

Interwar/postwar schools

School provision after the mid-twenties was divided into grammar schools and secondary moderns. Grammars tended to have a traditional neo-Georgian architecture. The secondary moderns increasingly adopted a more modern style and are vulnerable to a wider range of defects, particularly those associated with reinforced concrete and flat roofs.

	Typical repair and alteration items	Cost range
Alterations	Forming opening in masonry wall/partition	£380 to £450 each
Upper floors	Rot to joists or floorboards: repairs to affected timber joists including lifting and re-fixing floorboards	£40 to £50 per joist
	Sulphate attack to concrete floors: isolated repairs	£110 to £130 each
Roof	Rot or infestation to timber roof members, spread of rafters: isolated repairs and strengthening	£70 to £80 per metre
	Concrete slab to flat roof: testing and repair of carbonation, isolated areas	£110 to £130 each
	Clay tile degradation: replace tiles and sarking underlayer	£75 to £100 per square metre
	Asphalt degradation including slumping at upstands: remove and re-cover	£120 to £170 per square metre
	Parapet failure: reset, repoint and replace concrete coping	£75 to £95 per metre
External walls	Cavity wall failures: repoint, replace spalling brickwork, close cracks (full repointing and allowance for isolated repair)	£70 to £100 per square metre
	DPC failure: chemical injected DPC	£60 to £90 per metre
Windows and external doors	Rot to external timber work including windows: splice repairs or replacement	£100 to £150 per splice
	Frame degradation and cracked glazing on steel windows: overhaul	£50 to £100 per window
Water	Amend layout to remove long dead legs and add trace heating	£45 to £60 per metre