

## **Methodology for selection of projects**

Given the current backlog of work and the limited funding only works in the following categories are considered for programming:-

### **Priority**

- A – Legislative requirements (i.e. Health and Safety, Asbestos etc.)
- B – Total/partial loss of service or taking out of use
- E – Consequential Damage or Risk

### **Priority Grade**

- 1 – Urgent work to prevent closure of premise
- 2 – Essential work required within 2 years

### **Condition Grade**

- C – Poor, Exhibits major defects
- D – Life Expired, Serious Risk

Only major elements of work are considered for programming. These being electrical rewire, replacement of mechanical services, roof replacements, window replacements, and so on. Elements of work that are not considered for programming are then removed. These elements of work should be considered by the schools for programming from their own budgets.

These are:-

- Internal or External Redecorations
- Sanitary Services
- Fixed Furniture
- Floors and Stairs – flooring
- Internal walls and doors – walls and partitions
- Paths and Pedestrian Areas

This process produces a long list of potential projects. In view of the limited amount of funds available, a more detailed review is undertaken by the Councils' professional teams to enable further prioritisation of the required works based on the following point scoring system:

### **Fabric**

Three areas are given points up to a maximum of 10, dependent on information available to our surveyors as follows:-

1. Maintenance Repair History - from local and surveyors record and knowledge (lower mark for less repairs)
2. Operational Effect – effect upon operation of the facility and/or service (lower mark for less effect)
3. Health and Safety – risk of injury and/or illness should the recommended work not be carried out (lower mark for less risk)

This gives a maximum score of 30 – the higher the score the higher the priority.

### **Mechanical**

Five areas are given points up to a maximum of 10 dependent on information available to our engineers as follows:-

1. Availability of Spares – Lower mark if spares are readily available
2. Breakdown History – Local and maintenance engineer record and knowledge (lower mark for less breakdowns)
3. Energy Efficiency – Has any other elements of works contributing to energy efficiency been carried out in the past (lower mark for other works)
4. Configuration of system e.g. boilers, single/multiple etc. – Is the heating system run by one or multiple boilers (lower mark for more boilers)
5. Installation elements 1. Boilers 2. Radiators 3. Distribution pipes - each element attracts one third of a point
6. 2<sup>nd</sup> Phase completion of works on site

This gives a maximum score of 60 – the higher the score the higher the priority

### **Electrical and Alarm Systems**

Four areas are given points up to a maximum of 10 dependants on information available locally and/or to our surveyors as follows:-

1. Availability of Spares - Lower mark if spares are readily available
2. Breakdown History – Local and maintenance engineers records and knowledge
3. Energy Efficiency – Marks given dependent upon other elements of work contributing to energy efficiency having been carried out in the recent past
4. Installation elements 1. Power 2. Lighting 3. Distribution 4 Alarm Systems - 0.25 per element
5. Regulation Compliant - Fully compliant = 2.5 Semi compliant = 5 Non-compliant = 7.5

This gives a maximum score of 50 – The higher the score the higher the priority