Property Data Survey Programme (PDSP)

Existing Condition Data - Compliance Criteria

Purpose: The purpose of this document is to specify the criteria that existing condition survey data must satisfy prior to submission to Tribal (on behalf of PfS).

Note: PfS are continuing to work with the responsible bodies to agree compliance criteria and this table may be subject to minor change. All changes to the criteria will be conveyed by PfS to surveying organisations prior to the commencement of the PDSP work. Any changes will not impact on the work of the responsible bodies.

Existing Condition Data Compliance Criteria
Building Condition data for state maintained educational establishments that have been the subject of a complete condition re-survey during the last 5 years.
• The existing condition survey records follow the previous DfEE devised Major Element categories and each condition survey record has been allocated a previously devised DfEE Condition Grade A to D and Condition Priority 1 to 3 Only.   (**Notes:**   1. Not all local authorities have captured data on Priority Grade 4 so we will not consider this as part of the validation. We intend to capture Priority Grade 4 as part of the 5 year rolling survey programme).   2. Not all local authorities have captured Condition Grades. In such circumstances, the submission of Condition Priority data in isolation will be accepted.   • The Condition Grades and Condition Priorities are as follows: **Condition Grades**   *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 serious risk of imminent failure.
Existing Condition Data Compliance Criteria
Condition Priorities: *Priority 1*. Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.   *Priority 2*. Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.   *Priority 3*. Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.
• There is the ability to provide educational establishment site plans indicating 'block' perimeters/divisions and locations.
• There is the ability to provide educational establishment floor plans, from which area measurements can be obtained and for ease of reference when surveyors

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check data on site.
• Condition survey records need to accurately correspond to recorded information/referencing on floor plans/block plans.
• Condition surveys have been undertaken by experienced building surveyors (having a minimum of 3 years' experience assessing building element condition of educational establishments), who have taken account of in-house responsible body knowledge of the educational establishment buildings/site/s, and data quality has been assured.
• Condition survey data for each educational establishment site is complete without omissions.
• Condition surveys are free from errors, such as duplicated records and data incorrectly entered into system fields.
Existing Condition Data Compliance Criteria
• Establishment name must exist.
• There is the ability to capture each block ref. no.
• There is the ability to capture each block's age band e.g. pre 1919, inter war, 1945-1966, etc.
• There is the ability to capture general block construction details e.g. traditional cavity brickwork external walls and slated pitched roofs.
• Roofs Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• Floors and stairs Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• Ceilings Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• External walls, windows and doors Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• Internal walls and doors Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• Sanitary services Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• Mechanical services Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• Electrical services Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• Redecorations Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• Fixed furniture and fittings Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• External areas Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.
• Playing fields Condition Priorities 1, 2 and 3 and combined cost totals for each block must be captured.