

FORMER OCKBROOK SCHOOL - SCHEDULE OF REQUIRED WORKS

Item	Element	Description & Condition	Recommended action
A	The Grange		
1	Roof coverings	Main pitched roof along with extensions all have build up of moss growth and vegetation along with slipped and missing slating.	Overhaul roof cleaning down all areas and re-securing slipped and missing slates.
2	Rainwater goods	Lead valleys and Cast iron gutters filled with vegetation and debris.	Remove all vegetation and silting leaving free flowing.
3	Rooflights	2 No. timber rooflights suffering from wet rot to frame.	Renew rooflights.
4	Masonry - Northeast corner	Significant crack spanning from ground level to eaves. Some displacement noted to adjacent stonework.	Undertake structural monitoring as described.
5	Masonry	Frost eroded brick masonry particularly bad at low level.	Isolated brickwork repairs and repointing.
6	Windows	Evidence of wet rot to some timber sliding sash windows, particularly to lower cills.	Isolated timber window splice repairs.
7	External joinery & metalwork	Surface deterioration	External redecoration
8	Incoming electrics	Timber backboard is heavily decayed.	Replace timber mount.
9	Fire alarm	1 No. fault noted to fire alarm panel.	Repair fault to fire alarm panel.
B	Main School		
1	Roof coverings	Main pitched roof along with extension repairs.	Overhaul roof cleaning down all areas and re-securing slipped and missing slates.
2	Rainwater goods	Valleys and eaves gutters.	Gutter clean
3	Extension flat roof	Cracks & splits	Patch repairs to north elevation single storey flat roof
4	North west extension, underside of projecting bay	Exposed beam end	Patch repairs to exposed beam end to underside of projecting north extension bay.
5	Masonry	Weathered and open joints, notably to south gable and general areas	Isolated brickwork repairs and repointing
6	Windows	Evidence of wet rot to some timber sliding sash windows, particularly to lower cills.	Isolated timber window repairs. Ease and overhaul.
7	Windows	Mastic/cement fillet surround	Repointing/mastic to window reveal surrounds
8	Windows	Surface deterioration.	External redecoration to steel exit stairflights & joinery (undertake along with roof works)
C	Birthill Hall & Drama		
1	Roof coverings	Central roof has a single ply membrane which is beginning to lift in some areas particularly to the upstands.	Repair lifting single ply membrane as necessary.
2	Internal downpipe	Internal downpipe to performance stage appears to be leaking.	Ensure watertight and in full repair.
3	Rainwater goods	uPVC and integral gutters filled with vegetation and debris.	Remove all vegetation and silting leaving free flowing.
4	Foliage	Adjacent foliage is overgrown and causing ongoing maintenance issue.	Prune adjacent trees.
5	Windows and doors	Timber windows and doors suffering from wet rot in areas.	Timber window and door repairs.
6	External joinery	Surface deterioration	External redecoration
D	Science Block		
1	Windows & joinery	Surface deterioration	External redecoration
2	Roof		Re-align loose roof tile
3	Rainwater goods		Gutter clean

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E	Mallelieu		
1	Roof coverings	Main pitched roof along with extensions all have build up of moss growth and vegetation along with slipped and missing slating.	Overhaul roof cleaning down all areas and re-securing slipped and missing slates.
2	Rainwater goods	Lead valleys and Cast iron gutters filled with vegetation and debris.	Remove all vegetation and silting leaving free flowing.
3	Glazed canopy	1 no. cracked glazing panel to canopy.	Replace cracked glazing to canopy.
4	External joinery & metalwork	Surface deterioration	External redecoration.
5	Windows	Evidence of wet rot to some timber sliding sash windows, particularly to lower cills.	Isolated timber window splice repairs.
6	Plant room roof timbers	Flight holes noted.	Undertake specialist timber survey to plant room timbers.
7	Rear first floor fire escape	Decoration has failed to steel emergency fire escape.	Undertake decoration to rear fire escape.
F	Sports Hall		
1	External joinery	Surface deterioration	External redecoration
2	Rainwater goods	Cracked rear downpipe	Replace damaged section of rainwater downpipe
3	Rainwater goods	Vegetation growth	Clean gutter lines
4	Plantroom door	Decayed	Replace threshold
G	Swallows Nest		
1	Roof coverings	Main pitched roof along with extensions all have build up of moss growth and vegetation along with slipped and missing slating.	Overhaul roof cleaning down all areas and re-securing slipped and missing slates.
2	Rainwater goods	Lead valleys and Cast iron gutters filled with vegetation and debris.	Remove all vegetation and silting leaving free flowing.
3	Rooflight	Timber rooflight to rear extension is suffering from wet rot.	Renew timber rooflight.
4	Windows	Evidence of wet rot to some timber sliding sash windows, particularly to lower cills.	Isolated splice repairs to timber windows.
5	External joinery	Surface deterioration	External redecoration.
6	Suspended ground floor	Evidence of infestation and decay when inspected from basement level.	Undertake specialist timber survey to basement exposed timbers (budget for timber repairs).
H	The Lodge		
1	Roof	Patch repairs and flashings	Roof overhaul
2	Rainwater goods	Vegetation growth	Clean gutter lines
3	External joinery & metalwork	Surface deterioration	External redecoration and timber repairs
4	Kitchen	Loose/missing detector	Renew fire detector
I	Liley House		
1	Rainwater goods		Renew rainwater goods
2	Windows		Isolated external timber repairs
3	External joinery & metalwork		External redecoration
4	Rear stairflight		Redecoration to rear exit stairflight
J	Broadstairs		
1	Flat roof area		Lead repair to porch roof
2	Elevation abutment joint		Cut back foam filled movement joint & repoint
3	Window opening perimeter		Renew window perimeter cement pointing
4	External joinery & metalwork		External redecoration
5	Elevations		Close up basement pavement light to basement areas

Item	Element	Description & Condition	Recommended action
K	The Mount		
1	Roof coverings	Mews House roofs all have build up of moss growth and vegetation along with slipped and missing slating/clay tiles.	Overhaul Mews House roofs cleaning down all areas and re-securing slipped and missing slates/clay tiles.
2	Rainwater goods	Lead valleys and Cast iron gutters filled with vegetation and debris.	Remove all vegetation and silting leaving free flowing.
3	Masonry - South elevation	Cracking and displacement noted to stone window surround and adjacent masonry.	Undertake structural monitoring as described.
4	External Joinery	Surface deterioration.	External decoration.
5	Fire alarm panel	Fire alarm panel showing 1 no. fault.	Repair fault as described to fire alarm panel to Mews House.
L	Music Block		
1	Rainwater goods		Clean gutter lines and rod through downpipes
2	Elevations		Repair damaged elevation panels
3	Elevations		External redecoration
4	External joinery		Replace decayed rear exit door
M	External Areas		
1	Paths and walkways	Some areas of misaligned and uneven paving.	Isolated paviour and stone flag repairs and realignment
2	Gullies and below ground drainage	Vegetation build up noted to some gullies. Suggest below ground drainage is surveyed.	Clear gullies and below ground drainage.