



Site Number 0127 Unit 001 Main Building  
 Site Name Tarfside Primary School  
 Address Tarfside  
 Town/Village Glen Esk  
 Function PS [Primary School]  
 Client SL [Schools & Learning]  
 Current Y  
 Operational Y  
 Postcode DD9 7YU Building Area GIA 243 sqm

Element	Grade	Score	Weighting	Score	Maximum Achievable	Element	Grade	Score	Weighting	Score	Maximum Achievable
Boundaries	C	0.5	10	5.00	10.00	Fire Alarm	C	0.5	10	5.00	10.00
Grounds	B	0.75	10	7.50	10.00	Emergency Lighting	B	0.75	10	7.50	10.00
Car Park & Roadways	C	0.5	10	5.00	10.00	Lighting - External	B	0.75	10	7.50	10.00
Drainage	B	0.75	10	7.50	10.00	Ceilings	B	0.75	15	11.25	15.00
Pitched Roofs	C	0.5	40	20.00	40.00	Roof Lights	N/A	0	15	0.00	0.00
Flat Roofs	N/A	0	40	0.00	0.00	Lighting - Internal	B	0.75	20	15.00	20.00
Rainwater Goods	A	1	10	10.00	10.00	Walls - Internal	B	0.75	10	7.50	10.00
Walls - External	B	0.75	30	22.50	30.00	Doors - Internal	B	0.75	10	7.50	10.00
Windows	B	0.75	25	18.75	25.00	Decoration - Internal	B	0.75	10	7.50	10.00
Doors - External	B	0.75	15	11.25	15.00	Floors	B	0.75	15	11.25	15.00
Decoration - External	B	0.75	20	15.00	20.00	Floor Coverings	B	0.75	10	7.50	10.00
Insulation	C	0.5	10	5.00	10.00	Heating	C	0.5	30	15.00	30.00
Boilers	N/A	0	30	0.00	0.00	Ventilation	B	0.75	10	7.50	10.00
Lifts	N/A	0	10	0.00	0.00	Electrical	B	0.75	25	18.75	25.00
Sanitary Services	A	1	20	20.00	20.00	I.T.	B	0.75	10	7.50	10.00

OVERALL PROPERTY CONDITION

More than 85% A  
 77% - 84% B+  
 69% - 76% B  
 60% - 68% B-  
 55% - 59% C+  
 48% - 54% C  
 40% - 47% C-  
 Less than 40% D

Survey Date 31/08/2017  
 Surveyor [REDACTED]  
 Next Survey Due 31/08/2020

TOTALS 283.75 405.00

Average Score 70.06  
 Overall Unit Condition B

Site Number 0127 Unit 002 Ex Dining Room/Store  
 Site Name Tarfside Primary School  
 Address Tarfside  
 Town/Village Glen Esk  
 Function ST [Store]  
 Client SL [Schools & Learning]  
 Current Y  
 Operational Y  
 Postcode DD9 7YU Building Area GIA 57 sqm

Element	Grade	Score	Weighting	Weighted Score	Maximum Achievable
Boundaries	N/A	0	10	0.00	0.00
Grounds	N/A	0	10	0.00	0.00
Car Park & Roadways	N/A	0	10	0.00	0.00
Drainage	B	0.75	10	7.50	10.00
Pitched Roofs	C	0.5	40	20.00	40.00
Flat Roofs	N/A	0	40	0.00	0.00
Rainwater Goods	B	0.75	10	7.50	10.00
Walls - External	C	0.5	30	15.00	30.00
Windows	C	0.5	25	12.50	25.00
Doors - External	B	0.75	15	11.25	15.00
Decoration - External	B	0.75	20	15.00	20.00
Insulation	N/A	0	10	0.00	0.00
Boilers	N/A	0	30	0.00	0.00
Lifts	N/A	0	10	0.00	0.00
Sanitary Services	N/A	0	20	0.00	0.00

  

Element	Grade	Score	Weighting	Weighted Score	Maximum Achievable
Fire Alarm	N/A	0	10	0.00	0.00
Emergency Lighting	N/A	0	10	0.00	0.00
Lighting - External	N/A	0	10	0.00	0.00
Ceilings	N/A	0	15	0.00	0.00
Roof Lights	C	0.5	15	7.50	15.00
Lighting - Internal	N/A	0	20	0.00	0.00
Walls - Internal	B	0.25	10	2.50	10.00
Doors - Internal	N/A	0	10	0.00	0.00
Decoration - Internal	B	0.25	10	2.50	10.00
Floors	C	0.5	15	7.50	15.00
Floor Coverings	N/A	0	10	0.00	0.00
Heating	N/A	0	30	0.00	0.00
Ventilation	N/A	0	10	0.00	0.00
Electrical	N/A	0	25	0.00	0.00
I.T.	N/A	0	10	0.00	0.00

OVERALL PROPERTY CONDITION

- More than 85% A
- 77% - 84% B+
- 69% - 76% B
- 60% - 68% B-
- 55% - 59% C+
- 48% - 54% C
- 40% - 47% C-
- Less than 40% D

Survey Date 31/08/2017  
 Surveyor [REDACTED]  
 Next Survey Due 31/08/2020

TOTALS 108.75 200.00

Age Score 54.39  
 Overall Unit Condition C