

## Sixties schools

System-building was adopted for schools in response to the baby boom and the need to replace buildings damaged in the war. These schools had a design life of 25-30 years, so many may be beyond their economic life, although frames may be reused. The comfort problems associated with lightweight construction can be addressed with insulation, solar shading and so on.

	<b>Typical repair and alteration items</b>	<b>Cost range</b>
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: isolated repairs and strengthening	£70 to £80 per metre
	Plywood/board roof deck reaching end of useful life: replace plywood, insulation and three layers of felt	£170 to £200 per square metre
	Asphalt roof degradation, including slumping at upstands: remove and re-cover roof	£120 to £170 per square metre
	Mineral felt, loss of integrity: remove and re-cover roof	£125 to £150 per square metre
External walls	Rot, infestation and degradation of panel: replace with new insulated panels	£200 to £300 per square metre
	Cavity wall failures: repoint, replace spalling brickwork, close cracks (full repointing and allowance for isolated repair)	£70 to £100 per square metre
Windows and external doors	Potential for rot to external timber including window frames: splice repairs or replacement	£100 to £150 per splice
	Aluminium windows reaching end of useful life: replace	£300 to £400 per square metre
Water	Amend layout to remove long dead legs and add trace heating	£45 to £60 per metre