has an overall grade of B-Satisfactory. Only the windows, external doors and roads/car park have been rated as C-Poor. All other elements are either B-Satisfactory or A-Good.

This data was used to help identify investment options and to show how the overall condition grade would be changed by such investment.

Suitability Surveys

Introduction

Suitability surveys are carried out every 3 years or sooner in the event of a significant change in circumstance. The purpose of these surveys is to assess the asset's 'fitness for purpose', the purpose being for the delivery of a particular service. They are typically completed by the Head Teacher and then verified by Officers within Corporate Landlord.

These assessments are used to help prioritise capital spend and are also an important factor when carrying out asset reviews.

Schools are assessed using the Scottish Government suitability assessment proforma. As with the condition template a new suitability template has very recently been released. Riverbank was assessed using the original template. Not using the new template does not have any bearing on the investment requirements identified within the report. Suitability grades are as follows:-

- **A: Good** - performing well and operating efficiently. The buildings support the delivery of the service and are considered suitable for use now and in the future.
- **B: Satisfactory** - performing well but with minor issues. The buildings generally support the delivery of services and would be considered suitable. There is room for improvement in certain areas but the property is fundamentally suitable.
- **C: Poor** - showing major problems and/or not operating optimally. The buildings impede the delivery of services and would not be considered suitable.
- **D: Bad** - does not support the delivery of services at all. The buildings seriously impede the delivery of services and would definitely not be considered suitable.

The template assesses the following 5 factors:- Learning & Teaching, Internal Social, Internal Facilities, External Social, External Facilities. In addition each of these factors is scored on Functionality, Accessibility, Environmental Conditions, Safety & Security and Fixed Furniture & Fittings. A weighting system automatically converts these into an overall grade for the asset. It should be noted that an asset may have an overall grade of A or B but still have factors that have been assessed as C or D.

Riverbank Suitability

Riverbank was assessed using the original template and has an overall grade of B-Satisfactory. All factors were assessed as either B-Satisfactory or A-Good. This data was used to help identify investment options and to show how the overall suitability grade would be changed by such investment.