

CONDITION REPORT

PERIMETER FENCING

at

St. Stephen's CE Primary School

Colville Drive
Bury
BL8 2DX

prepared for

THE BOARD OF TRUSTEES

Sycamore CE Trust

Christ Church CE Primary School
Church Street
Walshaw
Bury
BL8 3AX

OVERALL CONDITION/PRIORITY RATING: D1

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Managing Director



1.0 SUMMARY

1.1 Overview

St Stephen's CE Primary School is situated within a residential estate. The area is considered deprived and has a high rate of crime. Over the last 36 Months 5 crimes have been reported including Violence and Sexual Offences (Greater Manchester Police, 2024).

The site is bound to the North by Barracks Lodge wooded area, to the East by Westbury Sports Club and the South & East by residential properties.

The existing **perimeter demarcation** to the North and West Elevation **is in poor condition and not fit for purpose**.

The boundary is formed by a 1.6m high chain fence link fence off set from a 1.8m high residential grade timber panel and post fencing.

Both fences are in **poor condition** and are **not fit for purpose**. The height is falls short of the recommended height within the DFE's Output Specification. The timber panels provide **little resistance to entry** being neither anti-climb nor anti-cut.

Several posts are leaning with loose fixings. This is **posing a major health and safety risk** for the structural stability of the boundary.

The main entrance gates lack access controls. During deliveries the gates remain open allowing unrestricted access to the school grounds. Low level fences internally allow easy access to within the EYFS areas.

The school boundary is unsecure with a dilapidated fence which is in extremely poor condition and enables **public access** which creates **considerable safeguarding and security issues**.

Location	Element	Sub-Element	Condition Grade	Priority Grade	BCIS Predicted Lifespan (years)	Estimated Age (years)	Years Exceeding Expected Age
Site	Perimeter Fence	Chain link Fence	D	1	20	30-40	10+
Site	Perimeter Fence	Timber Panels with Posts	D	1	22	15-25	10+

Secure boundaries are not just important for combating unauthorised access, a secure boundary can also provide for the security and safety of very young children, keeping them in and the 'uninvited' out.

The existing circumstances do not meet the minimum for security.



1.0 SUMMARY

1.2 Summary of Issues

The school boundary comprises of a 1.6m high chain link fence to the western and north elevations, off set from a 1.8m timber panel and post fence. The area is heavily overgrown with vegetation which has affected the timber panels.

The low-level fence to North and West elevations provides little resistance access or egress from the site.

Most issues to the center around the **end-of-life condition** the panels are in. It is estimated the timber fencing is around 15-25 years old with little to no maintenance over this period. Defects have been accelerated by the excessive vegetation built up to the perimeter.

Whole sections of the fence lean significantly and are dangerously out of plumb in areas. The post and panels can easily be moved with little force and move in high winds. This is evident on both elevations, north and west.

There are **damaged fence panels** which are evident. This is clear throughout the entire length of the perimeter, with damaged and missing panels. Ad-hoc and makeshift repairs have been carried out fencing causing the fence to vary in height. This has added to the Instability of the fence line.

The ineffectiveness of the boundary fencing and ease of access for the public has given rise to **serious Safeguarding** and **Health and Safety issues**.

The open chain link fence offset from the timber **perimeter demarcation**, fence is not suitable and is **not fit for purpose**. Some concrete posts supporting the chain-link **posts lean significantly** and can be physically moved with little force presenting a significant risk of overturn.

There appears to have been no past repairs to the current fencing, which has left the fencing in a **dilapidated state**. At present security and safeguarding are seriously compromised and this leaves both the pupils and buildings vulnerable and **the school grounds unusable for its intended purpose**.

The ineffectiveness of the boundary fencing and ease of access for the public has given rise to **serious Safeguarding** and **Health and Safety issues**. Accordingly, **urgent action is required**.



1.3 Consequence of Delay/Failure to Undertake Works

The ineffectiveness of the boundary fencing and ease of access for the public has given rise to **serious Safeguarding** and **Health and Safety issues** which mean the **school is unable to use the school grounds as intended.**

The consequence of delay or failure to undertake the proposed work imminently is significant. The ineffectiveness of the boundary fencing and ease of access for the public has given rise to **serious Safeguarding** and **Health and Safety issues** within the school demise. There are **immediate high-risk issues.**

The identified condition issues **impact upon teaching & learning** due to being unable to access outdoor teaching areas which **disrupt education** and impact teaching and learning and **restricts delivery of the curriculum.** Condition issues need to be tackled in a timely manner.

1.4 Recommendations

It is strongly recommended that a new 2.4m high security fence is installed at the perimeter. The estimated cost associated with a security fence is circa £145,000.00 (including professional fees but excluding VAT). The costs are based on recently completed works within a locality of a similar scope and nature.

3.0 Site Photographs & Location Plan

Photo 1

Location: See Photo Plan/Drawings



Remarks: Vehicle access gates are left open during deliveries. Allowing unrestricted access to site. Height and design do not meet DFE's output specification.
Condition/Priority Rating: **D1**

Photo 2

Location: See Photo Plan/Drawings



Remarks: Manually operated gates with no access controls allows access to site. Height and design do not meet DFE's output specification.
Condition/Priority Rating: **D1**

Photo 3

Location: See Photo Plan/Drawings



Remarks: Street view from entrance driveway. Height and design do not meet DFE's output specification
Condition/Priority Rating: **D1**

Photo 4

Location: See Photo Plan/Drawings



Remarks: Low level (c1200) open mesh fence provides in adequate safeguarding for pathway to EYFS area. Fence can easily be scaled.
Condition/Priority Rating: **D1**

Photo 5

Location: See Photo Plan/Drawings



Remarks: Low level open mesh fence line separates EYFS and playing field. Open mesh fence line does not meet DFE's output specification guidance.
Condition/Priority Rating: **D1**

Photo 6

Location: See Photo Plan/Drawings



Remarks: Low level open mesh fence line separates EYFS and Play Area. Open mesh fence line does not meet DFE's output specification guidance for internal fencing. *Condition/Priority Rating:* **D1**

Photo 7 <i>Location: See Photo Plan/Drawings</i>	Photo 8 <i>Location: See Photo Plan/Drawings</i>
	
<i>Remarks: Low level open mesh fence and gate to EYFS entrance path. Open mesh fencing can easily be scaled.</i> <i>Condition/Priority Rating: D1</i>	<i>Remarks: Low level metal double rail gate and single gate to EYFS entrance path. Railings are not anti-climb or vandal and can be easily scaled.</i> <i>Condition/Priority Rating: D1</i>
Photo 9 <i>Location: See Photo Plan/Drawings</i>	Photo 10 <i>Location: See Photo Plan/Drawings</i>
	
<i>Remarks: Open chain link fence to residential properties. Open mesh can easily be scaled. Note proximity to gardens.</i> <i>Condition/Priority Rating: D1</i>	<i>Remarks: Open chain link fence to residential properties. Open mesh can easily be scaled. Note proximity to gardens.</i> <i>Condition/Priority Rating: D1</i>
Photo 11 <i>Location: See Photo Plan/Drawings</i>	Photo 12 <i>Location: See Photo Plan/Drawings</i>
	
<i>Remarks: Open mesh fence to perimeter fence line.</i> <i>Condition/Priority Rating: D1</i>	<i>Remarks: Extent of fence line to be replaced.</i> <i>Condition/Priority Rating: D1</i>

Photo 13 <i>Location: See Photo Plan/Drawings</i>	Photo 14 <i>Location: See Photo Plan/Drawings</i>
	
<i>Remarks: Open chain link fence offset from aged residential standard timber fence. Note excessive vegetation growth.</i> <i>Condition/Priority Rating: D1</i>	<i>Remarks: Open chain link fence offset from aged residential standard timber fence. Note excessive vegetation growth. Concrete post leaning.</i> <i>Condition/Priority Rating: D1</i>
Photo 15 <i>Location: See Photo Plan/Drawings</i>	Photo 16 <i>Location: See Photo Plan/Drawings</i>
	
<i>Remarks: Open chain link fence offset from aged residential standard timber fence. Note excessive vegetation growth.</i> <i>Condition/Priority Rating: D1</i>	<i>Remarks: Concrete post supporting chain link fence line. Post is leaning and is spalling. Vegetation growth present.</i> <i>Condition/Priority Rating: D1</i>
Photo 17 <i>Location: See Photo Plan/Drawings</i>	Photo 18 <i>Location: See Photo Plan/Drawings</i>
	
<i>Remarks: Open chain link fence offset from aged residential standard timber fence. Note excessive vegetation growth.</i> <i>Condition/Priority Rating: D1</i>	<i>Remarks: Aged timber panel to vicinity of main entrance. Panel is aged and worn. Concrete post is leaning.</i> <i>Condition/Priority Rating: D1</i>



The boundary, height and location of existing and proposed fencing is shown on this plan. It is the responsibility of the client to ensure that the fencing is installed in accordance with the relevant standards and regulations. The client is responsible for obtaining all necessary permissions and consents for the proposed fencing. The client is also responsible for ensuring that the fencing is installed in accordance with the relevant standards and regulations.

NOTES

KEY:

- Denotes line of site boundary
- Denotes photograph location & reference. Please refer to separate Condition Survey Report
- Denotes pedestrian access route to main entrance
- Denotes pedestrian access route to EVF & building entrance
- Denotes line of existing 1.8m high chain link fence (to be removed) in front of 1.8m high mesh/mesh/chain link fence & gate fencing
- Denotes line of existing 2m high mesh fencing to be retained
- Denotes line of existing 3.4m high mesh fencing to be retained
- Denotes line of existing 1.2m high mesh fencing to be retained

Rev	Date	Comments	By

STATUS
CIF 2025/26

Client
Sycamore MAT
St Stephen's Church of
England Primary School,
BL8 2DX

Project Title
Safeguarding Scheme -
Fencing

Drawing Title
Existing Site Plan

Drawn HTS/AJ	Drawn by MAJ	Date November 2024
Job No. DP 202402	Issued on 6/11	Revised to