



Education
Funding
Agency

Property Data Survey

110018/3322 - Holy Trinity CofE Primary School, Sunningdale



School details

Address : Holy Trinity CofE Primary School, Sunningdale
Church Road
Sunningdale
Ascot
SL5 0NJ

Local authority : Windsor and Maidenhead

URN : 110018

Number on roll : 210

Net capacity : 210

Gross internal floor area : 1366 sq m

Survey date : 28/03/2013

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1. Overview

1.1 Purpose of the Property Data Survey Programme

The Property Data Survey Programme has been undertaken by the Education Funding Agency (EFA), an executive agency of the Department for Education, to provide a consistent view of the condition of England's school estate. Some 19,000 schools will have had Property Data Surveys (PDS) by the end of the programme in September 2014.

The PDS information will be used by the department later in the year to help target future capital investment to identify where school building condition needs are greatest and to help shape future capital allocations.

1.2 What do I have to do with the information?

We are releasing the information progressively over the summer to enable responsible bodies and their schools to check the PDS data and provide them with an opportunity to advise us of any significant errors, omissions or changes to the school estate since the surveys were carried out. Where changes are agreed, we will update our records accordingly.

The criteria that EFA will be using as the basis for considering representations regarding PDS data accuracy or changes since the surveys were carried out, is outlined in the covering letter with this report.

If you identify any significant issues, please advise your local authority, academy trust or diocese. These bodies will be coordinating the collection of data issues for their respective schools or academies and then directing them to the department for addressing. Single academy trusts should direct any queries to the EFA.

1.3 How can I use PDS data?

PDS can provide a helpful indication of condition needs of individual elements in blocks that can be used alongside existing maintenance information to aid understanding of the school estate and to help local planning and prioritisation. The four condition grades and associated priorities are outlined in section 2. More detail on the survey process is provided in the EFA PDS survey manual available at: -

<https://www.gov.uk/government/publications/property-data-survey-programme>

Section 2 explains how to read the information in this report.

1.4 PDS methodology

Buildings at each educational establishment were divided into 'blocks' which were identified by the age of construction or building type. Where establishments have a split-site arrangement, reports detail the blocks on each site and then the school as a whole.

A total of 12 common building elements (e.g. roofs, floors/stairs, ceilings, etc) were visually assessed and attributed a condition grade and priority rating.

The glossary at the back of this report provides definitions for the various building elements, their sub-elements and construction types that were assessed by the PDS surveyors. The disclaimer at the back of this report explains what was excluded from the surveys and the limitations of the surveys.

1.5 Purpose of this report

What the information does and does not say about your school

The survey data:

- ✓ - provides indicative condition data on each block within your school;
- ✓ - helps schools and responsible bodies carry out strategic planning and inform local prioritisation;
- ✓ - supports government to better target funding at a national level.

The survey data does not:

- ✗ - replace existing local and/or more detailed surveys;
- ✗ - establish what a school's funding allocation is going to be;
- ✗ - cover asbestos and other statutory compliance related matters.

2. How to read this report

2.1 Data presented

Section 3 of the report outlines the data captured during the PDS. This includes the condition grade, priority rating and percentage compositions assigned to the existing construction types within each block, which comprise the overall maintenance needs.

This information is not designed to specify maintenance works required, but identify condition and priority assessments at a more detailed level to inform planning.

2.2 Condition and Priority Overview

The condition needs are defined 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

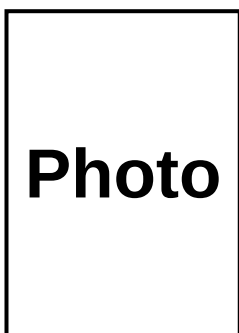
Priority rating	Definition
Priority 1	Immediate or year 1 remedial action required
Priority 2	Year 1-2 remedial action required
Priority 3	Year 3-5 remedial action required

2.3 Elements and construction types

The condition is assessed in 12 main elements. Each of these is split in to sub-elements, which in turn is then split into construction types. These construction types are from a standard list and best represent the building or mechanical and electrical component found on the site. Condition grade and priority ratings are allocated at the construction type level and these are provided in the report. More information about the process can be found within appendix E of the survey manual, which can be found online at: -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/276418/pdsp_survey_manual_part_3_a4_revision_20_v12_final_access.pdf

2.4 Typical information



Building Type :	Estimated construction date of the building
Listed :	Does the block have a heritage listing?
No of storeys :	Levels from the Ground floor up
Basement Area :	Floor area of the basement (0 if there is no basement)
Gross Internal Floor Area (GIFA) :	Sum of all the internal space in m ²
Ground Floor GIFA :	Sum of ground floor internal space in m ²
Perimeter :	Estimated perimeter distance around the building in metres
Height :	Estimated building height in metres from the ground
Catering Kitchen :	Is there a catering kitchen in the building?
No of Lifts :	Number of lifts (0 if there are no lifts)
Windows/doors as proportion of external walls :	Estimate of how much of the external walls are windows/doors

Element	Sub element	Construction Type	Constr Type Accessible	Grade	Priority	Composition
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This field indicates whether the surveyor was able to view the construction type or whether it was estimated based on other information (for example, where the roof construction could not be seen)

The percentage of each sub-element that is of the stated construction type (this totals 100% at sub-element level in most cases)

3.1 Block EFAA (Site EFA1) Summary



Building Type :	Pre-1919
Listed :	No
No of storeys :	2
Basement Area :	0.00
Gross Internal Floor Area (GIFA) :	1266 m ²
Ground Floor GIFA :	1205 m ²
Perimeter :	267 m
Height :	5 m
Catering Kitchen :	No
No of Lifts :	0
Windows/doors as proportion of external walls :	20%

Element	Sub element	Construction Type	Constr Type Accessible	Grade	Priority	Composition
Ceilings	Generally	Plaster / render / plasterboard/ timber lining	Yes	A	4	80%
	Generally	Suspended ceiling; fibreboard / acoustic tiles	Yes	A	4	20%
Electrical Services	Control Gear	Generally	Yes	B	3	100%
	Power	Generally	Yes	B	3	100%
	Lighting system	Generally	Yes	C	2	100%
	Alarms	Generally	Yes	B	3	100%
	Communications and IT infrastructure	Generally	Yes	B	3	100%
External Walls, Windows and Doors	Walls - Structure	Brick / block	Yes	A	4	100%
	Walls – External finishes	No Wall Finish/ Exposed Structure	Yes	A	4	100%
	Walls – Internal finishes	No Internal Wall Finish/Exposed Structure	Yes	A	4	50%
	Walls – Internal finishes	Plaster / render / plasterboard lining	Yes	A	4	50%
	Windows and doors	Timber	Yes	A	4	20%
	Windows and doors	Metal	Yes	A	4	80%
Fixed Furniture and Fittings	Teaching - Other	Generally	Yes	A	4	90%
	Non-teaching - Catering kitchen	Generally	Yes	A	4	10%
Floors and Stairs	Ground bearing / hollow floors - structure	Generally	No	A	4	100%
	Suspended floors – Structure	Generally	No	A	4	100%
	Floors - Screed & finish	Vinyl / rubber / cork in tiles / sheet	Yes	A	4	40%
	Floors - Screed & finish	Carpet	Yes	A	4	60%
	Staircases – Structure	Concrete	Yes	A	4	100%
	Staircases - Balustrades	Metal; painted	Yes	A	4	100%
	Staircases – Treads and risers	Vinyl / rubber / cork / carpet in tiles / sheet	Yes	A	4	100%

Element	Sub element	Construction Type	Constr Type Accessible	Grade	Priority	Composition
Internal Walls and Doors	Walls and partitions - structure	Brick / block / concrete	Yes	A	4	90%
	Walls and partitions - structure	Timber / metal stud	Yes	A	4	10%
	Walls and partitions finishes	No Internal Wall Finish/Exposed Structure	Yes	A	4	30%
	Walls and partitions finishes	Plaster / render / plasterboard lining	Yes	A	4	70%
	Doors	Timber	Yes	A	4	100%
Mechanical Services	Heat source & equipment	Generally	Yes	C	2	100%
	Heating distribution, emitters and controls	Generally	Yes	C	2	100%
	Hot and cold water system	Generally including heat source/calorifiers for heating the water	Yes	B	3	100%
	Gas distribution	Generally	Yes	C	2	100%
	Mechanical ventilation / air conditioning	No mechanical ventilation or air conditioning	Yes	A	4	98%
	Mechanical ventilation / air conditioning	Mechanical ventilation	Yes	B	3	1%
	Mechanical ventilation / air conditioning	Air conditioning	Yes	B	3	1%
Redecorations	External - walls	Unpainted	Yes	A	4	100%
	External - windows, doors, etc.	Timber	Yes	A	4	20%
	External - windows, doors, etc.	Metal / Plastic - unpainted	Yes	A	4	80%
	Internal - walls	Painted	Yes	B	3	100%
	Internal - ceilings	Unpainted	Yes	A	4	20%
	Internal - ceilings	Painted	Yes	B	3	80%
	Internal - windows, doors, etc.	Generally	Yes	B	3	100%
Roofs	Structure	Flat roof structure and deck - Generally	No	A	4	25%
	Structure	Pitched roof structure - Generally	No	A	4	75%
	Coverings and insulation	Flat roof - Flexible sheet; single ply or built up	Yes	B	3	25%
	Coverings and insulation	Pitched roof - Natural slates	Yes	A	4	10%
	Coverings and insulation	Pitched roof - Tiles	Yes	A	4	65%
	Drainage	Pitched roof - Plastic	Yes	A	4	75%
	Drainage	Flat roof - Plastic	Yes	A	4	25%
Sanitary Services	Generally	Generally	Yes	A	4	100%

3.2 Block EFAB (Site EFA1) Summary



Building Type :	From 1945 to 1966
Listed :	No
No of storeys :	2
Basement Area :	0.00
Gross Internal Floor Area (GIFA) :	100 m ²
Ground Floor GIFA :	52 m ²
Perimeter :	29 m
Height :	4 m
Catering Kitchen :	No
No of Lifts :	0
Windows/doors as proportion of external walls :	15%

Element	Sub element	Construction Type	Constr Type Accessible	Grade	Priority	Composition
Ceilings	Generally	Plaster / render / plasterboard/ timber lining	Yes	A	4	100%
Electrical Services	Control Gear	Generally	Yes	B	3	100%
	Power	Generally	Yes	B	3	100%
	Lighting system	Generally	Yes	B	3	100%
External Walls, Windows and Doors	Walls - Structure	Brick / block	Yes	A	4	100%
	Walls – External finishes	Render	Yes	A	4	100%
	Walls – Internal finishes	Plaster / render / plasterboard lining	Yes	A	4	100%
	Windows and doors	Plastic	Yes	A	4	100%
Fixed Furniture and Fittings	Non-teaching - Other	Generally	Yes	A	4	100%
Floors and Stairs	Ground bearing / hollow floors - structure	Generally	No	A	4	100%
	Suspended floors – Structure	Generally	No	A	4	100%
	Floors - Screed & finish	Vinyl / rubber / cork in tiles / sheet	Yes	A	4	60%
	Floors - Screed & finish	Carpet	Yes	A	4	40%
	Staircases – Structure	Timber	Yes	A	4	100%
	Staircases - Balustrades	Timber	Yes	A	4	100%
	Staircases – Treads and risers	Vinyl / rubber / cork / carpet in tiles / sheet	Yes	A	4	100%
Internal Walls and Doors	Walls and partitions - structure	Brick / block / concrete	Yes	A	4	100%
	Walls and partitions finishes	Plaster / render / plasterboard lining	Yes	A	4	100%
	Doors	Timber	Yes	A	4	100%
Mechanical Services	Heat source & equipment	Generally	Yes	B	3	100%
	Heating distribution, emitters and controls	Generally	Yes	B	3	100%
	Hot and cold water system	Generally including heat source/calorifiers for heating the water	Yes	B	3	100%

Element	Sub element	Construction Type	Constr Type Accessible	Grade	Priority	Composition
Mechanical Services	Gas distribution	Generally	Yes	B	3	100%
	Mechanical ventilation / air conditioning	No mechanical ventilation or air conditioning	Yes	A	4	100%
Redecorations	External - walls	Painted	Yes	B	3	100%
	External - windows, doors, etc.	Metal / Plastic - unpainted	Yes	A	4	100%
	Internal - walls	Painted	Yes	B	3	100%
	Internal - ceilings	Painted	Yes	B	3	100%
	Internal - windows, doors, etc.	Generally	Yes	B	3	100%
Roofs	Structure	Pitched roof structure - Generally	No	A	4	100%
	Coverings and insulation	Pitched roof - Tiles	Yes	A	4	100%
	Drainage	Pitched roof - Plastic	Yes	A	4	100%
Sanitary Services	Generally	Generally	Yes	B	3	100%

3.3 Outside Areas Summary (Site EFA1)



Site area excluding playing fields : 5040 m²
Playing field area : 10821 m²
Boundary : 596 m
Swimming Pool : No

Element	Sub element	Construction Type	Constr Type Accessible	Grade	Priority	Composition
External Areas	Roads and car parks	Tarmac	Yes	B	3	20%
	Drainage - Other	Generally	Yes	A	4	100%
	Paths, pedestrian paved areas, play areas	Tarmac	Yes	B	3	55%
	Paths, pedestrian paved areas, play areas	Slabs / blocks	Yes	A	4	5%
	Soft Landscaping	Generally	Yes	A	4	20%
	Mains Services	Generally	Yes	B	3	100%
	Boundary walls and fences	Brick / block / concrete / stone	Yes	A	4	5%
	Boundary walls and fences	Timber / Metal	Yes	A	4	50%
	Boundary walls and fences	Chain link	Yes	A	4	45%
	Other walls, fences and barriers, including around tennis courts, MUGAs etc	Generally	Yes	A	4	100%
	Generally	Grass	Yes	A	4	100%

4. Disclaimer

1. This report is based on visual inspection of the readily accessible areas of the property. No steps were taken to expose elements of the structure otherwise concealed or to remove surface finishes for examination of underlying elements.
2. The purpose of this report is to summarise the general condition of the property at the time of the inspection only. We have not carried out a structural survey or checked the design of the building in anyway whatsoever by calculation or other means.
3. We have not carried out sampling or testing to establish the level of radon gas present within the building or established whether or not there are any contaminants, Asbestos Containing Materials (ACM) or hazardous materials present in the building, soil, or sub-strata. We have not undertaken any concrete tests and thus are unable to confirm the presence of high alumina cement, calcium chloride, carbonation of concrete or insufficient depth of concrete cover to reinforcement. No specialist inspections of the plumbing, heating, drainage and electrical installations have been undertaken and we are therefore unable to confirm they are free from defect and in full working order.
4. Any dimensions within this report are approximate and should be taken as a guide to the position and size of items only. We have not undertaken specialist surveys of the drainage installations or water distribution or for these to be tested by specialists.

Limitations

Please note the following limitations to this report:

- This report is not a full condition or compliance survey.
- This report has been derived from a visual, non-invasive survey undertaken by EFA-contracted surveying organisations and provided to EFA as part of the PDSP.
- This survey does not identify school condition need beyond a five-year timeframe.
- The information provided within this survey does not include or relate to the following:
 - asbestos encapsulation/removal;
 - accessibility alteration works in relation to 2010 Equalities Act;
 - works in relation to the findings of a fire risk assessment;
 - works in relation to health and safety related issues;
 - improvement or upgrading works (except where these relate to legislative requirements relating to the fabric);
 - works relation to functional suitability;
 - works relation to sufficiency; and
 - routine and day-to-day maintenance works.
- Any fabric deterioration or maintenance/investment work undertaken since the survey date will not be reflected in the report content.
- The data presented in this report should not be used to provide a direct comparison with data contained in any existing local authority or other condition survey reports.

5. Glossary

Element	Roofs – Structure, coverings & insulation, drainage. Floors and stairs – Ground bearing/hollow floors structure, suspended floors structure, floors screed & finish, staircases structure, staircases balustrades, staircases treads and risers. Ceilings – Ground floor and upper floor/s ceilings generally. External walls, windows and doors – Walls structure, walls external finishes, walls internal finishes, windows & doors. Internal walls and doors – Walls & partitions structure, walls and partitions finishes, doors. Sanitary services – Sanitary fittings, cubicles, vanity units, exposed connected plumbing. Mechanical services – Heat source and equipment, heating distribution emitters and controls, hot and cold water system, gas distribution, mechanical ventilation/air conditioning. Electrical services – Control gear, power fittings, lighting system, alarms systems, communications and IT infrastructure, lifts. Redecorations – External walls redecorations, external windows and doors redecorations, internal walls redecorations, internal ceilings redecorations, internal windows and doors redecorations. Fixed furniture and fittings – Science and technology teaching fixed furniture and fittings, other teaching fixed furniture and fittings, catering kitchen non-teaching fixed furniture and fittings, other non-teaching fixed furniture and fittings. External areas – Roads and car parks, paths/pedestrian paved areas and play areas, soft landscaping, mains services, boundary walls and fences, other walls and fences (including around tennis courts, MUGAs etc.), swimming pools structure, swimming pools plant, treatment plant drainage, other drainage. Playing fields, all-weather pitches/MUGAs – General surfaces, including tennis courts, cricket net areas and other areas specifically designed for sports type use.
Sub-element	Roofs structure – Flat roof structure and deck, pitched roof structure. Roofs coverings and insulation – Flat roof coverings and insulation (including single ply or built up flexible sheet, asphalt, flat metal sheet, applied liquid, green, glazed areas / roof lights), pitched roof coverings and insulation (including natural slates, tiles, single ply or built up flexible sheet, profiled fibreglass/GRP/plastic composite sheet, profiled fibre cement sheet, profiled self-finished metal sheet, flat metal sheet, glazed areas/roof lights), barge boards, fascias, soffits. Roofs drainage – Flat roof drainage gutters/channels and downpipes (including fibre cement, cast iron, aluminium, other metal, plastic), pitched roof drainage gutters and downpipes (including fibre cement, cast iron, aluminium, other metal, plastic). Ground bearing/hollow floors structure – Structural concrete/concrete slab floor structures, structural steel, structural timber. Suspended floors structure – Structural concrete/concrete slab floor structures, structural steel, structural timber. Floors screed and finish – Concrete/unfinished screed/floor paint, softwood boarding, hardwood strip/wood block/sprung floor, raised access floor, vinyl/rubber/cork tiles/cork sheet, ceramic tiles/terrazzo, carpet. Staircases structure – Concrete, timber, metal. Staircases balustrades – Timber, painted metal, powder coated metal/self-finish metal.

Staircases treads and risers – Timber, vinyl/rubber/cork tiles/cork sheet, ceramic tiles/terrazzo.

Ceilings generally – Fair face concrete, plaster/render/plasterboard/timber lining, fibreboard/acoustic tile lining, suspended timber boarding/panels, suspended fibreboard/acoustic tiles, suspended metal tiles, suspended rafts below fair faced/plaster soffit.

External walls structure – In situ concrete, precast concrete, brick/block, stone, concrete/brick/block with rainscreen cladding, timber framed curtain walling, metal framed curtain walling, frameless glazing.

External walls external finishes – Concrete, brick/stone, render, natural slate hanging, tile hanging, timber cladding, profiled fibre cement sheet, profiled fibreglass/GRP/plastic/metal/composite sheet, flat metal sheet/panels, ceramic tiles.

External windows and doors – Timber, metal, plastic. Internal walls and partitions structure – Brick/block/concrete, timber stud/metal stud, glazed screens, sliding/folding partitions.

Internal walls and partitions finishes – Concrete/brick/block/stone, plaster /render/plasterboard lining, fibreboard/acoustic lining, timber lining, ceramic tiles.

Internal doors – Timber, metal, plastic.

Sanitary services generally – Basins, showers, sinks, urinals, WCs, plumbing.

Heat source & equipment – Boiler fittings (including burners, casings and sections, fans, flues, pressure units).

Heating distribution, emitters and controls – Heating distribution pipework, heating distribution pipework insulation, heating distribution valves, heat emitters, heating pumps, motorised valves, heating plant controls, heating thermostatic valves.

Hot & cold water system – Calorifiers/heat source, cold water system distribution booster pumps, cold water distribution pipework, cold water distribution pipework insulation, cold water system storage tanks, direct hot water distribution pipework, direct hot water distribution pipework insulation, direct hot water system generators, direct hot water system pumps, direct hot water system storage tanks, direct hot water system thermostatic valves, drinking fountains, equipment supports, fire dry risers, fire hose reels, tank supports, water treatment.

Gas distribution – Gas appliances, gas booster pumps, gas detectors, gas distribution pipework, gas valves, low pressure gas fuel storage vessels.

Mechanical ventilation/air conditioning – Air handling units, air conditioning units, extract units to showers/toilets/catering areas, fan coil units, specialist teaching ventilation units.

Control gear – Electrical services distribution accessories, electrical services distribution boards, electrical services distribution charts/labels, high voltage switch gear, electrical services sub circuit distribution controls, electrical services sub main distribution controls, electrical services sub main switch gear, electrical services supply generators, electrical services uninterruptable power supply controls.

Power – Earth protection, electrical power service, fixed electrical appliances, main earth bonding, main power switchgear, off peak heaters, on peak heaters, socket outlets, water heaters, electrical power wiring.

Lighting system – Discharge lighting, emergency lighting, external lighting, flood lighting, fluorescent lighting, stage lighting, tungsten lighting, lighting wiring.

Alarms – Fire alarm systems, intruder alarm systems.

Communications & IT infrastructure – Audio/visual systems, call alarm systems, class change systems, data transmission systems, speech systems, telecoms systems (all including exposed fixed cabling, distribution panels, patch panels, junction boxes, face plates, switches).

Lifts – Passenger lifts (platform lifts and hoists are excluded).

External walls redecorations – Painted surfaces, unpainted surfaces.

External windows, doors, etc. redecorations – Painted timber, unpainted metal/plastic, painted metal.

Internal walls redecorations – Painted surfaces, unpainted surfaces.

Internal ceilings redecorations – Painted surfaces, unpainted surfaces.

Internal windows, doors, etc. redecorations – Painted surfaces, unpainted surfaces.

Teaching science, technology fixed furniture and fittings – Fixed furniture and fittings used in the teaching of Art, Home Economics and in laboratories and workshops.

Teaching other fixed furniture and fittings – Fixed furniture and fittings used in gymnasiums/sports halls and libraries.

Non-teaching catering kitchen fixed furniture and fittings – Fixed furniture & fittings in main kitchens used for cooking/heating and food preparation (isolated tea points and tables/benches located where food is not cooked/heated are excluded).

Non-teaching other fixed furniture and fittings – Fixed furniture and fittings located in admin areas/offices, serveries, storage areas, toilets/changing areas. Roads and car parks – Tarmac, in situ concrete, slabs/blocks.

Paths, pedestrian paved areas, play areas – Tarmac, in situ concrete, slabs/blocks, edgings, kerbs, steps.

Soft landscaping – Grass, planting.

Mains services – Electric, gas, telecoms, water.

Boundary walls and fences – Brick/block/concrete/stone, timber/metal, chain link.

Other walls, fences and barriers including around tennis courts, MUGAs, etc. – Brick/block, chain link, concrete, metal, stone, timber.

Swimming pools structure – Open structures, pool walls/fencing/gates. Swimming pools plant – Treatment plant.

Drainage treatment plant – Treatment plant systems.

Other drainage – Drain covers/gratings, underground drainage systems where visible, waste pipes.

Playing fields, all-weather pitches/MUGAs generally – Artificial surfaces, grassed surfaces, tarmac.

6. Next Steps

Local authorities, trusts or diocesan bodies:

What should I do with the report for this school?

The EFA recommends that you distribute the PDS reports to individual schools. You should then collate any queries and send them to the EFA response team. Their contact details can be found in the covering e-mail to this report.

A school has said that this report includes erroneous data or is missing detail. What should I do?

You should collate details of all affected schools and send them to the EFA response team. Their contact details can be found in the covering e-mail to this report.

Schools:

What should I, as a school, do with this report?

You should review the contents of this report. If you have any queries you should discuss these with your local authority, trust or diocese.

We have suffered from flood/fire/vandalism since the survey took place.

If the incident caused significant damage to one or more blocks you should ensure that you inform your responsible body so that they can raise this with the EFA. If the incident only caused minor damage to one block then the contents of this report remain valid and no further action needs to be taken.

I am a single academy trust and have no responsible body to report my issues to. What should I do?

As a single academy trust you should follow the instructions that you received in the covering e-mail to this report and send any questions regarding the content of this report. The contact details for the EFA response team can be found in the covering e-mail. Please note that the EFA response team will only respond to single academy trusts directly and schools accountable to a responsible body will be referred back to them.

My school has a high percentage of priority 1 or grade D elements. Do I have to fix these?

The PDS are visual surveys providing an outline assessment of the condition of the buildings and their elements. They are not intended to replace existing detailed condition surveys and inspection regimes, which should be used as the basis for identifying and tackling specific repairs at element level.