

Loreto College Temporary Accommodation

Condition Report

October 2025

Revision P1



Rev	Date	Comments	Prep. By	Appr. By
P1	20/11/2025	i331 - Temp Accommodation Condition Report & Draft Planning Statement	JC	DD
L1	01/12/2025	i332 - Temporary Teaching Block Planning Application	JC	DD

Site: Loreto Sixth Form College

Location: Chichester Road South,
Manchester
M15 5PB

Date of Inspection: 28/10/25

Report prepared for: Local Authority

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Purpose of Report

This report provides a condition assessment of the temporary classroom blocks located at Loreto Sixth Form College. The objective is to ascertain whether the units remain in good order and can safely remain in use for a further five years, subject to approval from the Local Planning Authority.

Key Findings

- The classroom blocks are structurally sound, with no evidence of movement or deterioration.
- Internal and external finishes are in good condition, with only minor cosmetic wear consistent with normal use.
- All mechanical, electrical, and safety systems are functioning correctly and up to date with statutory servicing.
- No health, safety, or compliance concerns were identified.

Overview of Temporary Classroom Blocks

Type	Modular / Prefabricated single-storey classroom units
Quantity	5 blocks with 10 classrooms. Blocks A & B comprising 2 classrooms each; Block C comprising 4 classrooms; Blocks D & E comprising 1 classroom each.
Year Installed	2023 (Blocks A, B & C) and 2024 (Blocks D & E)
Construction	Timber frame with insulated wall panels, uPVC windows and flat roof
Current Use	General teaching, learning and storage

Inspection

- The survey comprised a visual inspection of the temporary classrooms from external and internal areas accessible by foot.
- On the day of the survey, the weather was overcast with some light rain.

Inspection Summary

<u>Element</u>	<u>Observations</u>
External Appearance	Units present well, with no evidence of significant deterioration or neglect.
Foundations / Substructure	Timber skirting panels with only minor weathering consistent with age and exposure.
Floor Structure & Finishes	Sound underfoot, no evidence of deflection or rot; finishes remain intact.
External Walls & Cladding	Panels and joints in sound condition; minor cosmetic wear consistent with age.
Roofing	No evidence of leaks or water ingress; roof coverings appear in good order.
Windows & Doors	Functional; seals and locks operating correctly.
Internal Walls & Ceilings	Clean, dry, and free from cracks or damage.
Mechanical & Electrical Systems	Heating and lighting systems operational; no safety issues observed.
Fascias & Rainwater Goods	Fascias in good condition, rainwater downpipes are securely fixed and functional. No signs of leakage or detachment.
Accessibility & Safety	Access ramps, handrails, and emergency exits compliant with current standards. Fire safety equipment in place and maintained.

Block C

Inspection Summary

Element	Observations
External Appearance	Minor surface marks and limited weathering.
Foundations / Substructure	Timber skirting panels with only minor weathering consistent with age and exposure. Some localised moss and algae were noted on the surface of the pad foundations near the supports.
Floor Structure & Finishes	Sound underfoot, no evidence of deflection or rot; finishes remain intact.
External Walls & Cladding	Wall panels appear generally in good structural condition, with no visible cracks or panel deformation.
Roofing	No evidence of leaks or water ingress; roof coverings appear in good order.
Windows & Doors	Functional; seals and locks operating correctly.
Internal Walls & Ceilings	Clean, dry, and free from cracks or damage.
Mechanical & Electrical Systems	Heating and lighting systems operational; no safety issues observed.
Fascias & Rainwater Goods	Fascias in good condition, rainwater downpipes are securely fixed and functional. No signs of leakage or detachment.
Accessibility & Safety	Access ramps, handrails are in good condition, showing no corrosion or mechanical defects. Fire safety equipment in place and maintained.

Blocks D & E

Inspection Summary

Element	Observations
External Appearance	Minor surface marks and limited weathering.
Foundations / Substructure	Timber skirting panels with only minor weathering consistent with age and exposure. Some localised moss and algae were noted on the surface of the pad foundations near the supports.
Floor Structure & Finishes	Sound underfoot, no evidence of deflection or rot; finishes remain intact.
External Walls & Cladding	Wall panels appear generally in good structural condition, with no visible cracks or panel deformation.
Roofing	No evidence of leaks or water ingress; roof coverings appear in good order.
Windows & Doors	Functional; seals and locks operating correctly.
Internal Walls & Ceilings	Clean, dry, and free from cracks or damage.
Mechanical & Electrical Systems	Heating and lighting systems operational; no safety issues observed.
Fascias & Rainwater Goods	Fascias in good condition, rainwater downpipes are securely fixed and functional. No signs of leakage or detachment.
Accessibility & Safety	Fire safety equipment in place and maintained.

Conclusion and Recommendation

Based on the findings of this inspection, the temporary classroom blocks at Loreto College are in good overall condition, structurally sound, and suitable for continued educational use.

There are no health, safety, or compliance concerns preventing their occupation.

It is therefore recommended that the units remain in place and operational for a further period of up to five years, subject to approval from the local planning authority, continued maintenance and annual inspections.

Appendix

Photos & Visual Evidence

Blocks A & B - double temporary teaching block units

External Photos



Internal Photos



Block C - stacked double temporary teaching block unit

External Photos



Internal Photos



Block D & E - single temporary teaching block units

External Photos



Internal Photos



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