

## Highlands College Estate - October 2024



**D'Hautree Car Park** – surface has significantly deteriorated leaving a number of potholes presenting a hazard for pedestrians and vehicles



**School of Art** – Ground floor – two gas fired boilers and external burners require replacement being beyond their economic life



**School of Art** – mineral flat roof covering over first floor is aged with signs of wear and ponding





**Sport and Media** – condition of ceiling panels is very poor due to their age and recent water ingress.



**Sport and Media** – Room 004 – mould and water staining from recent water ingress presents health and safety hazards



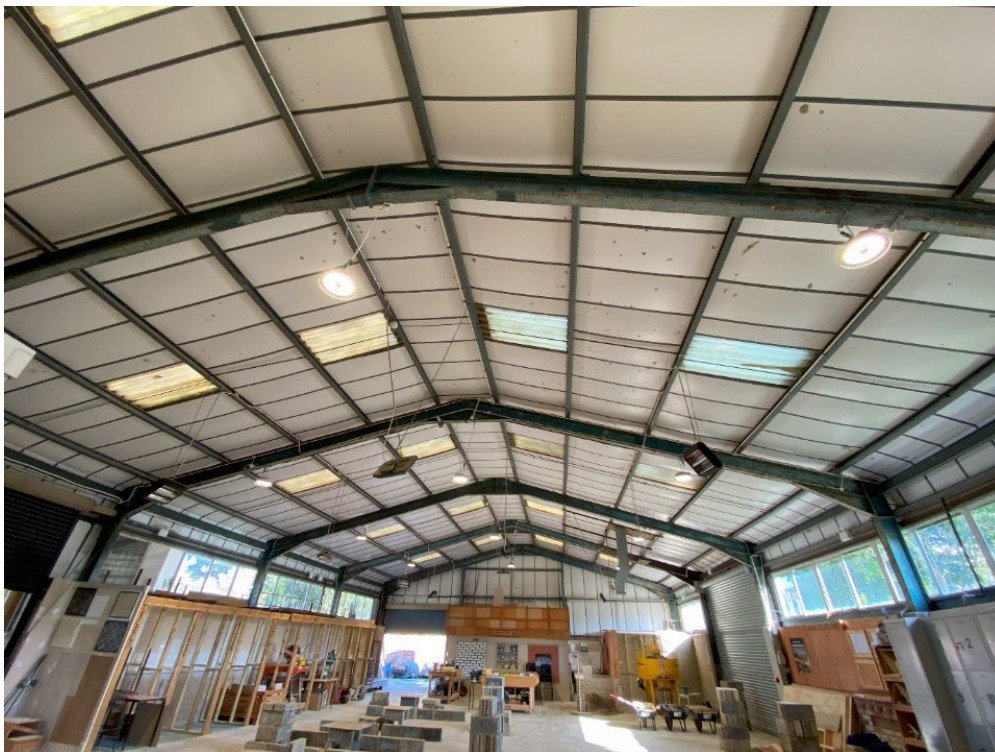
**Construction and Engineering** – Whole Block – internal timber doors subjected to ongoing wear and localised impact damage. Fire resistance does not meet current standards and require replacement.



**Construction and Engineering** – Ground floor – two floor standing boilers with external burners are aged and require replacement.



**Nash Building** – steel portal frame – significant corrosion to sections of the framework and supports. Worst affected areas seen to front elevation as a result of water ingress to window surround.



**Nash building** – insulated panels to the underside of the roof: staining and bowing noted and unlikely to meet modern insulation standards



**Turner Building** – timber framed single glazed windows to the link corridor (either side of the Main Hall): water damage noted to the frames and timber panelling below with the South elevation worse than the North.