

RAAC ASSESSMENT

DECEMBER 2023

**RAAC VISUAL ASSESSMENT
BRAMHALL HIGH SCHOOL**

STOCKPORT COUNCIL

Written By

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AUTHORISATION

This report has been prepared by:



Signature
William Tobin

and authorised for issue by:



Signature
Michael Brady

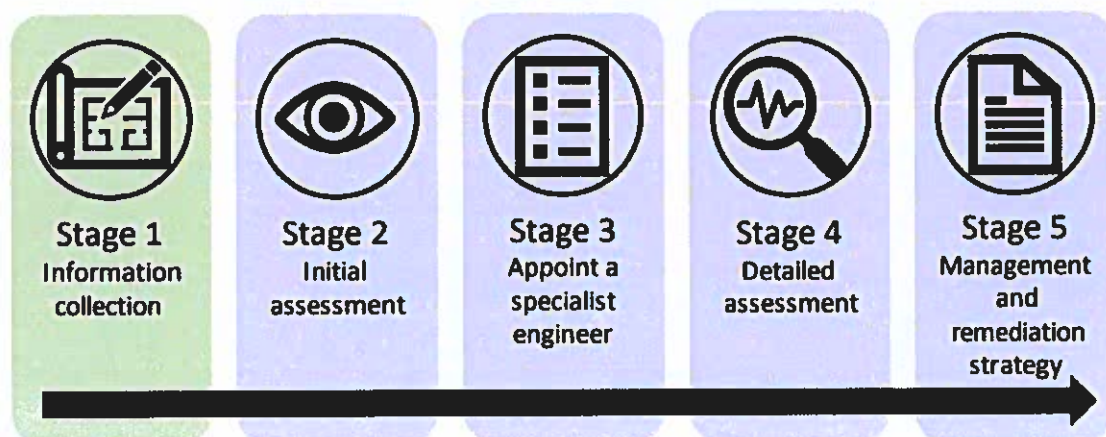
1.0 INTRODUCTION

Rider Levett Bucknall UK Ltd (RLB) have been instructed by Luke Green of Stockport Council to inspect Bramhall High School, Seal Road, Bramhall, Stockport, to assess suspected Reinforced Autoclaved Aerated Concrete (RAAC) in floor and roof constructions.

Reinforced Autoclaved Aerated Concrete (RAAC) is a construction material typically found in buildings constructed between the 1950s and 1980s largely across the public sector estate. However, it can be found in the private sector too. RAAC is mainly used for the formation of lightweight masonry blocks and structural units such as roof planks, wall, and floor units.

RAAC can collapse without warning, which when used within a structural capacity, can pose a danger to the occupiers of the building. Following the recent decision by the DfE to close over 100 schools, the focus on qualified staff to inspect and identify RAAC across an estate has become a national priority. The DfE have released key guidance documents which has helped develop RLB's methodology, which we have followed closely to ensure best practice across all sectors and not just the Education Estate.

The DfE guidance documentation, namely *Reinforced Autoclaved Aerated Concrete Estates Guidance*, sets out a five-stage process for assessing, investigating, and developing a RAAC management and remediation strategy. This report covers a targeted Stage 2 assessment in this process, as well as proposals for later stages and enabling works to facilitate these assessments.



2.0 INSPECTION

William Tobin and Mike Williams, Chartered Building Surveyors of RLB, inspected Bramhall High School on Wednesday the 29th of November 2023, alongside Darren Williams, Premises Manager. The weather at the time of survey was clear, bright and still.

For the purposes of this report, we have split the site into the blocks shown below, as per layout plans provided by the school.



Source: Google Maps (2023)

3.0 BASIS OF THE REPORTS AND CAVEATS

The limitations of the scope of our site inspection are defined as follows:

- During our inspection of the premises, we were able to check visible exposed and accessible elements of the construction relevant to the instruction. Areas that are covered, at high level (above 3m) or are out of the scope of the asbestos management survey have not been inspected, these areas are highlighted within Appendix C.
- No allowance for intrusive investigations or opening up works other than moving non-fixed, accessible, lightweight ceiling tiles has been made.
- The scope of survey is based on the Department for Education's (DFE) Identification guidelines document dated August 2023 with risk factors incorporated from IStructE guidance 2023.
- Areas marked as green on the appended client provided plan have not been assessed.
- We have not undertaken any specialist surveys or material testing.
- An asbestos management survey was reviewed prior to inspection and did not restrict the visual inspection undertaken. A lack of information available on coatings to planks meant that painted planks were not scratched to reduce risk of disturbing any possible ACM's.
- No specialist measure of deflection has been made. This will be undertaken in further investigation stages when the soffit is exposed.
- Inspection of the roof covering and loading was carried out from ground level only.
- The end bearing of the planks has not been inspected as part of this initial assessment.
- The accuracy and dimensions of the plans provided have not been verified and should not be used for design or construction works.
- This report is for the use of Stockport Council only and should not be passed to any third party without prior written consent, but such consent will not be unreasonably withheld or delayed.

It should be considered that this report is an account of our initial assessment of RAAC only and is not intended to provide a full detailed assessment of the school's construction, other defects or appraise all options available.

4.0 INSPECTION AND FINDINGS

4.1 INITIAL REVIEW

Following conversations with Luke Green, Stockport Council Head of Capital, Design and Technical Services, on the 20th of November 2023, we were advised that RAAC had been identified to the school premises. In order to target our inspection to those areas most likely to contain RAAC, an initial review was undertaken.

We undertook a desktop review of the information provided by the client, namely:

- Floorplans Bramhall High School – SK7 2JT – RAAC Status (7Dwgs)_MN Updated

Additional information was in the process of being obtained, including asbestos refurbishment and demolition surveys and measured surveys.

We were later provided with an updated floor plan on the day of the survey by project manager Faye Threlfall, with locations marked red and green only, which has been appended to the report.

We are advised that areas marked as green on the plan have been confirmed as not containing RAAC by a suitably qualified professional and we have not undertaken any checks on these parts of the school. We recommend that if there is any uncertainty, these areas are inspected also.

An asbestos management survey was reviewed on site prior to the inspection and referred to throughout the survey.

4.2 STAGE 2 REVIEW

As an assessment has already been undertaken by the client to confirm the presence of RAAC, a visual inspection of the suspected material was carried out on site by the personnel detailed in Section 2.0 of this report, to the areas highlighted in the appended plan.

Findings for these areas are outlined in the sections below, along with any limitations of the survey and recommendations for future inspections.

Marked up floorplans of inspection areas can be found in Appendices B and C of this document. Photographs taken on site can be found in Appendix D.

Where RAAC is confirmed, we have also noted the following:

- Examples of interventions and adaptations associated with RAAC
- Commentary on applied loading (weight applied) conditions to RAAC
- Evidence of deterioration to RAAC
- Identification of high-risk spaces which contain RAAC – Given the use of the buildings as school teaching blocks, the client is to confirm the areas they consider to be high risk

The answers to the above assessment criteria can be used to inform a risk rating taken from IStructE Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment – Further Guidance (April 2023)

Assessment Category	Risk Category	
Red	Critical Risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High Risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, e.g., water leaks, debris, change in loading etc
Amber	Medium Risk	Requires inspection and assessment on a regular basis, e.g., annually Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, e.g., water leaks, debris etc
Green	Low Risk	Requires inspection and assessment occasionally, say 3-year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, e.g., water leaks, debris etc

Limited visibility of roof planks prior to ceiling removals and a lack of information about the end bearing of the planks without intrusive investigations means that we cannot categorise planks as low risk. Risk factors are highlighted as a general block or room by room assessment.

The client should consider additional Department for Education guidance for responsible bodies when implementing strategy for exclusion zones and occupation of RAAC areas.

4.2.1 INVESTIGATION AND ASSESSMENT

4.2.1.1 On Site Observations

Ceiling finishes were primarily suspended lightweight tiles, a mix of metal and mineral fibre types, fitted in a metal grid and could be moved to facilitate inspection. Tiles were fitted with electrical services such as detectors, light fixtures etc.

Ceiling void cable management was noted to be poor in places and there were instances of defective or missing firestopping.

To the circulation space adjacent to the sports hall in block 2 and to the central corridor in block 1, tiles were perforated metal type and were fixed, requiring specialist removal prior to an inspection.

Ceiling and soffit heights varied but were typically 3.4m – 3.7m. This increased to approximately 5m in the drama studio, 5.6m in the squash courts and 5.9m in the gym.

A large proportion of panels were coated, and sufficient asbestos information has not been provided to enable us to disturb these coatings. Where planks were not coated, sample areas were tested with a small screwdriver and noted to be RAAC, with areas breaking away and crumbling.

RAAC planks were generally 600mm wide, though infill panels were present to adapt to the building shape. The direction of span varies around the building.

Spans in excess of 4.4m were noted, for example to the science blocks between beams, 4m, including to the central staffroom and kitchen, and 3.8m to sections of the link corridor adjacent to the gym, where the plank spanned external wall to external wall. Longer spans of planks increase the risk of deflection, cracking, and subsequent reduction in end bearing of the planks, a significant risk factor, deemed high or critical risk by the IStructE, dependent on the presence of transverse reinforcement, which will be investigated at a later stage.

Deflection can lead to increased ponding water and movement to detailing of the waterproofing membrane, increasing the risk of water ingress.

The impact of water ingress can increase panel weight further, and lead to saturation of insulation. It can reduce the material strength of the plank and can lead to corrosion of the embedded reinforcement, increasing risk of spalling and reducing tensile strength. This would therefore be considered a significant risk.

RAAC was found in the kitchen and adjacent rooms. A humid internal environment adds to the level of risk posed to RAAC planks and may accelerate deterioration. This also applies to changing areas where RAAC was found.

We observed evidence of flaking finishes to planks and salt staining, suggesting historic water ingress, for example to the science lab and library. It could not be ascertained on the day of the survey which leaks are currently active, but an in-depth roof covering condition survey should be carried out using drone equipment.

Significant cracking was observed to planks in multiple rooms, including evidence of previously filled cracking which has now opened, suggesting additional movement.

Cracking was particularly pronounced in the central section of block one (refer to Section 2.0 of the report), where the original RAAC flat roof has been overlaid with a pitched profiled metal system.

The load path of the new pitched structure could not be inspected. Access should be gained to the void to assess if it bears onto the RAAC planks and if it is contributing to their failure. If this is the case, consideration should be given to removing or re-distributing the load. This should be reviewed by the structural engineer as part of their detailed assessment.

Cut planks and modifications were commonly observed, particularly to facilitate the extensive number of retrospectively added rooflights. This increases the risk of failure. These rooflights were also frequently the location of evidence of water ingress and spalling and damage to planks.

Service penetrations were noted through planks, including to the science labs, DT, the staffroom and dining area, and corridor adjacent to the gym, amongst others (see photos 064 and 149). Rebar was exposed by these modifications and there were instances of corroded rebar being visible. Sections have been cut, including cutting and removing of rebar, to facilitate ducting that has now been removed in the DT rooms, potentially compromising the planks and increasing the risk of failure.

Beams were observed during our inspection with a width of 125-130mm, for example in the central staffroom. If these are supporting the end of two planks, this would make it impossible to achieve the 75mm bearing per plank recommended by the IStructE. Where beams were noted to be larger, up to 165mm in width, such as in the science labs, this is not necessarily an indicator of sufficient bearing, as there could be gaps between planks.

Our inspection observed ceiling grids and services being hung directly from planks, for example in the corridor adjacent to the gym. This has led to visible deflection, further increasing the risk of failure.

Deflection was present elsewhere, for example, significant deflection was visible in the music practice room, central staffroom, tech graphics and maths rooms, amongst others.

From an aerial assessment of the roof by Google Earth, photovoltaic panels have been fitted to roofs that are constructed of RAAC, increasing the loading and risk of debris and inefficient rainwater runoff. Changes in roof level are evident from this Google Earth inspection, which will allow a build-up of debris or snow, further increasing weight to the planks.

We were unable to assess for ponding water and vegetation growth, or damage to the covering from ground level.

Pupil changing area (room 70), previously highlighted as suspect, can be confirmed as non-RAAC clay pot construction. To confirm adjacent rooms are also clay pot, localised removal of finishes should be carried out.

Rooms 53, 53A, 53B, 53C, 71D and 71E showed indications of dense concrete build up but this could not be confirmed due to the plastered skimmed and painted finish and lack of available asbestos information. Again, localised removal of finishes should be carried out for conclusive evidence.

The gym (room 72) was observed to be stramit/woodwool from removal of one ceiling tile. However, it is recommended that another point of inspection is made by moving additional ceiling tiles, with suitable 5m+ access hire, to confirm entire deck construction is consistent with what was observed.

4.2.1.2 Conclusion and Recommendations

We have found examples of significant concerns, with multiple critical and high-risk factors noted from a limited visual inspection with ceiling finishes still in place. In line with IStructE guidance, it is recommended that all panels are assessed given the variance in RAAC panel construction.

This will take the form of a plank-by-plank visual survey followed by deflection and bearing checks, followed by a plank-by-plank categorisation of critical, high, medium or low risk.

Ceiling removals and mechanical and electrical enabling works will be required, along with removal of furniture. Perimeter desking should be removed to facilitate the inspection of the end bearing of planks. Extensive asbestos testing will be required and there is potential for subsequent asbestos removal works, given the age of the buildings inspected.

An outline specification for enabling works to assist with pricing has been included in appendix A.

An indicative ceiling plan has been included in appendix B. The contractor should confirm the quantities and extent of works required by attending site, to be agreed with the client. Specialist access equipment will be required for enabling works, ceiling removals and further inspection, particularly to high level areas such as the squash courts, gym and drama rooms.

Areas currently marked as inconclusive due to access restrictions should first be accessed using a tower scaffold to rule out the presence of RAAC, such as the gym, to avoid having to undertake any unnecessary enabling works. Areas which are inconclusive due to fixed plastered finishes such as the changing rooms, should be confirmed as non-RAAC through localised removal of finishes and hand tool assessment, following the production of an asbestos refurbishment and demolition report.

Previous RAAC survey findings should be provided to the structural engineer for review, along with any as built construction drawings, records of re-roofing works and building services modifications, to help inform any risk assessment.

A roof drone survey should be carried out and report produced, outlining damage to the roof covering, ponding, changes in roof level leading to snow and debris build up, plant loading and photovoltaic panels.

A measured survey should be undertaken, planks detailed on a drawing and numbered/tagged, where possible, to provide baseline data to assess for deterioration over time.

Ultimately, an appropriate management and monitoring strategy should be established for any planks later assessed by the structural engineer to be sufficiently low risk or sufficiently mitigated to occupy rooms. Proposals may be implemented to provide additional structural supports in the form of propping or increasing the plank bearing with a steel angle, prior to undertaking intrusive inspections to assess all risk factors, to expedite reoccupation of the space.

Fire risk assessments must be updated in line with restricted areas and routes of escape prior to opening.

Structural engineer proposals may include but not be limited to:

- Temporary propping
- Remedial steel works
- Management of water ingress/leaks, including after incidents of extreme weather
- Maintenance of drainage and removal of debris
- Relocation of rooftop plant such as the photovoltaic panels
- Removal of redundant services
- Reducing humidity, for example to the kitchen where RAAC is located

- Limiting and monitoring loading
- Monitoring deflection
- Repair/removal of individual planks
- Roof replacements
- Demolition of high risk or redundant buildings



**APPENDIX A:
OUTLINE SPECIFICATION FOR CEILING REMOVAL WORKS**

No	Item	Qty	Unit	Rate	Cost
1.0	General				
1.1	The following activity schedule is not intended to be an exhaustive description of the works but a reasonable and practical guide to the extent and nature of the works under the contract. All items in this specification are deemed to be included in the contractor's tender sum. Any value engineering will be carried out at the tender evaluation stage.				
1.2	The contractor is to visit the site to ascertain the extent of the works and is responsible for determining the exact quantities and dimensions relative to the works and is deemed to have allowed for this within this priced document. The contractor is to report any discrepancies to the Project Manager.				
1.3	The contractor is responsible for determining the most appropriate method of completing the works and is deemed to have included for all temporary protection during the works (i.e. floor/wall sheeting).				
1.4	The Contractor shall provide all necessary guarding, scaffolding and access equipment to execute all sections of works correctly and to comply with all current relevant Health and Safety Regulations. All methods of access are to be left in a condition to prevent unauthorised access to the works at the end of each working day. The Contractor is to undertake all necessary precautions to protect those using the building from any action resulting from the execution of the works. The method of access should be available for the Project Manager and Supervisor to safely inspect the works.				
1.5	The contractor is to allow for any temporary support as required during the works, making good to surrounding surfaces and disposal off site of any debris incurred unless otherwise described.				
1.6	The contractor shall allow in their pricing for everything necessary to execute the whole of the works, temporary or permanent and include for all necessary equipment, plant, tools etc as required to properly and efficiently carry out the works. Allowance shall be deemed to be included for any delivery or movement of all materials and equipment as required throughout the duration of the works.				

1.7	The schedule of works should be read and priced in conjunction with the following attached documents:- Bramhall High RAAC Visual Assessment Report				
1.8	All works specified are to be undertaken in full compliance of the current Building Regulations and other relevant statutory requirements.				
1.9	The works are to be carried out in accordance with all relevant British Standards and Codes of Practice. Materials and goods are to be used in accordance with the manufacturers' stipulations and recommendations, and the recommendations of any recognised Trade Association or body in line with BRE Digests, Agreement Certificates or other recognised authoritative documents as appropriate. All tests as stipulated by any codes, standards, manufacturers etc. are to be undertaken and the results published.				
1.10	All works are to be properly and adequately supervised and every skill and care is to be taken in the selection of and installation of all materials. All works are to be fit for each purpose and of good quality.				
2.0	The Project				
2.1	The works involved include the removal of suspended ceiling tiles and metal ceiling tiles, and removal of furniture.				
2.2	All works are to be carried out during the hours of Monday - Friday 08:00 - 17:00.				
3.0	Site Address				
3.1	Bramhall High School Seal Road Bramhall Stockport SK7 2JT				
3.2	The contractor shall make contact with the Premises Manager Darren Williams to arrange access to inspect the site. Mobile: 07552218462 48 hours' notice must be given before visiting site and details of vehicle registrations must be given at the time of organising the visit for the purposes of security.				
4.0	Site Setup				

4.1	The contractor is to allow for bringing to site on commencement, maintaining and removal on completion of works all plant where necessary including skips, containers, site cabins, toilets, welfare facilities, compound fencing, signage, access equipment etc, in order to carry out the works as described, in accordance with the current Codes of Practice.				
4.2	It is assumed that the Client has agreed that site operatives may have limited use of their existing facilities; however, they must be treated with respect and kept clean and tidy at all times.				
4.3	During the works the contractor is to ensure that items not affected by the works are fully protected including the provision of dustsheets and covers to protect all equipment, furnishings and carpets as is necessary to all work places and access routes to work areas. Any damage to the building or personal property arising from the works will be required to be made good at the contractors' expense.				
4.4	Prior to commencing works, the Contractor shall prepare a photographic schedule recording the condition of the property. This should include all areas which may be affected by the works (i.e. working areas, service routes, delivery routes). The contractor shall pass one set to the Project Manager for signature by both parties and retention.				
5.0	Access Provisions				
5.1	The contractor is to allow for, and to determine suitable access provisions throughout the duration of the works in order to facilitate the works listed below.				
5.2	Provide all necessary signage around the site area and to the site perimeter to advise of hazards associated with construction sites. This will include any additional directional signage within occupied areas and existing entrance doors, exit routes etc.				
5.3	The site must operate a signing in and out procedure in the form of a log book, which must be kept on site at all times for the inspection of the Project Manager.				
5.4	Any site delivery times are to be agreed with the client to avoid any conflict with building or surrounding building users.				
6.0	Asbestos and Hazardous Substances				

6.1	The contractor is to review the asbestos survey report provided by the client and confirm that there is sufficient information enclosed to allow all works to be completed in accordance with the Control of Asbestos Regulations 2012.				
6.2	All contractor staff/personnel on site must be asbestos awareness trained. Should the Contractor identify further areas of suspected asbestos within the working areas, the Contractor must stop works within the vicinity immediately, avoid disturbing such materials and agree with PM a safe method of removal/ encapsulation.				
6.3	<p>Report immediately to the PM any suspected asbestos based materials discovered during the works that have not been identified already, and stop work immediately. Avoid disturbing such materials and agree with PM a safe method of removal/ encapsulation. Work can only commence following the written approval of the PM.</p> <p>If the material which the sample represents is to be stripped, removed or disturbed in any way then arrangements must be made to comply with The Control of Asbestos Regulations 2012, The Control of Asbestos at Work Regulations 2002, The Control of Asbestos Regulations 2006, The Asbestos (Prohibition) Laws 1999, The Asbestos (Licensing) Regulations 1983;1998.</p> <p>This project may involve work with asbestos. Work with asbestos can be broadly split into three categories: Work that requires notification and a license (notifiable and licensable work) Work that requires notification but does not require a license (notifiable and non licensable) Work that does not require notification or a license (non-notifiable and non-licensable work)</p> <p>Guidance on what types of work fall into the three categories can be found on the HSE website: http://www.hse.gov.uk/asbestos/licensing/notifiable-non-licensed-work.htm http://www.hse.gov.uk/asbestos/licensing/non-licensed-work.htm Information can also be found in ACOP L143 "Work with materials containing asbestos" ISBN 9780717662067. Downloadable free from the HSE website www.hse.gov.uk.</p>				
7.0	Health & Safety				

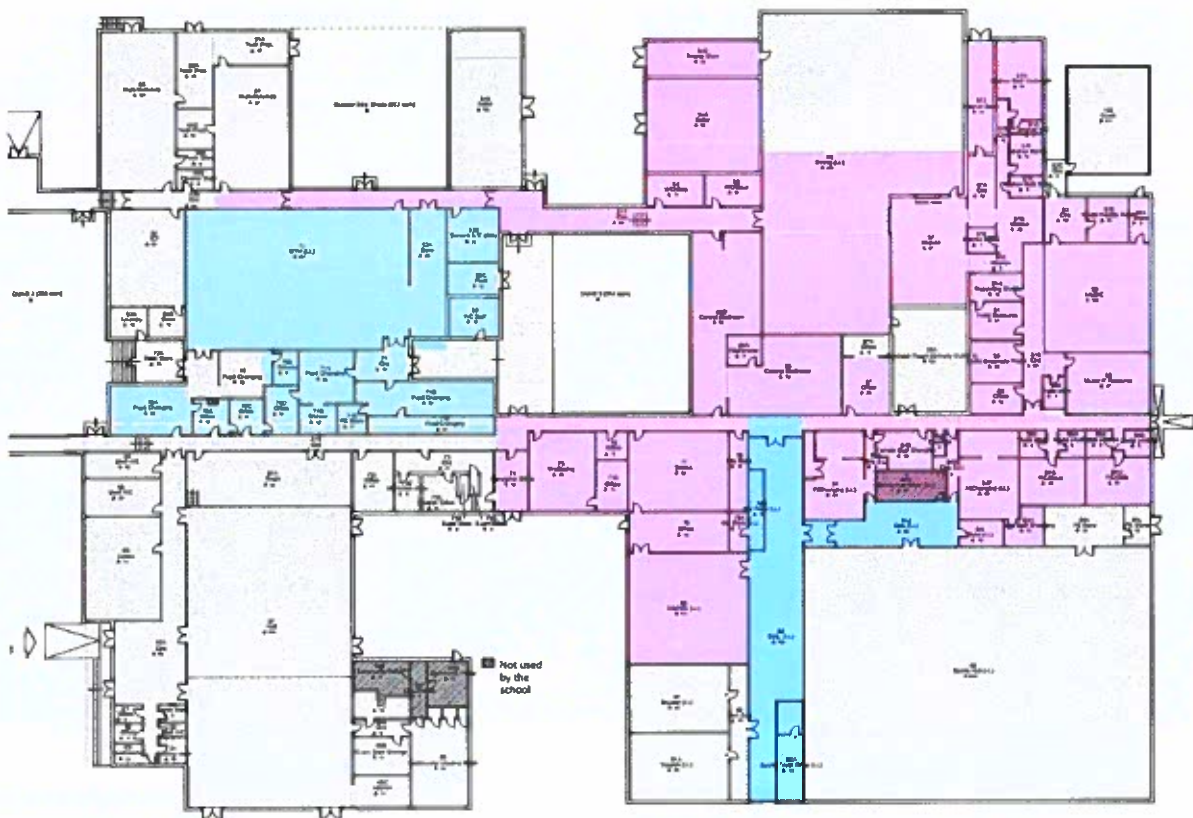
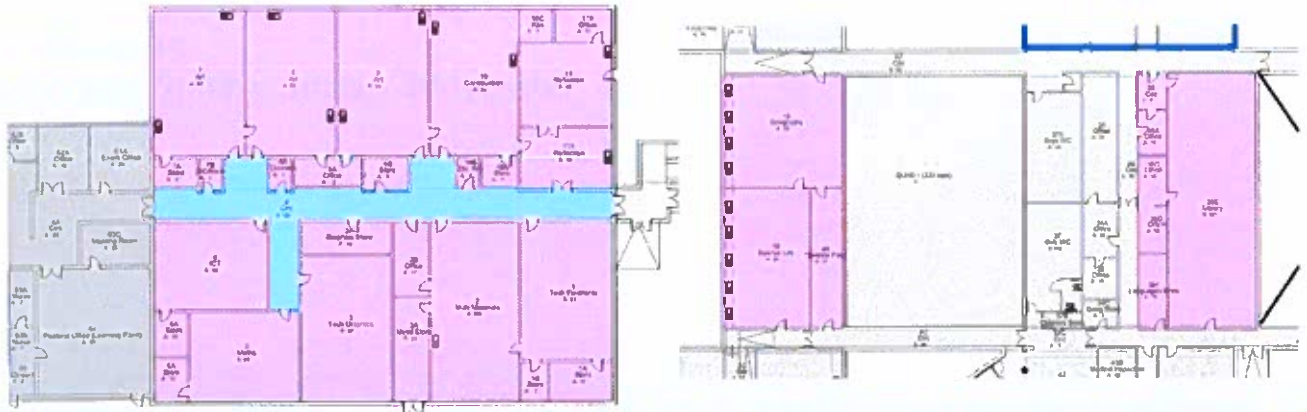
7.1	The contractor is informed that the CDM Regulations will apply regardless, and Risk Assessments and Method Statements (RAMS) and a Construction Phase Plan are to be submitted and approved prior to commencement. All RAMS must be submitted at least two weeks before the commencement of works on site.				
8.0	Removal Works				
8.1	Prior to stripping out, the contractor will be responsible for disconnecting and temporarily removing any required services where necessary (water, electric etc.) to facilitate the works.				
8.2	The contractor is to allow for the temporary isolation of power supplies, fire alarm/smoke detection, emergency lighting, lighting etc. to facilitate the works. On completion of the works, all supplies, detection, lighting etc. to be reinstated and all surfaces to be made good.				
8.3	NOTE: The main fire detection and life support systems must remain active throughout the works and be adequate to protect life and the premises at all times.				
	The contractor is to review the marked-up ceiling plan in Appendix B.				
8.5	<p>Suspended ceilings tiles - To locations shown in the Appendix B Ceiling Plan (in colour purple), carefully lift and remove all suspended ceiling tiles. The ceiling tiles are to be protected and safely stored within the site premises in a location to be agreed with the PM, along with any loose insulation located in the ceiling void.</p> <p>The contractor is to retain the existing ceiling tiles that are installed with light fittings, smoke detectors and any other similar services that are installed within the ceiling grid.</p> <p>NOTE: Ceiling tiles are not to be reinstated as part of the works.</p>				


8.6	<p>Fixed metal ceiling tiles - To locations shown in Appendix B Ceiling Plan (in colour blue), carefully lift with appropriate device and remove all suspended ceiling tiles. The ceiling tiles are to be protected and safely stored within the site premises in a location to be agreed with the PM, along with any loose insulation located in the ceiling void.</p> <p>The contractor is to retain the existing ceiling tiles that are installed with light fittings, smoke detectors and any other similar services that are installed within the ceiling grid.</p> <p>NOTE: Ceiling tiles are not to be reinstated as part of the works</p>				
8.7	<p>To the ceiling void, the contractor must organise, support and secure cables and services, preventing them from sagging, coming loose or interfering with other components. Appropriate non-combustible fasteners, clips, ties and trays should be used and should be of sufficient strength to prevent detachment.</p>				
8.8	<p>Rooms 53A-C, 70A-E, 71A-E - As highlighted in Appendix B Ceiling Plan (in colour light blue), the contractor is to remove a 200mm x 200mm section of plaster to allow for inspection concrete soffit above.</p>				
8.9	<p>Room 72 Gym - Contractor is to allow for the removal of sample of 3no ceiling tiles to provide confirmation the roof build up is stramit/woodwool board.</p>				
8.10	<p>The contractor is to allow for the disposal of isolated suspended ceiling tiles stained from historic leaks.</p>				
8.11	<p>Ceiling Heights - The contractor is to allow for suitable access hoists/scaffold platforms to allow a close-up inspection of RAAC planks in areas with ceilings up to 6m in height.</p>				
8.12	<p>The electrical engineering contractor shall work with the main contractor to tie up all wiring (power/lighting/fire alarm/data etc...) after the removal of suspended ceiling and/or ceiling tiles.</p>				
8.13	<p>Any large ductwork found above the suspended ceiling grid may require a temporary removal / relocation. This should be confirmed once all the tiles have been removed.</p>				
9.0	<p>Furniture</p>				

9.1	The contractor is to allow for removal of all loose and fixed furniture from all the rooms, to allow ease of access into all the rooms. The furniture is to be labelled stating the room they have come from and stored in a separate location on site to be agreed with the PM. Storage areas are to be confirmed prior to commencement. This may require phased relocation of furniture.				
10.0	Generally and upon completion				
10.1	The contractor is to clean down all areas affected by the works upon completion to the satisfaction of the Project Manager, including but not limited to clearing away materials, cleaning down glazing, mopping vinyl floors, vacuuming all floors etc.				
	Collection Page				
1	General				
2	The Project				
3	Site Address				
4	Site Setup				
5	Access Provisions				
6	Asbestos and Hazardous Substances				
7	Health & Safety				
8	Removal Works				
9	Furniture				
10	Generally and upon completion				
11	Collection Page				
12	Total Works Costs				£
					-
13	Contingency @ 10%				£
					-
14	BUILDING COSTS				£
					-
	VAT @ 20%				£
					-
	TOTAL INCL VAT				£
					-




**APPENDIX B:
INDICATIVE CEILING REMOVALS PLAN**



 No ceiling removals required

 Movable suspended tiles

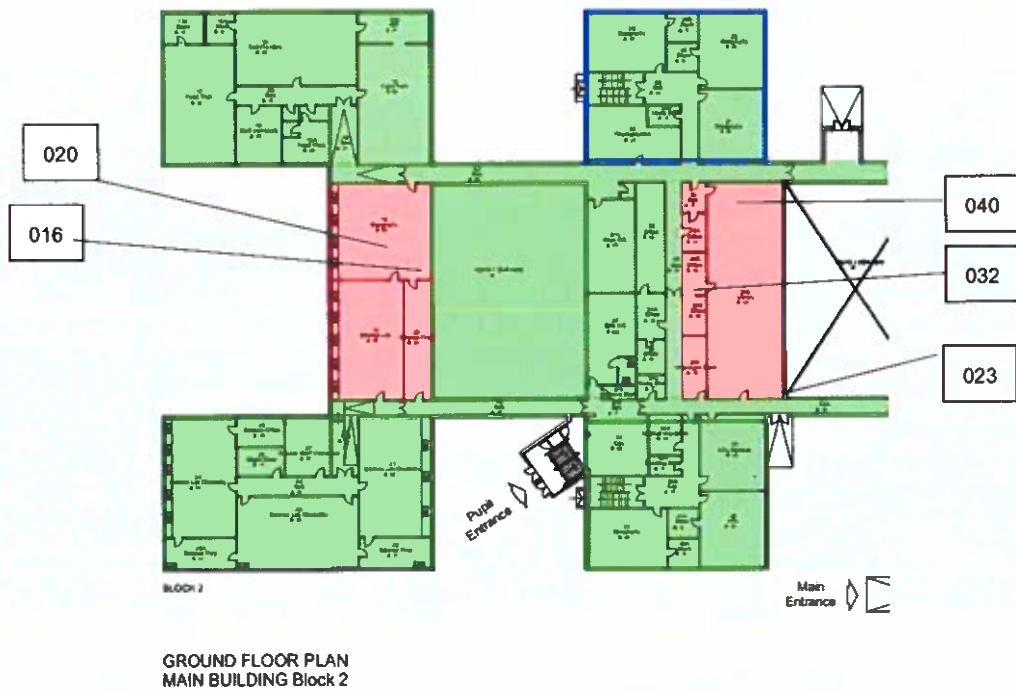
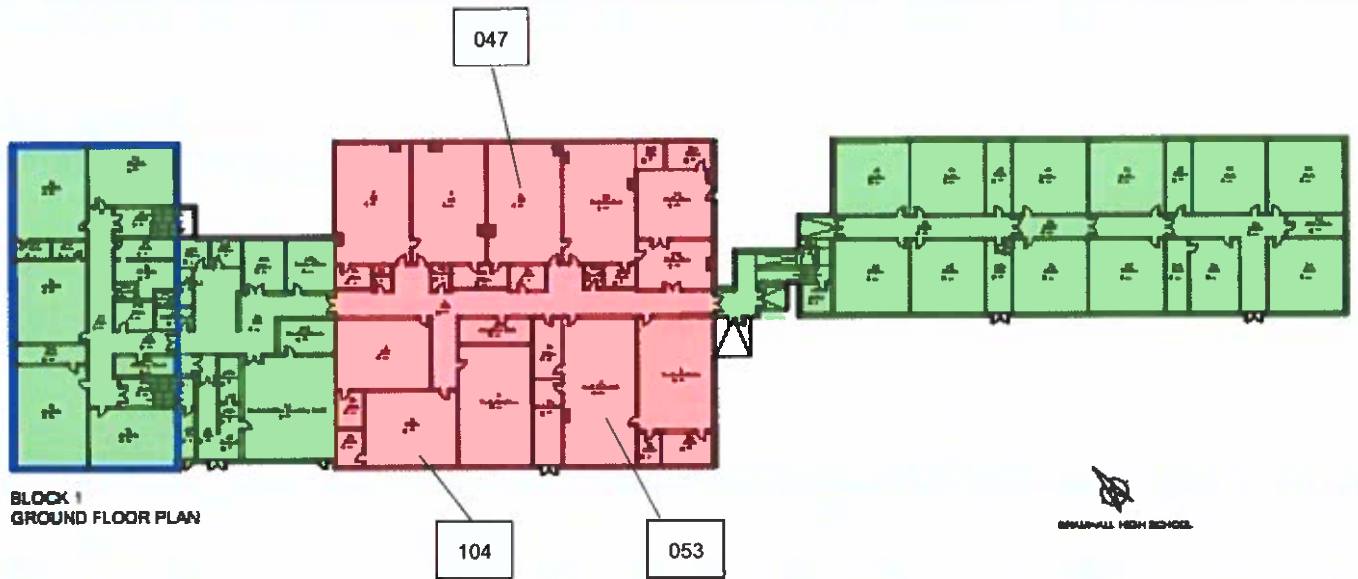
 Fixed metal tiles

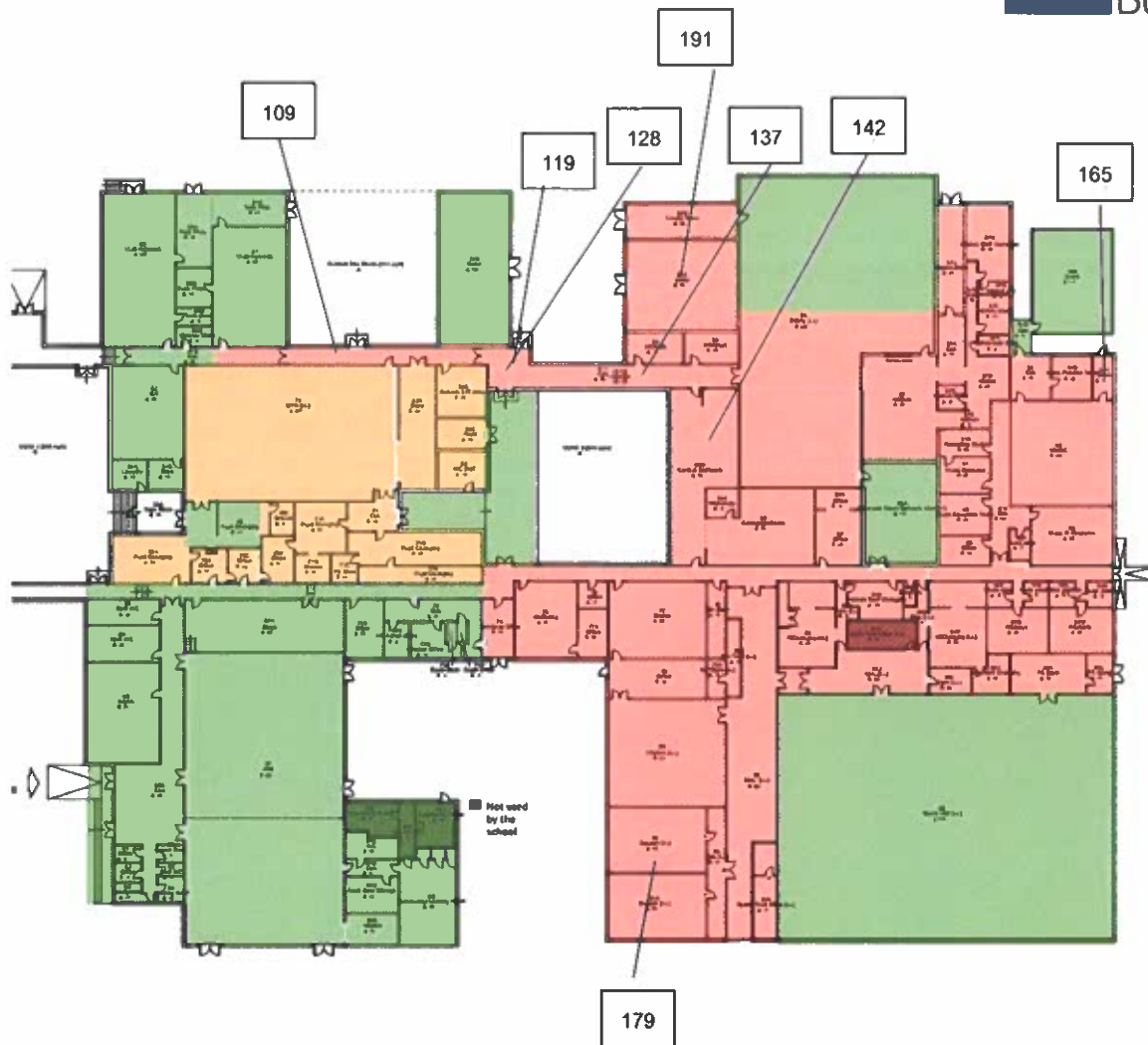
 Access limitations – see Appendix A for works to expose soffit

Drawings not to scale. Contractor to attend site to determine quantities and extent of the works.



**APPENDIX C:
LOCATION OF PHOTOGRAPHS**





RAAC present

Limited access – see report

Non-RAAC areas – provided by client

Drawings not to scale.

**APPENDIX D:
PHOTOGRAPHIC SCHEDULE OF INSPECTION**



001



002



003



004



005



006



007



008



009



010



011



012



013



014



015



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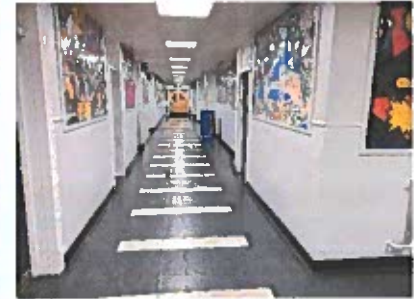
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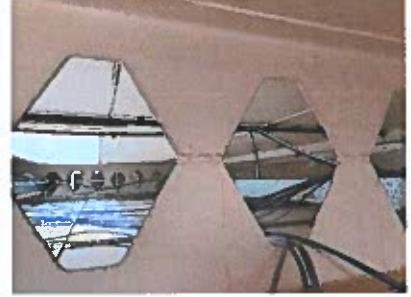
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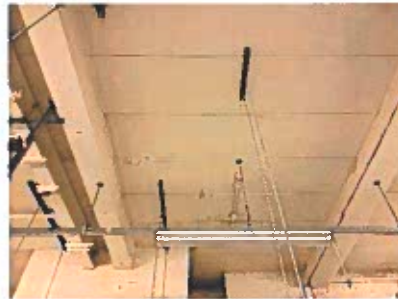
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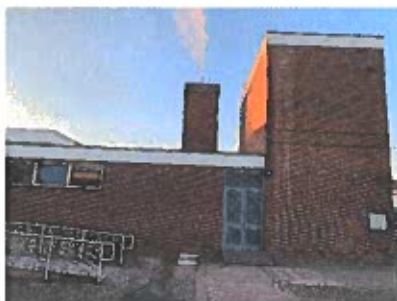
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**APPENDIX E:
CLIENT ISSUED PLAN 29/11/2023**

BRAMHALL HIGH SCHOOL SITE MAP

- LS - LEARNING SUPPORT
- MA - MATHS
- AR - ART
- DT - DESIGN AND TECHNOLOGY
- EN - ENGLISH
- HS - HISTORY
- IT - ICT
- SC - SCIENCE
- FD - FOOD TECH
- TX - TEXTILES
- GE - GEOGRAPHY
- BV - BELIEFS AND VALUES
- LA - MPL
- PE - PE
- DR - DRAMA
- MU - MUSIC



