### Rationale for choosing a whole rebuild or major refurbishment

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<tr>
<th>School</th>
<th>Detail of the building with Condition</th>
<th>Rationale</th>
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<td>Primary</td>
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| Broadford                   | Old Block                               | • The original section of Broadford Primary School dates from the early 1950s. It is an aluminium structure and it retains the original cladding which was recycled from Hornchurch aerodrome with an intended 10 year design life. The entire block is single glazed. The original building was scheduled for demolition as part of recent development works. The last survey in 2011 recommended that the building should be replaced. As enclosing the interior with new Part L compliant curtain walling would be an ineffective use of money, given the short-term investment needs of the internal spaces. The roof on this building is life expired and the felt to the original building is in very poor condition.  
• The heating and electrical installations require complete replacement.  
• Windows and doors are the original aluminium single glazed curtain walling, |
| James Oglethorpe and PRU   | Block A (Main Building) Whole Rebuild. The bid is for an additional 15 places in each year group (0.5FE permanent expansion) | • James Oglethorpe School is a 1950s building with masonry walls and large amounts of original Crittall windows and curtain walling.  
• Block A has a concrete frame and is generally single storey, with flat felt roof coverings over the entire block. The original single glazed crittall windows energy performance characteristics are very poor in the cold and hot weather and their retention gives the school no chance of meeting central Government 2019 energy targets.  
• The decoration to most of these windows is failing and gaps exist between the window frames and the surrounding construction in numerous locations.  
• The renewal costs for the windows according to the last survey is in the region of £600,000 but due to significance of asbestos in the building there is likely to be a widespread contamination which means repair/renewal is not a feasible solution and a whole rebuild is therefore warranted  
• There is thermal movement in the dense concrete roof slabs. They are |
leaking in places but again the significant presence of asbestos is a factor. A recent report recommended replacement of all roofs.

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<th>School</th>
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<td>Langtons Infant</td>
<td><strong>Block B and C</strong>&lt;br&gt;Consists of 2 General Teaching areas housed in old demountables. Bid is for a complete rebuilt to be linked to the existing main building</td>
<td>- The 2 classroom blocks are 1970s demountable building with a felt roof covering which in most areas are in poor condition&lt;br&gt;- Main switchgear and lighting within the buildings are beyond their economical life.&lt;br&gt;- Block C has localised rotten cladding to the south and impact damage.</td>
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<tr>
<td>Rainham Village Primary</td>
<td><strong>Part of Block A to the rear of the Victorian brick built building</strong>&lt;br&gt;The bid is for the replacement of the wooden structure which has 3 Classrooms, Library, Hall and Resource/group teaching rooms. Bid will include a 1FE permanent expansion</td>
<td>- Block A is single storey, with either masonry or timber shiplap walls. It also has a variety of roofs and coverings from pitched clay tiles, metal decking, asbestos cement sheet and timber shingle; and flat felted coverings over the majority of corridors, stores and WCs.&lt;br&gt;- Roofs – Asbestos cement sheet roof over part of block. Recommend replacement of coverings with metal decking.&lt;br&gt;- Both timber shingle roofs in this block have distorted&lt;br&gt;- Matchboard cladding is generally distorting with loose cladding and approximately 80% decoration failure and coating breakdown to shiplap cladding. High level ouvers rotten and wire mesh over cladding need reinstating.</td>
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| St. Mary's Catholic Primary | Whole Rebuild of the 3 blocks within the school. | • St. Mary’s RC Primary School was originally constructed in 1933  
• Block 3 is in a poor condition and a state of general disrepair. The timber clad walls are rotting in places and the corners are opening to an extent. This retaining wall is bulging with significant distortion.  
• Visible cracking to render opposite the basement boiler house and the housing around the electrical intake is life-expired  
• The butyl roof covering over one of the extensions in area 012 has patch repairs and some areas with felt roof which is at life expiry  
• The majority of fascias boards around the main building are in a poor condition and the central valley gutter above the classrooms of Block I is very rusty.  
• Some areas has a life expired floor covering with evidence of a roof leak via minor stains on the ceiling  
• Some areas have visible cracks to the walls and are becoming progressively worse. Area 045 has a fracture in the masonry at the junction of the wall and lintel, Area 027 also has what appears to be minor settlement cracks on the inside face of the external wall. |
|---|---|---|
| Special Dycorts | Whole Rebuild of the 2 blocks within the school. Bid proposal is for expansion of the provision to include 4 additional classrooms for 30 places | • Overall the school is in poor condition.  
• The original main building dates from the late 1940s with timber clad walls and flat, or shallow pitched, felt covered roofs over. The building is steel framed with strammit board ceilings.  
• The school has latent defects such as a high water table that leads to water seeping into corridors on occasion and heave to the floors.  
• There is also a fracture in brickwork at high level near to area 043  
• Areas 001, 026 and 031 have life expired timber cills on the west elevation and door frame into area 029 is in poor condition.  
• The kitchen has an inadequate ventilation system with no filtration, and the window fan is also not presently working.  
• The main incoming electrical switchgear is identified for replacement  
• Block B has roof leaks in areas 039B, 052A, 056. Of most concern is the fire escape route in area 062. |
### Ravensbourne

**Whole Rebuild of the existing 4 blocks within the school**  
Bid proposal will include expansion for 10 additional places.

- Ravensbourne School was a former care home for the elderly and became a school for children with special needs circa 40 years ago.
- The main building has various minor settlement cracks to internal walls and decoration failure externally, notably on the majority of fascia boards and large areas of the window frames to class room 024.
- The cracking is primarily evident in the various extensions that the main school building has received.
- The triangular area of brickwork above the nursery ground floor windows in area 056 has detached from the surrounding masonry. Fractures of more than 5mm are evident, which suggests lintel failure as the cause.
- The number of extensions to the main block has led to a patchwork of felt coverings over the years.
- The staff room, having been relocated from a previous position on the site, has been poorly reassembled and is generally in a poor state of repair. Demolition is therefore recommended.
- The general condition of electrical services throughout the older section of the school is dilapidated.
- The main incoming switchgear within the old school is again beyond its economical life and the school should consider replacing this with a new integrated electrical MCCB panel board.
- The general condition of the mechanical services plant and services to the older parts of the school is poor.
- Many radiators are cast iron with exposed valve spindles and operate at excessive temperatures for young children and those with disabilities.
- The main oil fired boilers, gas boiler in the Early Years Centre and gas boiler in the 16 Plus building are at the end of their useful life and should be replaced.
- The mesh fence to the rear of the Early Years Centre is in poor condition and
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| Secondary | CDT Block B  
Complete rebuild of the design and Technology block.  
Bid proposal to include a 1 FE expansion | • This late 1960s steel-framed three-storey building has some single storey accommodation. The main issue with this building is the original glazing and structural damage. Given that the major sagging of the block, which is now 50 years old and the cost of replacing the glazing system is significant. A replacement building would appear to be the only viable solution.  
• There are considerable amounts of asbestos in the block  
• The triple level section of the block retains the original glazing system and is life expired and gaps exist between the frames and adjacent cladding, noticeably on the second floor. Only reactive maintenance to beading and putty work has prevented glass from falling out of the building  
• The building sags at either end, which happened shortly after the building was opened in the 1960s. Some underpinning work has previously been undertaken. |
|---|---|
| Gaynes | Block E (Engineering Block) –  
Is for a complete rebuild to be used as General teaching areas | • This building appears to date from the mid 1970s. The building has a brick base which support single glazed windows, which in turn support the steel roof covering.  
• Some windows are smashed and the roof leaks.  
• This building is currently condemned as is but the recommendation is for a complete rebuild as general teaching area. |
| Marshalls Park | Flat Roof to Block A and Annex (previously Youth centre)  
The annex will be a complete rebuild as general teaching rooms.  
To include 1FE expansion | Priority 1: All flat roofs to Block A are in very poor condition and need to be replaced within 1 year.  
Priority 2: Previously a youth centre taken over by the school in 2013 and now used for teaching. The structure, brickwork and fabric of the building are in very poor condition. |
| St. Edwards | Sixth Form Block | • The felt is crazing and it is generally in a poor condition and needs to be changed  
• The felt of the canopy that connects Blocks A and F is very brittle and is |
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<tr>
<td>PRU</td>
<td>Whole Rebuild of three out of the 4 blocks on site.</td>
<td>No survey available but parts of the building is being considered for rebuild is in very poor condition <em>(More information from Asset Management being awaited)</em></td>
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<td>ARC</td>
<td>Significant crazed and is at the end of its useful life. The fascia boarding around the 6th form block entrance (above windows and on the higher roofing sections) is in poor condition. The most common defects are cracks to walls and leaks on ceiling tiles. Radiators are corroded</td>
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