



CHARLES GARTH

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**Condition Survey
Report**

on

Timber & Metal Windows

at

**Thomas Cowley High School
School Lane
Donington
Spalding
PE11 4TF**

October 2022

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1. Introduction

Charles Garth Chartered Surveyors & Property Consultants have been commissioned by the Thomas Cowley High School to undertake a visual survey of the deteriorating windows in the English Block and Original Building of the school.

This report has been prepared by Lee McCardle BSc (Hons) MRICS of Charles Garth Charles Garth Chartered Surveyors & Property Consultants.

The condition grades and priority ratings used in this report align with the ESFA Property Data Survey assessment methodology as follows:

Condition grade	Definition
A Good	Performing as intended and operating efficiently
B Satisfactory	Performing as intended but exhibiting minor deterioration
C Poor	Exhibiting major defects and/or not operating as intended
D Bad	Life-expired and/or at serious risk of imminent failure
Priority rating	Definition
Priority 1	Immediate or year 1 remedial action required
Priority 2	Year 1-2 remedial action required
Priority 3	Year 3-5 remedial action required

2. Matters of Significant Concern

The school are advised of the following matters of significant concern:

1. **Timber and steel windows are life expired and dilapidated.**
2. **Timber windows are suffering from extensive timber rot.**
3. **Single glazing is not thought to be shatter resistant.**
4. **Single glazing is damaged/cracked.**
5. **Latch Lock ironmongery is damaged/missing and provides limited security.**
6. **Internal faces of windows are suffering black mould growth and water damage from defected leaking windows.**

3. Schedule of Condition

Location	Element	Description	Grading
Original Building, English Block	Steel Windows	Steel windows are 50+ years old and have exceeded their serviceable lifespan. Paintwork to windows is flaking/debonding. Perished seals are evident across the units inspected.	D2
Original Building, English Block	Timber/Steel Windows	Timber windows are 50+ years old, have exceeded their serviceable lifespan and are beyond economical repair. Timber windows frames are showing signs of extensive timber rot. Paintwork to timber windows is flaking/debonding. Several windows have received adhoc repairs. Single glazing is brittle and not thought to be shatter resistant. Several windows panes are damaged/cracked. Windows are unsecure due to damaged/missing latch lock ironmongery.	D1

4. Summary of Defects

The condition assessment has determined that both the timber and steel windows currently installed in the English Block and Original Building require renewal. Key teaching space is being affected as a result of the aged and defected windows. The single glazing is fragile and would likely shatter under impact or if someone were to fall into them. Timber windows are suffering from prolonged timber rot and oversaturation. In areas window ironmongery and locking mechanisms are defected/missing.

The Condition of the timber/steel windows are summarised below:-

TIMBER/STEEL WINDOWS

Areas Affected: English Block and Original Building

The steel windows are thought to be 50+ years old. The units are clearly aged and have far exceeded their serviceable lifespan. The steel frames are dilapidated, with paintwork flaking and debonding throughout. Cement and silicone seals have perished/weathered. - **Condition Category D1**

The timber windows are not thought to be part of the original school construction, however they are thought to be 50+ years old, exceeded their service lifespan and are beyond economical repair. The windows are suffering from prolonged timber rot. - **Condition Category D1**

The existing steel and timber windows installed are fitted with 2mm single pane glass, of which a number are damaged/cracked. We were unable to determine if the glass is shatter resistant, however due to the age of the windows it is strongly thought that they are not. The single pane glass is extremely fragile under impact and would likely shatter in harsh or severe weather conditions. - **Condition Category D1**

During our inspection, it was apparent that a number of single glazed steel and timber windows had repaired with both timber and metal mullions and transoms in an attempt to protect the building elements from deteriorating further - **Condition Category D1**

Latch lock ironmongery is currently installed on both the timber and steel windows. These types of locks provide limited security and safeguarding to the school during both occupational and non-occupational hours. In several areas, existing lock ironmongery is damaged/missing, providing zero security to the school. - **Condition Category D1**

The aged and dilapidated timber and steel windows provide sub-adequate thermal performance and ventilation, and as a result, teaching accommodation is damp/humid. This in turn is contributing to the growth of black mould around windows. - **Condition Category D1**

Although at the time of our inspection the sunlight levels were low, there are reports that in the spring/summer months the glare for sunlight is disrupting teaching and having an affected on the pupil's quality of learning.

5. Recommendations

It is recommended that the timber and steel windows installed throughout the English Block and Original Building are replaced with new, modern double glazed aluminium windows that meet the current Building Regulations.

5. Photograph Schedule

	
Figure: 1 Location: Original Building General view of Original Building	Figure: 2 Location: Original Building General view of Original Building
	
Figure: 3 Location: Original Building Defect: Rotten defected timber window	Figure: 4 Location: Original Building Defect: Rotten defected timber window
	
Figure: 5 Location: Original Building Defect: Example of previous repairs to dilapidated timber windows	Figure: 6 Location: Original Building Defect: Evidence of prolonged timber rot to timber windows



Figure: 7
Location: Original Building
Defect: Further evidence of prolonged timber rot to timber windows



Figure: 8
Location: Original Building
Defect: Life expired and dilapidated timber windows



Figure: 9
Location: English Block
Defect: Aged and life expired steel windows



Figure: 10
Location: Original Building
Defect: Aged and life expired steel windows

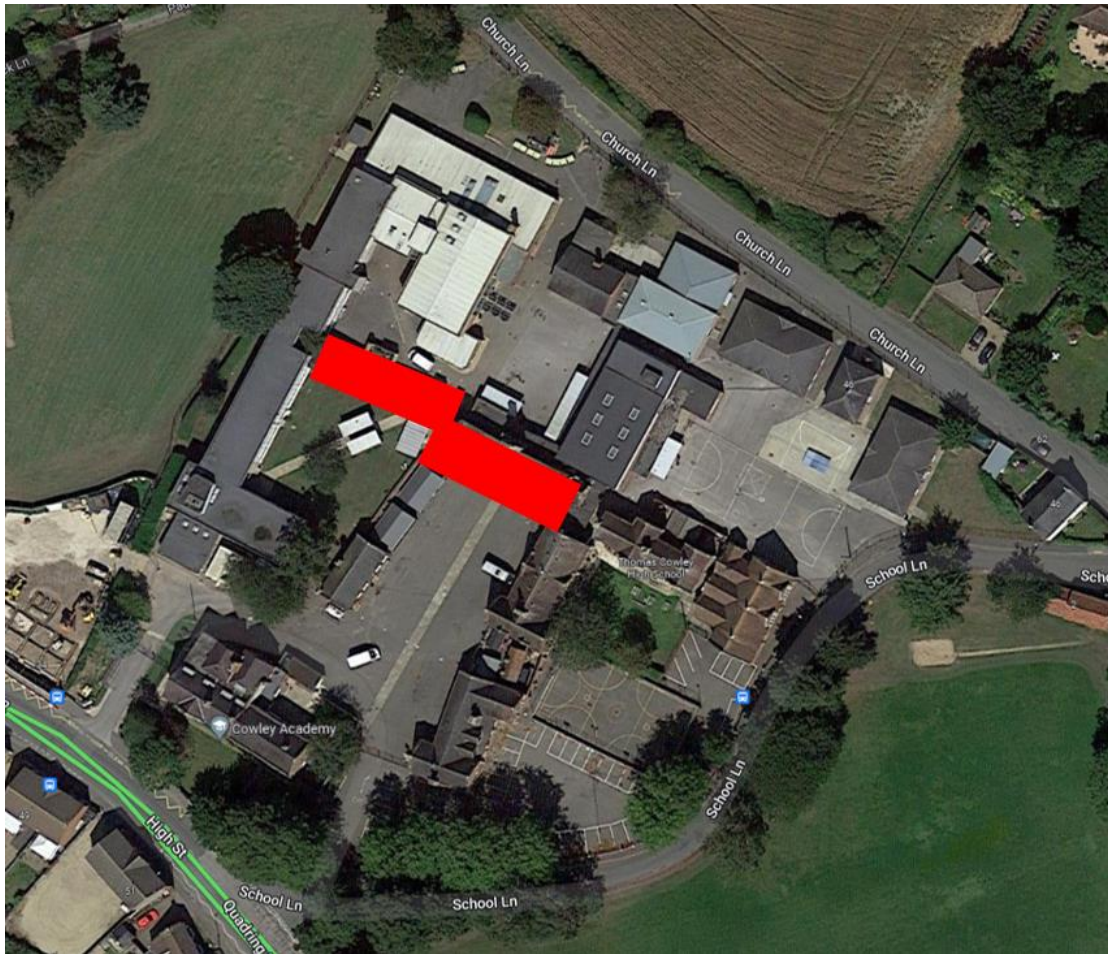


Figure: 11
Location: English Block
Defect: Aged and life expired steel windows



Figure: 12
Location: English Block
Defect: Aged and life expired steel windows & timber fascia board

6. Reference Plan



Areas of school affected by
deteriorated timber/steel
windows

