

Proposals to Alter the Status of Clifford CE Infant School and Ecclesall CE Junior School

Frequently Asked Questions

Why?

The Local Authority identified a need for additional Primary school places within our locality and over the last few years has been looking at and consulting on proposals to accommodate and additional 30 primary school places.

Following a number of Public consultation events the proposal to expand Ecclesall Infant school (EIS) to a through primary school was agreed by the LA in the spring term of 2016.

Due to the feeder status links with Ecclesall Junior School (EJS) and Clifford Infant School (CIS) a wider discussion with all three schools, the Diocese, local Churches and the LA has taken place to ensure there is sufficient provision.

The resulting proposal is

- 1 Expansion of age range and numbers at EIS to form a 3 form entry primary school.
2. expansion of age range at CIS to form a VA CofE school based on two sites (Psalter lane and Ringinglow Road).

When?

There is significant building work required on the EIS site and therefore the new primary school will open in September 2018. The expansion of numbers however took place in the September 2016 academic year, with additional porta cabin classrooms added to the school site.

The expansion of CIS will also take place in September 2018.

Who?

Children currently in Y2 at EIS and CIS will move to EJS school in September 2017 as normal. In September 2018 ALL pupils at EJS will move to the new community school (subject to the current consultation process)

Children currently in FS and Y1 at EIS and CIS will remain at these schools and will form part of the two new primary schools. (Subject to the current consultation process)

Following consultation events the Governing bodies of all three schools have listened to the views of parents and stakeholders and agreed the above proposal. Whilst they bring with them challenges, we feel they are right for the schools, staff and pupils

How?

In order for pupils to move from EJS to the new school, we have to close the junior school. This will allow the new Community primary school to offer its free spaces to these pupils. The process of transfer will be as simple as we can and ALL pupils will be automatically transferred to the new school.

Parents do however have the right to apply for any other school subject to the normal admissions processes.

As the two new schools will be through primary schools, there is NO admission process for pupils remaining at the two new primary schools.

What will the new schools be called?

The GB's are in the process of agreeing the names for the new schools to reflect their expanded age ranges and families will be notified in due course.

Is the new school going to be ready by September 2018?

The School and LA are working closely with Balfour Beatty, the contractors, and are confident that the new school will be ready in time. Work to the existing building will be starting during this summer holidays this year. If for any reason the building works aren't ready the schools and LA will work together to ensure pupils will have a classroom to attend. By September 2018 pupils will either belong to one of the two new primary schools and EJS will no longer exist. It is envisaged that through a combination of options which include additional porta-cabins and use of the EJS site prior to occupation of the new VA primary school

Pupils moving from EJS to the new Community primary school will no longer be attending a Church school, what if anything is being done to support families wanting a more faith based education?

The schools, GB, dioceses and Churches are working together to address these concerns whilst working within the framework of a community primary school. EJS already has close links with All Saints Church and this will continue in the new school. The curriculum will be reviewed within the national framework to ensure it is fit for purpose with staff attending Dioceses training courses over the coming months. We are also looking at the potential for afterschool/ lunchtime clubs which pupils could join, this would be similar format to the 'Deeper club' currently offered at EJS.

As a school we are also reviewing our links and curriculum with other faiths to ensure a balanced approach is adopted.

This is all still being discussed and we will notify parents of our decisions in due course.

What works will be done to the EJS site to accommodate the reduced number of pupils when it becomes the junior phase of the new expanded VA school?

The LA have committed to the removal of the porta-cabins and making good of the playground. The GBs, LA and Diocese are discussing what work is required for the rest of the site and how this can be achieved. A condition report of the existing site has been completed and this is informing discussions to date.

The condition report has not highlighted any serious issues, a number of items have been highlighted as requiring work in the next 5 years. The site remains fit for purpose and SAFE. A copy of the condition report can be seen in Appendix 1.

Who are making the decisions in relation to these proposals?

There is a steering group with representation from all three schools (Head teacher and Chair of governors), Diocese director of education and local authority representative. The two clergy from the linked churches also attend for when relevant topics items are discussed. The group also has an independent chair. This group discusses and is providing oversight of the whole project and leads on items which impact on more than one school.

The steering groups are working together and make recommendations based on the best interests of the three schools involved and their pupils. It remains the responsibility of the individual governing bodies to ratify any recommendations.

Why September 2018?

The expansion of number at EIS took place in September 2016 with an additional foundation stage class (a move from 2 to 3 classes). The EIS site will not have enough classrooms on site to accommodate ALL its pupils in September 2018 (9 classrooms required and only have 8 available), therefore the new building will be required from this date. It was therefore agreed to establish the new Primary school from this date and retain its pupils as the first cohort of Y3.

The decision to move children from EIS was made following consultations with parents and Carers all the three schools involved. This took into account the views of ALL stakeholders, the financial and staffing implications and the strength of leadership we are lucky to have at the schools involved.

Why aren't the current Y1 pupils at Clifford moving to the new Community primary school as there would be a spare classroom?

The steering group and governing bodies are keen to establish fully functioning schools as soon as possible to minimize the financial impact of the changes on the schools, the impact on pupils and staff. Listening to the views of parents and carers and that CIS will have the capacity to form its junior phase from September 2018 it was agreed that this would be the first year of the newly expanded CIS school.

As a growing school, pupils in Y3 at the new VA church school will not have an elder peer group, what is being done to support these pupils?

The schools will continue to work together and will have opportunities throughout the year were the year group at both schools get together, links with older year groups at the community school will also be developed where the curriculum allows.

Who will manage the new schools?

Mrs Hardy and Mrs Preston are the substantive head teachers and therefore will take on the roles of head teachers at the two new schools. The leadership structure below the head teacher will be developed over the coming year to reflect larger schools

The Governing bodies of both schools will be reconstituted to reflect their new designations.

What will happen about school uniform at the new schools?

Following this process the schools will have new names and therefore the logos etc. will change. We will not expect parents to purchase new uniform and will phase in the introduction over a number of years. We have already commenced this at Ecclesall Infants,

giving parents the option of buying just plain blue cardigans/ sweaters (i.e. without a logo) if they wish. As soon as names have been confirmed we will develop new logos and introduce the options of the new uniform.

What are the new community primary doing about the transition from EJS to the new community primary school, this is known to be a point of anxiety for pupils and could affect progress especially for those who only moved schools 12 months earlier (i.e. those currently in Y2)?

The school has long established and fine tuned transition arrangements from infant to juniors and therefore will use this experience to ensure a smooth transition and that all pupils feel a part of the new school. We will be developing a programme of activities and events which will mean that over the coming year they will visit the EIS site on a regular basis; for example they visit already for PE lessons on the school field, we have already spoken with the contractors about working with them so the children feel part of the project.

In doing this we are confident that the children will get to know the new school site and with the same leadership team and staffing also moving with them it will mean children are in a familiar and friendly environment.

We will of course work with class teacher and look to identify pupils who may be vulnerable during this process and add in additional support.

The staff, leadership team and governing body will also be monitoring pupils throughout and any signs of problems will be picked up early and interventions put in place.

If you have concerns throughout this process please speak initially with your class teacher.

What happens if the new building isn't ready?

The school and LA are working closely with the contractors and are confident that the new building will be ready on time. This is being reviewed regularly to ensure we are ready to open in September 2018. If there are signs the school wont be ready then a 'plan B' will be implemented in terms of providing accommodation but the two new schools will have been established by then.

Do the proposals effect the admissions arrangements for when pupils progress to secondary school?

The LA has confirmed that the new primary schools will continue to have feeder school status to High Storrs and Silverdale schools.

These proposals will not affect the admissions category if parents wish to apply for a place at a faith based Secondary School. Ecclesall CE Junior School is not a designated feeder school for either All Saints or Notre Dame Catholic High Schools. The oversubscription criteria for both of these schools with regard to children who are practising members of Christian Churches (Category 4) rely on an appropriate minister's reference. For Children whose parents are seeking a Christian environment for their child's education (Category 5) an appropriate form can be obtained from the child's school (and this would include a Community Primary in Ecclesall). Full details of the Admissions criteria for all schools are available in the LA published Guide for Parents

The final Cabinet decisions will not take place until after the primary admissions process has started for Clifford families applying for the junior phase of their education. What will be the process for these families?

The admissions team at the LA are fully aware of the proposals for the schools and will include information within the application packs parents receive to ensure parents are aware of the potential changes. The closing date for the admissions process is after the anticipated Cabinet meeting and therefore families will know the outcome well in advance. Any parent who has completed the application process will be informed of any decisions affecting them and have the opportunity to change their application.

It is envisaged that if the proposals proceed, parents of what will be a through primary school will not need to take part in the admissions process and will be automatically offered a place at the new school. If they desire they do have the option to apply for a place at another school.

Why aren't other options being considered?

The governing bodies has been discussing these proposals, with parents and cares for a number of years and have listened to and amended plans as we have progressed through the process.

We continue to listen to our parents views and are looking to implement proposals which we believe are in the best interests of the pupils, their families, the staff and the longer term viability of the schools.

We appreciate we will not be able to make everyone happy and are looking to work with these families to do whatever we can to mitigate the impact of these proposals. A number of options have been raised in the current consultations and these will be assessed and debated by the governing bodies.

I will have children at the two schools and across all three sites, drop off and pick up will be an issue. What can be done?

The two schools are and will continue to work together on these proposals; we appreciate the difficulties some families will face. Working together with these families we will address these issues and come up with a workable solution.

What measures are being proposed to ensure the continued safety of the Ecclesall Junior site as preparations are made for it accommodating a reduced number of pupils?

Further to the publication of the Ecclesall Junior School Condition Report, we would like to confirm the following,

Ecclesall Junior School is currently a fit for purpose school building which is subject to and meets all appropriate health and safety criteria. The school has a current fire risk assessment and evacuation plan which has been passed by the relevant authorities. A significant investment to update and enhance the Fire Alarm system is already committed. The Ecclesall Junior site is one of the sites prioritised to be completed in this financial year (a more accurate timeframe should be able to be confirmed shortly).

As has been previously described Governors, the LA and the Diocese are committed to working together to explore how the Ecclesall Junior site can be developed to create a good

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learning environment for a reduced number of pupils. The current Condition Survey was produced as part of this work. While the survey does highlight a number of priorities around mechanical and electrical systems these are not out of the ordinary for schools of a similar age and most importantly both have been passed as safe.

The school will remain within the Council's maintenance programme and the safety and condition will continue to be reviewed under that programme to ensure they remain fit for purpose. Further, it has been agreed the school will remain on the Council maintenance programme should the school transfer to become part of Clifford, and therefore part of a Voluntary Aided school as proposed. That commitment is not time limited and will stand until the key works are completed.

APPENDIX 1

PLACE Portfolio Capital Delivery Service

Ecclesall Junior School Minor Works 2017-18 Feasibility Report CY05286

09/05/2017

**Version
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¹ Tables D2 & D5 have been removed due to the commercially sensitive cost based nature of the content.

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1. Executive summary

- 1.1. This report investigates the potential to re-use the current 3 form entry (3FE) Ecclesall CofE Junior School site as a 1 form entry (1FE) Junior phase for the current Clifford Church of England Infant School from September 2018.
- 1.2. A desktop exercise using the plans on Sheffield Technology Forge database suggests that it would be feasible to accommodate a 1FE Junior phase within the footprint of the existing main block (Building A1/A2 on the site plan, Appendix B). This would exceed national guidelines for internal accommodation as set out in Building Bulletin 103 (BB103), Area Guidelines for Mainstream Schools. The minimum internal space for 1FE Junior phase under BB103 is 756m² and the maximum 852m². Building A1/A2 offers a total of 871m², 119m² above the minimum and 19m² above the maximum.
- 1.3. This is a restricted site in terms of external space. However, the demolition and making good of two surplus temporary accommodation blocks (Buildings C4 & D5 on the site plan) would increase the available external area. The current site offers 2646m². After demolition of Buildings C4 & D5 there would be a gain of 279.4m² in external space.
- 1.4. The condition of the current buildings is typical for the type and age of schools property within Sheffield. As with any building there will be a requirement for ongoing maintenance.
- 1.5. The school has been identified as a priority sites for the Fire Risk Assessment (FRA) mitigation programme of work within the SCC building condition capital investment programme. Once the accommodation requirement has been agreed the FRA will be instructed.

2. Report Purpose and Background

2.1 School Places

Sheffield City Council has identified a need to create additional primary school places in the south west of the city as the result of population growth. In answer to this need it has been agreed to:

- Create an additional 30 infant places per year (90 places overall) by expanding Ecclesall Infant School from a 2FE NI School to a 3FE primary school.
- Merge Clifford Infants School with the current Ecclesall Junior School on existing sites.

2.2 Commitment to the site

Cabinet made a commitment in July 2016 “that the Local Authority will support Governors and the Diocese to ensure that work takes places on the current Ecclesall Junior School site to create a good environment for a smaller number of pupils from September 2018. This is within the constraints of the current financial position facing the Local Authority, School and the Diocese.”² In order to fulfil this commitment the Council will:

- Fund the removal of 2 temporary accommodation blocks (Buildings C4 & D5 on the site plan at Appendix B) and make good this area with tarmac to create additional hard play space.
- Fund a focussed piece of investigative work to support the Governors and the Diocese in developing a longer term plan of desirable future work for the site and buildings.
- Offer continued dialogue with Governors and Diocese to identify funding routes for works identified in the longer term plan.

The purpose of this report is to fulfil the 2nd bullet point above.

All interested parties attended a site visit in February 2017. The Council then undertook a more detailed investigation of the site, the results of which are given in Item 6. Site surveys and Appendix D, Building Condition Survey Update; Appendix E, Mechanical Installations; and Appendix F, Electrical installations

3. Brief History of the site and future scope

The original school building (Building A1) is thought to be pre-Victorian (circa 1834). Construction was of random coursed, split faced local sandstone with slate pitched roofs. The stonework included ashlar detailing and the roofs detailed timber bargeboards and finials.

This original building has been extended to the south elevation (Building A2) during the 1970's, on two storeys, the extension being faced with imitation stonework, blockwork and

²

<http://democracy.sheffield.gov.uk/documents/s23114/Primary%20School%20Places%20in%20Ecclesall.pdf> p25; 20th July,2016)

timber cladding, and with various roof configurations. Other remote mobile type units have since been added (Buildings C4, D5 and G9). A further timber framed “system built” block (Building B3) was added in the 1960’s, and although partially faced with brickwork, should be considered a temporary building, as are the mobile units.

As to be expected over the life of an expanding school, the development of the various buildings has been somewhat ad hoc, with no overall unity of vision being apparent. While the school is clearly well run and functions effectively, the Reception location and extended circulation routes could be improved in any future redevelopment. Although now partially covered by extensions, the original school building retains distinctive and quality heritage from its period, which could become central to the school.

The original building (Building A1) is not currently a listed building.

4. School Vision

Clifford Infant School would create an expanded through primary school by adding a Junior phase utilising both the existing site on Psalter Lane and the present Ecclesall Junior School site. A vision is emerging from Clifford of how this could work, with clear links between the two phases and the existing curriculum as set out below:

- A through school where the Christian ethos is visible and central to the school.
- High expectations.
- Strong key skills teaching.
- A continuing topic based approach.
- High Focus Weeks to embed key skills through topic based learning.
- A strong teaching team backed by a TA in every classroom.
- A flexible, innovative teaching staff prepared to work on both sites and to teach multi-year classes.
- Using specialist teachers if possible, for example for the teaching of MFL, music, dance, PE and ICT.
- Using both sites creatively - for example there might be some times when all the school uses one site or classes or year groups move between sites.
- Providing an environment which allows all classrooms to be connected to the outside and which gives the maximum outside learning space for all year groups.
- Providing green space on both sites so that environmental education can be part of the curriculum.
- A Junior site with at least 1 multi-use games area.
- Building strong relationships with other schools around linked projects, including using the Secondary fields for some sports.

5. Building Bulletin 103: Area Guidelines for Mainstream Schools

5.1 Internal space

Sheffield City Council delivers (where possible) new schools, refurbishments and expansions within the guidelines set out in BB103. A desktop comparison was undertaken between the schedule of accommodation for a 1FE Junior phase in BB103 and the Ecclesall Junior School site. This suggests that with minor alterations it would be feasible to accommodate a 1FE Junior phase, including all the required teaching and learning spaces, within the main block (Building A1/A2 on the site plan, Appendix B).

In the main building 3 of the existing 5 class bases are undersized in comparison to BB103; however only 4 class bases are required for a 1FE Junior phase and smaller class sizes are accepted if a large practical room is provided. A large practical room could be formed from 1 of the 3 undersized class bases.

There would be some shortfalls in ancillary accommodation in the main building compared to facilities designated in BB103:

- Accessible WC
- Store off Main Hall (NB An external store for Building A is accessed from the playground)
- Interview room
- Sick bay
- Medical Inspection room
- Hygiene room
- SEN resource room.

Buildings B3, C4 and D5 provide accommodation of 7 classrooms plus storage and WCs, none of which would be required under BB103 for a 1FE Junior phase.

5.2 Potential reallocation of internal spaces

The desktop exercise has identified a number of existing facilities in the main building (Building A1/A2) which would be surplus to requirements under BB103 for a reduced number of pupil places. There is potential to use these for facilities identified as deficient against the BB103 guidance set out above. The table below provides an example about how the surplus space could be re-designated:

Current use:	Area (m2)	Potential to use as:
Classroom	48.1	Large practical room
Small Group room (SEN)	6.4	Interview Room
Store room	5.5	Sick bay or accessible WC
Store room	9.5	Hygiene room
Store room	7.3	Combined Medical Inspection room & sick bay
Learning Resource room	16.4	SEN Resource room

5.3 External space

At present the external space is undersized for a 1FE Junior School when compared to BB103. The demolition of the temporary classroom accommodation (Buildings C4 and D5) would increase the external space available:

- BB103 recommended external site area (1FE Junior phase) = 5400m²
- Ecclesall Junior Site total area = 4616.3m²
- Combined gross external area of current buildings = 1677.2m²
- Current total external area = 2939.1m², a shortfall of 2461m² compared with BB103
- Total external area inc. footprints of Buildings C4 and D5 if demolished = 3218.5m², an increase of 279.4m² and a reduction in shortfall to 2181.6m² compared to BB103.

Where a school site is restricted the BB103 guidance suggests that priority should be given to hard informal and social space, then to hard outdoor PE space (ideally as a MUGA), then to soft informal space and to soft outdoor PE. Finally, an area of natural habitat is preferred for junior schools if possible. Currently the site includes a dedicated car parking area, hard outdoor informal and social space, and hard outdoor PE space. There is a small area made over to habitat which would be in line with BB103 guidance. There are no soft outdoor PE spaces (playing fields).

6. Site Surveys

6.1 Building Condition Survey

Please refer to Appendix D for the latest Building Condition Survey produced to support Sheffield City Council's Asset Management Planning process.

The Council identifies priority programmes and the condition of this school is largely comparable with that of similar aged school building maintained by the authority, and is in fair and reasonable condition overall.

The high level cost estimate for building defects identified in the building condition survey (Appendix D) for the main building (Building A1/A2) is in the region of [REDACTED]. Estimated costs provided are based on high level pricing information obtained from previous projects of a similar nature, and do not include any professional fees.. No intrusive surveys have been carried out to further ratify them. It should be noted that the details provided are for information only and do not constitute an indication of a funding commitment..

6.2 Mechanical and Electrical Installation surveys

Please refer to Appendices E and F for the latest reports on the condition of the Mechanical and Electrical installations respectively. Whilst in summary it is reasonable to say that the services installations are in some respects past their useful life, with reference to Item 5.2 above it should be noted that when measured against other city schools, this school is not in

the top priority group where service replacement is imminent (e.g. 2017/18 financial year budget). This reflects comparative need across the wider SCC school estate.

The high level cost estimates for potential works to the mechanical and electrical installations servicing the main building (Building A1/A2) are in the region of [REDACTED], which comprises:

- [REDACTED] (mechanical)
- [REDACTED] (electrical).

This excludes any consideration of professional fees. It should be noted that the details provided are for information only and do not constitute an indication of a funding commitment.

7. Demolition

7.1 Timings for removal of existing temporary accommodation (Buildings C4 and D5)

The removal of the temporary classroom accommodation provided in Buildings C4 and D5 would take place no later than July 2018, as it is proposed such works would be completed as part of an existing contract.

7.2 Building B3 (Spooner Block)

To aid planning of future maintenance work and the occupation strategy a high-level assessment of Building B3 (Spooner Block) has been completed. Demolition and clearance would reduce future maintenance costs for the site and increase external space.






































Indicative costs for demolition and disposal, asbestos removal and making good the cleared ground are estimated at [REDACTED]. This figure comprises:

- Demolition and disposal costs for a building with a footprint of 256m2 @ [REDACTED]
- Allowance for asbestos clearance = approximately [REDACTED]
- Allowance for making good the cleared ground with tarmac = approximately [REDACTED]

It should be noted that no invasive surveys have been completed, and costs are for estimating purposes only.

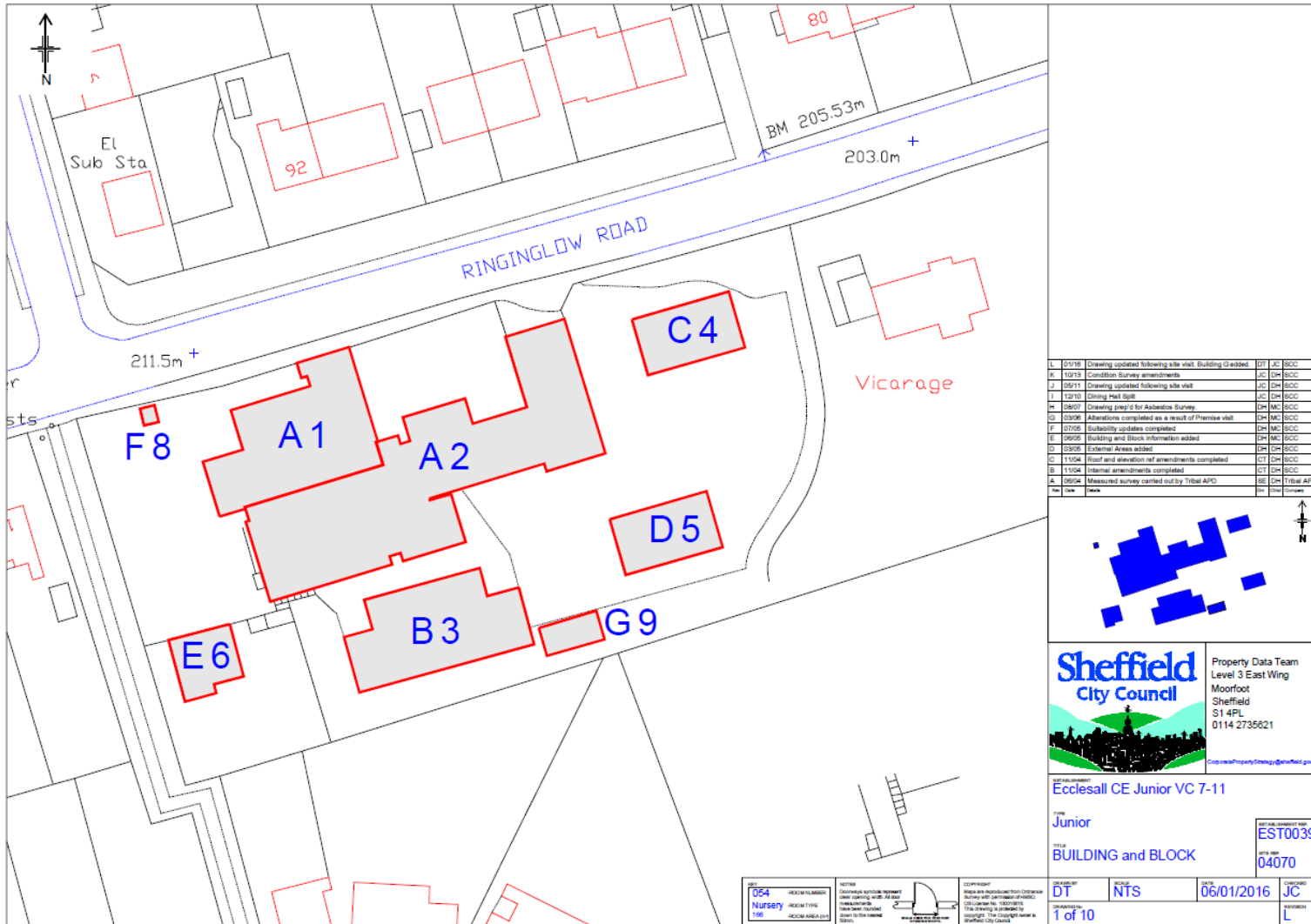
Appendix A: Technical information held for Ecclesall CoE Junior School

(Source: www.sheffield.technologyforge.com accessed 15/03/2017)

Property Document List				
Filename	Description	Date Created	Size	
 Ecclesall CE Junior VC 7-11 EST00392 Kitchen Ventilation Clean Certificate 130916.pdf	Ecclesall CE Junior VC 7-11 EST00392 Air	16/09/2016 07:59:15	67.18 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Kitchen Filtration Service Report 070317.pdf	Ecclesall CE Junior VC 7-11 EST00392 Air	09/03/2017 07:58:40	446.61 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Kitchen Ventilation Clean Certificate 060715.pdf	Ecclesall CE Junior VC 7-11 EST00392 Air	16/07/2015 11:09:21	69.44 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Air Conditioning Service Report 100216.pdf	Ecclesall CE Junior VC 7-11 EST00392 Air	19/02/2016 11:37:41	1.63 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Kitchen Filtration Service Report 071115.pdf	Ecclesall CE Junior VC 7-11 EST00392 Air	11/11/2016 08:39:56	450.39 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Kitchen Filtration Service Report 150316.pdf	Ecclesall CE Junior VC 7-11 EST00392 Air	18/03/2016 14:23:19	4.15 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Air Handling Service Report 170314.pdf	Ecclesall CE Junior VC 7-11 EST00392 Air	31/03/2014 10:34:49	186.12 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Air Conditioning Energy Efficiency Test 010915.pdf	Ecclesall CE Junior VC 7-11 EST00392 Air	19/02/2016 10:35:59	218.69 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Asbestos Report 021215.pdf	Ecclesall CE Junior VC 7-11 EST00392 Asbestos	03/02/2016 09:11:21	18.25 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Asbestos Clearance Report 220911.pdf	Ecclesall CE Junior VC 7-11 EST00392 Asbestos	20/12/2011 14:07:56	2.58 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Asbestos Management Plan 021215.pdf	Ecclesall CE Junior VC 7-11 EST00392 Asbestos	03/02/2016 09:11:21	188.08 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Asbestos Information 101212.pdf	Ecclesall CE Junior VC 7-11 EST00392 Asbestos	10/12/2012 10:20:41	7.90 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Floor Plan.pdf	Ecclesall CE Junior VC 7-11 EST00392 CAD PDF	10/10/2013 10:56:42	1.23 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Building Defects Survey 170513.pdf	Ecclesall CE Junior VC 7-11 EST00392 Condition	28/05/2013 10:24:19	141.02 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Structural Inspection Report 220605.pdf	Ecclesall CE Junior VC 7-11 EST00392 Condition	09/05/2007 09:06:59	2.23 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Portable Appliance Test Certificate 220915.pdf	Ecclesall CE Junior VC 7-11 EST00392 Electric	28/10/2015 15:11:02	144.51 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Fixed Wire Test Report 040112.pdf	Ecclesall CE Junior VC 7-11 EST00392 Electric	30/03/2012 14:21:52	277.88 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Electrical Remedial Installation Report 091211.pdf	Ecclesall CE Junior VC 7-11 EST00392 Electric	08/07/2013 14:56:57	4.66 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Display Energy Certificate 020316.pdf	Ecclesall CE Junior VC 7-11 EST00392 Energy	15/03/2016 14:46:25	147.83 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Display Energy Certificate 020316.pdf	Ecclesall CE Junior VC 7-11 EST00392 Energy	15/03/2016 14:46:25	147.83 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Energy Advisory Report 171108.pdf	Ecclesall CE Junior VC 7-11 EST00392 Energy	05/05/2009 15:49:09	246.35 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Establishment Boundary Map.pdf	Ecclesall CE Junior VC 7-11 EST00392 Establishment Boundary Map	14/08/2016 17:59:07	168.21 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Fire Enforcement Notice 060514.pdf	Ecclesall CE Junior VC 7-11 EST00392 Fire	25/07/2014 11:05:17	1.09 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Fire Alarm Emergency Lighting Service Certificate 051115.pdf	Ecclesall CE Junior VC 7-11 EST00392 Fire	13/11/2015 09:53:33	2.90 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Fire Risk Assessment 060515.pdf	Ecclesall CE Junior VC 7-11 EST00392 Fire	29/10/2015 11:13:45	1.48 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Fire Fighting Equipment Service Certificate 231115.pdf	Ecclesall CE Junior VC 7-11 EST00392 Fire	03/12/2015 15:04:45	668.76 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Gas Service Certificate 071016.pdf	Ecclesall CE Junior VC 7-11 EST00392 Gas	20/10/2016 10:26:03	190.87 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Gas Service Certificate 190416.pdf	Ecclesall CE Junior VC 7-11 EST00392 Gas	20/04/2016 15:17:39	1.18 Mb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Kitchen Servicing Information 071016.pdf	Ecclesall CE Junior VC 7-11 EST00392 General	15/11/2016 15:34:35	477.74 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Lift Service Certificate 010216.pdf	Ecclesall CE Junior VC 7-11 EST00392 Lift	19/02/2016 13:47:25	39.08 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Outdoor Play Equipment Interim Inspection 010316.pdf	Ecclesall CE Junior VC 7-11 EST00392 Outdoor Play Equipment	15/03/2016 10:52:03	17.50 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Outdoor Play Equipment Risk Assessment 031215.pdf	Ecclesall CE Junior VC 7-11 EST00392 Outdoor Play Equipment	25/01/2016 11:32:32	199.26 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Radon Survey 291111.pdf	Ecclesall CE Junior VC 7-11 EST00392 Radon	11/12/2012 09:20:12	33.22 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Tree Risk Assessment 130515.pdf	Ecclesall CE Junior VC 7-11 EST00392 Tree	08/05/2015 10:34:10	691.99 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Scald Risk Prevention Survey 140513.pdf	Ecclesall CE Junior VC 7-11 EST00392 Water	08/01/2014 13:16:10	139.84 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Back Flow Prevention Survey 140513.pdf	Ecclesall CE Junior VC 7-11 EST00392 Water	08/01/2014 13:21:33	185.33 Kb	Open
 Ecclesall CE Junior VC 7-11 EST00392 Legionella Risk Assessment 120215.pdf	Ecclesall CE Junior VC 7-11 EST00392 Water	12/03/2015 13:41:13	1.32 Mb	Open

Property Document Detail

Appendix B: Site map



Appendix C: Schedule of Accommodation - Ecclesall Junior site compared to BB103 (1 FE Junior phase)

	Areas given in m2	BB103			As is			Notes inc. Location	Under or over size			Bldg A only Comments	
		Quantity	Size	Total	Quantity	Size	Total		Quantity	Size	Difference		
Net	Basic teaching												
	Junior classbase	1	55	55	1	49.9	49.9	Bldg A	Equal	-5.1	under	1 classbase surplus - use as Practical room? 3 existing classbases undersized	
		1	55	55	1	56.5	56.5	Bldg A	Equal	1.5	over		
		1	55	55	1	48.1	48.1	Bldg A	Over	-6.9	under		
		1	55	55	1	48.9	48.9	Bldg A	Equal	-6.1	under		
		0	0	0	1	55.5	55.5	Bldg A	Equal	0.5	over		
		0	0	0	2	48.2	96.4	Bldg B	Over	-6.8	under		
		0	0	0	1	47.7	47.7	Bldg B	Over	-7.3	under		
		0	0	0	4	50.3	201.2	Bldgs C & D	Over	-4.7	under		
					Total	12		604.2		8 over	549.2	over	
	Practical room	1	34	34	0	0.0	0	None	Under	-34	under	Use surplus classbase?	
	Main hall	1	150	150	1	156.2	156.2	Bldg A	Equal	6.2	over	No change	
	Studio	1	55	55	1	53	53	Bldg A	Equal	-2	under	Use together for dining?	
	Small hall (dining)	1	80	80	1	54.6	54.6	Bldg A	Equal	-25.4	under		
Library	1	20	20	1	28.3	28.3	Bldg A	Equal	8.3	over	No change		
SEN resource base	1	20	20	0	0	0	None designated as such	Under	-20	under	Use Learning resource room?		

SEN therapy/MI room		1	12	12		1	6.4	6.4	Bldg A; designated as Small group room (SEN)	Equal	-5.6	under	Use pod classbase as SEN therapy room? Need MI room in Bldg A
SEN classbase		0	0	0		1	17.4	17.4	Pod - Specialist provision	Over	17.4	over	Use as SEN therapy room?
SEN bedroom		0	0	0		1	8.3	8.3		Over	8.3	over	
Small group room		1	9	9	optional	1	9.5	9.5	Bldg A	Equal	0.5	over	No change
Staff & admin													
Staff room (prep and social)		1	27	27		1	44.6	44.6	Bldg A	Equal	17.6	over	No change
Head's office/meeting room)		1	12	12		1	16.8	16.8	Bldg A	Equal	4.8	over	No change
General office (1 reception desk)		1	13	13		1	16.1	16.1	Bldg A	Equal	3.1	over	No change (inc. reprographics)
Reprographics		1	3	3		0	0	0	None	Under	-3	under	Inc. in gen office
Entrance/reception		1	3	3		1	5.2	5.2	Bldg A GF	Equal	2.2	over	No change
		0	0	0		1	3.0	3	Bldg A LGF	Over	3	over	No change
		0	0	0		1	2.2	2.2	Bldg B	Over	2.2	over	

		0	0	0		1	8.2	8.2	Bldg C	Over	8.2	over	
Interview room		1	6	6		0	0	0	None	Under	-6	under	Use Small group room (SEN)?
Sick bay		1	4	4		0	0	0	None	Under	-4	under	Use surplus Store?
Stores													
Teaching stores (Jnrs)		4	1	4		1	3.9	3.9	Bldg A (1 existing classbase has no store att'd)	Equal	2.9	over	No change
						1	2.4	2.4		Equal	2.4	over	No change
						1	4.3	4.3		Equal	4.3	over	No change
						1	4.2	4.2		Equal	4.2	over	No change
Specialist store		1	5	5		1	5	5	Bldg A	Equal	0	equal	No change
PE store (main hall)		1	15	15		1	10.3	10.3	Bldg A	Equal	-4.7	under	No change
PE store (external)		1	4	4		0	0	0	None	Under	-4	under	None proposed
Chair store (main hall)		1	5	5		0	0	0	None	Under	-5	under	None proposed
Cloaks		4	1.3	5.2		1	14.1	14.1	Bldg A	Over	8.9	over	No change
Staff cloaks		0	0	0		1	1.5	1.5	Bldg A	Over	1.5	over	In Kitchen suite
		0	0	0		1	1.4	1.4	Bldg A	Over	1.4	over	With Staffroom
Cleaners store		1	1.5	1.5		1	3.6	3.6	Bldg A	Equal	2.1	over	No change
						1	1.7	1.7		Over	1.7	over	
						1	3.1	3.1	Bldg B	over	3.1	over	

	General store		1	6	6		1	10.0	10	Bldg A	Over	4	over	No change	
			1	6	6		1	1.3	1.3	Bldg A	Over	-4.7	under	No change	
	Total			12				11.3			Equal	-0.7	under	No change	
			0	0	0		1	9.5	9.5	Bldg A	Over	9.5	over	Refurb as Hygiene room?	
			0	0	0		1	7.3	7.3	Bldg A	Over	7.3	over	Refurb as MI room/Sick bay?	
	Learning resource		0	0	0		1	16.4	16.4	Bldg A	Over	16.4	over	Use as SEN resource base?	
Non net	Kitchen														
		Kitchen inc. servery		1	40	40		1	43.5	43.5	Bldg A	Equal	3.5	over	No change
		Kitchen office		0	0	0		1	7	7	Bldg A	Over	7	over	No change
		Pupil WC suites		1	6	6		1	8.9	8.9	Bldg A	Equal	2.9	over	No change
				1	6	6		1	20.6	20.6	Bldg A	Equal	14.6	over	No change
				1	6	6		0	0	0	None	Under	-6	under	No change
		Total			18				29.5				11.5	over	No change
				0	0	0		1	11.3	11.3	Bldg B	Over	10.4	over	
				0	0	0		1	10.4	10.4	Bldg B	Over	3.4	over	
				0	0	0		1	5.6	5.6	Bldg C	Over	1.8	over	
			0	0	0		1	5.6	5.6	Bldg C	Over	4.8	over		
	WCs														

For existing bldgs	Accessible adult WC		1	3.5	3.5		1	3.4	3.4	Bldg B	Equal	-0.1	under	None in Bldg A	
	Adult WC		0	0	0		1	1.8	1.8	Bldg A	Over	1.8	over	By Staffroom	
			0	0	0		1	4.8	4.8	Bldg A	Over	4.8	over	In Kitchen suite	
			0	0	0		1	5.5	5.5	Bldg A	Over	5.5	over	Is either right shape to refurb as accessible WC?	
			0	0	0		1	4.7	4.7	Bldg A	Over	4.7	over		
			0	0	0		1	3.6	3.6	Bldg G	Over	3.6	over	Part of pod - no change	
	Hygiene room		1	9	9		0	0	0	None	Under	-9	under	Use surplus Store?	
	Plant etc														
	Plant @ 3.2% inc. server		1	20	20	Boiler	1	23.9	23.9	Bldg A LGF	Equal	3.9	over	No change	
			0	0	0	Serv. elec	1	0.8	0.8	Bldg A LGF	Equal	23.9	over	No change	
			0	0	0	Boiler	1	8.0	8	Bldg B	Over	8	over		
			0	0	0	Serv. gas	1	3.5	3.5	Bldg F	Over	3.5	over		
	Circulation @ 21.8%		1	129	129										
Partitions @ 5.9%		1	35	35											

Appendix D: Building Condition Survey Update

Date of Survey: 01 Mar 2017

Surveyor: [REDACTED]

Please note that all costs include [REDACTED]

D1. Overall block condition scores

BUILDING A - 01

Overall Block Condition Score: B – Satisfactory

Built in 1834 this is a single storey building of solid coursed sandstone walls under pitched slate roofs. The fascias and soffits are timber and upvc boards with gutters and rainwater pipes in plastic and aluminium. Windows are the original metal single glazed units. The doors are painted timber.

BUILDING A - 02

Overall Block Condition Score: B – Satisfactory

Built late 1970's as a two storey extension to the original school building. Walls are of imitation stone, fair faced blockwork and timber cladding.

The roofs are pitched with an imitation slate covering and flat with a felt covering incorporating roof lights. Fascias and soffits are timber to pitched roof areas with plastic gutters and rainwater pipes. Fascias are in upvc cladding to flat roof areas, the rainwater goods are internal. Windows are a combination of the original single glazed timber and upvc double glazed units. The doors are a combination of painted timber and double glazed aluminium.

BUILDING B - 03

Overall Block Condition Score: B – Satisfactory

Built in the late 1960's this is a single storey timber framed building with brick and upvc wall cladding. The roof is pitched with a corrugated fibre cement sheet roof. The fascias are in upvc with plastic gutter and rainwater pipes. Windows are double glazed upvc units. The doors are painted timber. The corrugated cement fibre sheet roof has previously been coated with a glass fibre resin based waterproof system to extend its life. The original windows would have been timber which would have contributed to the structural stability of the building. A structural report was carried out in 2005 giving details of the buildings structural condition and expected life.

BUILDING C - 04

Overall Block Condition Score: B – Satisfactory

Built in 2002 this is a single storey double classroom mobile building. The walls are timber framed with plywood cladding with a hi-build paint finish. The roof bays are flat felt draining to plastic gutters and rain water pipes. Windows are single glazed upvc units. The doors are part glazed and solid painted timber.

BUILDING D - 05

Overall Block Condition Score: B – Satisfactory

Built in 2002 this is a single storey double classroom mobile building. The walls are timber framed with plywood cladding with a hi-build paint finish. The roof bays are flat felt draining to plastic

gutters and rain water pipes. Windows are single glazed upvc units. The doors are part glazed and solid painted timber.

BUILDING F - 08

Overall Block Condition Score: B – Satisfactory

Built mid-19th century to house the gas main and meter to the school, this is a single storey stone building under a concrete flat roof with timber louvered doors.

BUILDING G - 09

Overall Block Condition Score: A – Good

Built in 2016 this is a single storey adapted classroom. Walls are timber clad under a mono pitched imitation slate roof. Fascias are timber with a plastic gutter and rainwater pipe. Windows are storey height double glazed aluminium units. The door is a double glazed aluminium sliding unit.

EXTERNAL - 07

Overall Block Condition Score: B – Satisfactory

There are tarmac surfaces to playground areas, paths and car park areas. Concrete steps have side walls with handrails. There are soft play surfaces. There are gravel paths. There are stone boundary walls with metal railings to part of the site. Weldmesh fencing with gates is in use around the site boundary and to segregate areas around the building. There are metal gates to the vehicle and pedestrian entrances. All drainage gullies and inspection chambers around the site should be checked for blockages on a regular basis and any debris removed to prevent water ingress to the building.

D3. Cost Summary by Element

The table below displays the total forecast expenditure need for the whole property based on the dilapidation survey. Each cost is summarised against the standard element description as defined by the DfES. The costs are subtotalled by priority 1, 2 and 3 to indicate the urgency of the work required (where 1 is the most urgent). All costs have been rounded to whole pounds.

Element	P1 - Urgent	P2 - Essential (0-2yrs)	P3 - Desirable (3-5yrs)	Total
Ceilings		██████		██████
External areas	██████	██████		██████
External walls, windows and doors		██████	██████	██████
Floors and stairs		██████	██████	██████
Internal walls and doors		██████		██████
Redecorations		██████	██████	██████
Roofs		██████		██████
Sanitary services		██████		██████
Total	██████	██████	██████	██████

D4. Summary of Total Cost by Block

The table below displays the total forecast expenditure for each block within the property. Each cost is summarised against the standard element description as defined by the DfES. The costs are subtotalled by priority 1, 2 and 3 to indicate the urgency of the work required. All costs have been rounded to whole pounds.

Block	Element	P1 - Urgent	P2 - Essential (0-2yrs)	P3 - Desirable (3-5yrs)	Total
A - 01	Ceilings		■		■
	External walls, windows and doors		■	■	■
	Floors and stairs		■		■
	Redecorations		■	■	■
	Internal walls and doors		■		■
	Roofs		■		■
	Sanitary services			■	■
	Block Total		■	■	■
A - 02	Ceilings		■		■
	External walls, windows and doors		■	■	■
	Floors and stairs		■		■
	Internal walls and doors		■		■
	Redecorations		■	■	■
	Roofs		■		■
	Sanitary services		■		■
	Block Total		■	■	■
B - 03	Ceilings		■		■
	Floors and stairs		■		■
	Internal walls and doors		■		■

	Redecorations		████	████	████
	Roofs		████		████
	Sanitary services		████		████
	Block Total		████	████	████
C - 04	External walls, windows and doors		████		████
	Floors and stairs			████	████
	Redecorations			████	████
	Block Total		████	████	████
D - 05	External walls, windows and doors		████		████
	Floors and stairs			████	████
	Redecorations		████	████	████
	Block Total		████	████	████
F - 08	External walls, windows and doors		████		████
	Block Total		████		████
X - 07	External areas	████	████		████
	External walls, windows and doors		████		████
	Block Total	████	████		████
Total		████	████	████	████

Appendix E: Mechanical Installations

Block A – Main Building

Boiler House

The existing boiler house contains 3 Beeston cast iron sectional boilers 2 x Robin Hood F3's and one Rufford 40 boiler, out of the three only one of the F3 boilers is operational, the two Robin Hood F3 boilers would appear to be the original boilers from when centralised heating was first installed in the school with the Rufford 40 boiler added later when centralised hot water storage was added to the system.

The F3 boiler first became commercially available in 1961, the condition of the boilers would suggest the existing boilers are probably over 40 yrs. old and in need of replacement.

The Rufford 40 has been condemned by gas service and requires replacing, this boiler is no longer available as 'The Beeston Boiler Company' cease trading around 1985.

The existing boiler controls within the plant room are no longer operational and will require complete replacement, at present the boilers are manually switched on and off. This will lead to increasing overheating of the building as the external temperatures become milder during spring after the mornings cold start.

The existing circulating pumps are old and are not variable speed, these will require replacement along with all the other boiler house plant.

There is a large hot water calorifier within the boiler house but this looks to have been superseded by localised electric hot water storage calorifiers throughout the building.

Heating System

The building is fed by a mixture of fan convectors located in Rooms 051 Music Classroom, 047 Classbase, 049 Corridor (now removed), 020 Classbase, 099 Classbase and 104 Dining Room and by Single or Double Panel pressed steel radiators (domestic quality) in other areas all fed from mild steel distribution pipework, where radiators have been replaced the steel pipework has been replaced by copper. Corridor 018 has a low level pipe coil installed under the cloak room benches.

The fan convectors are old and have been superseded by more efficient models.

None of the radiators have any form of thermostatic control and are therefore on / off only.

The main distribution pipework is boxed in at high level down the main upper ground floor corridor.

A more recently five localised split comfort cooling systems have been added to the Admin Office, Library, Heads Office, Classbase 030 to counteract overheating and in the Gym to provide heating and cooling. No problems were reported with these systems, due to the uncontrollability of the

existing heating system these systems may be competing against each other at certain times of the year.

Recommendations

The whole of the existing boiler house requires replacing along with the controls.

The whole of the internal heating system requires replacing to provide a more controllable system and prevent localised overheating. This is desirable but not essential to the continued operation of the system.

Block B 'Spooner' block

Boiler House

The boiler house has recently been replaced and appears in good condition, with no reported problems.

Heating System

The heating system is the original system installed and is in a fair condition, the distribution system is mild steel pipework generally at high level serving radiators.

The radiators are all single or double panel low surface temperature pressed steel radiators (domestic quality), each showing some signs of wear consistent with the age of the system, where radiators have been replaced the steel pipework has been replaced by copper.

SEN Pod

This is a recent specialised unit, internal conditions provided by an independent split conditioning system.

Appendix F: Electrical installations

Ecclesall Junior School – General Electrical Condition

Block A – Main Building

General

The electrical installation appears to be in the region of 40 plus years old with the exception of the extensions to the main building which have been added in the 1980's. The electrical installation generally (including fire alarm system and emergency lighting system) as a whole is very basic, inadequate for the current usage of the building and generally at the end of its useful life.

The fixed wire test information on TF dates back to 2011 where the installation was deemed 'unsatisfactory'. It is understood that the school were about to arrange a new fixed wire test during the summer of 2016

Incoming Services - The incoming three phase electricity supply is within a small cupboard adjacent the kitchen and comprises an 80 /100A rated fused cut-out and single rate direct connection digital meter.

This incoming supply feeds the whole of the site including all outbuildings and on the face of it is a little undersized for the whole building complex. The main earth terminal and main earthing arrangements are poor and inadequate.

Mains distribution system - comprises a 100A main switch which feeds a TP&N MCB distribution board within the meter cupboard, which appears to have recently replaced the previous rewirable fuseboard.

The new MCB board feeds sub-main cables to local distribution boards in the caretakers' room, cleaners' store, plant room, lower ground store, kitchen (vent plant only) and Spooner block B. A large proportion of the circuit protection relies on circuit protection devices of a standard which became obsolete many years ago and are no longer available which may cause some difficulty obtaining replacements. Existing boards have no earth bars or main isolating switches. Most of the existing circuits serving socket outlets do not have RCD protection.

General Wiring and Containment Systems - The sub-circuit wiring comprises mainly PVC insulated cables within steel conduit buried in plaster. As common practice at the time many of the final circuits rely on the conduit for CPC and no separate earth conductors are installed. These type of installations need to be closely monitored to ensure deterioration of conduit systems does not lead to poor earth loop impedance values, which impair the operation of circuit protective devices, which as noted above may be of obsolete types and do not include RCD protection.

General Power - There are a mixture of single and twin socket outlets and various power supplies for fixed equipment. Electrical provision is a little sparse by latest standards, which may lead to the use of extension leads in some areas. RCD protection is not provided for socket outlet circuits and poor earth loop impedance may lead to failure of protective measures to operate in the event of a fault. Wiring accessories are in generally fair condition.

General Lighting - The majority of lighting is via linear fluorescent batten luminaires although there are some newer recessed luminaires in the suspended ceilings. Many of the toilet and ancillary areas still have tungsten “goldfish bowl” luminaires, many of which are broken. The installation is in poor condition overall throughout. Spaces used as offices do not have suitable lighting for regular computer use. Wiring accessories are in poor condition.

Fire alarm System - The fire alarm system has effectively no automatic fire detection on the escape routes, only kitchens and other high risk areas are protected. Some additional detection has been provided in areas where recent building alteration has been carried out. The existing fire alarm system, whilst in good condition is incapable of being extended to provide the level of automatic detection to meet current fire risk assessment requirements. There are a number of door entry systems which appear to have no fail-safe release linked to the fire alarm.

Emergency Lighting / Illuminated signage - The emergency lighting system in the main buildings comprises a non-maintained central battery system with tungsten ‘bus lamp’ luminaires covering the ground and lower ground main exit routes, halls and WCs only. The system will not have local circuit monitoring and may operate on fire alarm activation or full mains failure only. There are few internally illuminated exit signs and insufficient external lighting. The system is inadequate for the current building usage.

Intruder Alarm - The intruder alarm is restricted in coverage and in average condition.

ICT / Communications - There is a fixed data installation provided throughout which has been provided on an ad-hoc basis and added to over the years. Most of this comprises surface mounted cabling and trunking originating from data cabinets in the senior staff office.

Lift

There is a recently installed disabled access lift which connects the lower ground hall with the upper ground corridor. This is under a maintenance agreement and appears to be in good order.

Mechanical services / Controls - The main heating / boiler controls are located within the main plant room. These are functional but very basic and the electrical and control installation is very poor condition.

Earthing & Bonding – Incoming services appear to be bonded, but not directly to the main earth terminal. Supplementary bonding appears to be sufficient.

Lightning Protection - There appears to be no lightning protection on this building.

Block B ‘Spooner’ block

The Spooner block was rewired in the region of and the electrical services generally remain in good condition. There is a separate fire alarm system which although in good condition does not have the automatic fire detection to current requirements. There is little or no emergency lighting. Boiler controls are very basic but relatively modern.

Mobiles (Blocks C and D)

The mobiles comprise 2 relatively modern twin units and the electrical services are in generally good condition. It is believed the units are fed from the main boiler house supply but this is not 100% certain due to the state of the existing services. Fire alarms are linked to the main building via a catenary wire. There is some self-contained emergency lighting in each unit.

SEN Pod (Block G)

This is a recent specialised unit which is believed to be fed from the adjacent Spooner block

Consequences / Effects of FRA Proposals

The FRA process would provide a new fire alarm system across the site as a whole, including automatic detection to current L2 standard and interfacing of access control systems etc.

A new system of self-contained emergency lighting and exit signage would be provided throughout the site.

In order to facilitate installation of the above most of the existing distribution boards within block A would need to be replaced (note NOT the boiler house). Due to the poor state of the existing wiring, the new emergency wiring supplies would need to be wired independently rather than using local connection into existing circuits as we would elsewhere.

Note a reduction of the building area (i.e. removing mobiles etc.) would have little impact on the FRA scheme as designed other than requiring less work.

Overall assessment

Replacing local distribution boards, updating circuit protection measures and fixing outstanding defects on the fixed wire test will help improve electrical safety and extend the life of the system a little. Removing the temporary buildings will reduce pressure on the incoming supply.

The electrical installation as a whole in block A is well past the end of its useful life and consideration should be given to a full rewire in the near future.