

Appendix A - Proposed Condition Suitability Programme 2013/14

Location	Property Type	Proposed Works	Notes
116 Westburn Road	Family Centre	Renew drainage in car park.	Basement prone to flooding.
Aberdeen Grammar School	School-Secondary	Replacement of roof to Sub Station.	Roof is in D (bad) condition.
Ashley Road School	School-Primary	Window replacements to East and West Elevations.	A phase 2 may be required.
Beach Ballroom	Hall	Flat roof replacement, ladies toilet refurbishment, new disabled toilet and dumb waiter replacement.	Asset is in C (poor) condition overall.
Beach Ballroom	Hall	Repoint South and East facing elevations.	Required to stop water penetration.
Beach Leisure Centre	Sports Centre	Continuation of AHU replacement. Phase 3.	
<b>Bridge Of Don Academy*</b>	School-Secondary	Replacement of flat roof.	Identified as poor condition during Photovoltaic installation programme.
Bucksburn Depot	Depot	Create new salt store, allowing leased in assets to be vacated.	
Bucksburn Swimming Pool	Swimming Pool	Boiler replacement.	
Central Library	Library	Further roof works.	Sections of roof in C (poor) condition.
Childrens Home 2 Gilbert Road	Childrens Home	Reconfiguration and part refurbishment.	Asset has an overall suitability rating of C (poor).
Culter School	School-Primary	Boiler Replacement and install solar water heating.	Existing boiler is oil fired.
Culter School	School-Primary	Toilet refurbishment.	
Cults Primary School	School-Primary	Roof replacement and work to ceilings.	Windows and ceilings are in C (poor) condition.
David Welch Winter Gardens	Leisure Facility	Replacement/repair of green houses. Phase 1.	Work required following specialist survey.
Duthie Park Workshops	Depot	Further improvement to staff accommodation.	
Dyce Academy	School-Secondary	Replace passenger lift.	Regular breakdowns.
Dyce Community Centre	Community Education Centre	Poor condition asset. Potential developers contribution to be added.	Asset is in C (poor) condition overall.
<b>Dyce Primary School*</b>	School-Primary	Replace flat roofs.	Identified as poor condition during Photovoltaic installation programme.
Fernielea Primary School	School-Primary	Replace roofs and windows.	Roofs are in C (poor) condition and windows are in D (bad) condition.
Fernielea Primary School	School-Primary	Toilet refurbishment and replacement of ventilation in kitchen.	
Greenbrae Primary School	School-Primary	Replace external ramps.	
Harlaw Academy	School-Secondary	Flat roof replacement in Tech Department.	Roof is in C (poor) condition.
Hazlehead Academy	School-Secondary	Resurface Sports Hall floor.	Flooring is lifting.

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Location	Property Type	Proposed Works	Notes
Hazlehead Pets Corner	Leisure Facility	Refurbish/rebuild poor condition buildings.	Asset is in C (poor) condition overall.
Health & Safety Budget		Asbestos removal, fire risk assessment works and DDA works.	
Kincorth Area Office	Office	Enhanced security provision.	Required to address vandalism/security issues.
Kittybrewster Depot	Office	Window replacement and improvement to electrical installation. Fire risk assessment works.	Windows are in C (poor) condition.
Kittybrewster School	School-Primary	Rewiring of ground floor.	Continuation of rewiring works.
Memorials in City Centre		Stabilisation and H&S works.	
Milltimber Primary School	School-Primary	DDA works and toilet refurbishment.	
Northfield Academy	School-Secondary	Building Energy Management System Replacement.	Obsolete system.
Northfield Academy	School-Secondary	Sports hall flooring replacement.	
Playground Equipment	Playground Equipment	Removal and replacement of play equipment.	
Public Convenience Skene Street	Public Convenience	Demolish and replace with APC.	Asset is in C (poor) condition overall.
Riverbank School	School-Primary	Window replacements.	Windows are in C (poor) condition.
Rosehill House	Day Centre-Learning Disabilities	Window replacements and general refurbishment.	
Rosemount Community Centre	Community Education Centre	Various external works (including rebuild of boundary wall)	
Scotstown School	School-Primary	Resurfacing of access road. Replacement roof and windows to link corridor.	Access road is in C (poor) condition. Link corridor is last of the window replacements.
Sheddocksley Sports Centre	Sports Centre	Water heating replacement.	
St Machar Academy	School-Secondary	Replace roofs, rewiring and window replacements.	Roofs are in C (poor) condition and windows are in D (bad) or C (poor) condition.
St Machar Academy	School-Secondary	Building Energy Management System Replacement.	Obsolete system.
St Machar Academy	School-Secondary	Sports hall flooring replacement.	
St Nicholas Pupil Centre	Office	Window replacement and resurfacing of parking area.	Windows are in C (poor) condition and do not open.
The Jesmond Centre	Sports Centre	Boiler replacement.	
Torry Nursery School	Surplus Asset	Demolition	
Town House (old)	Office	Roof phase 2.	

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Location	Property Type	Proposed Works	Notes
Tullos Artificial Pitch	Pitches	Refurbish/replacement of surface.	Commencement of replacement programme.
Tullos Community Centre	Community Education Centre	Roof works and internal concrete repairs.	Water penetration issues and concrete falling from ceilings.
Tullos Primary School	School-Primary	Roof works and internal concrete repairs (including kitchen).	Water penetration issues and concrete falling from ceilings.
Tullos Primary School	School-Primary	Toilet refurbishments.	
Tullos Primary School	School-Primary	Kitchen refurbishment.	Commencement of replacement programme. Considered to be highest priority kitchen.
Victoria Road School	Surplus Asset	Demolition.	
Woodside School	School-Primary	Structural beams to be replaced.	Work required following structural survey.

**\*Note: These projects may commence prior to the start of financial year due to urgency of work.**

Appendix B - Future Condition and Suitability Works

Location	Property Type	Proposed Works	Notes
165/167 Crown Street Accommodation Assessment Unit	Hostel	External works, in particular roof and roof drainage.	
Aberdeen Crematorium	Crematorium	Refurbishment of chapels.	
Aberdeen Grammar School	School-Secondary	Replacement of sports store at Rubislaw Pavilion.	Original destroyed by fire.
Aberdeen Grammar School	School-Secondary	Kitchen refurbishment.	Part of kitchen replacement programme.
Airyhall Library	Library	Flat roof replacement.	Roof is in C (poor) condition.
Ashgrove Nursery Infant School	Family Centre/Nursery School	Roof replacement.	Roof is in C (poor) condition.
Balnagask House	Home For the Elderly	Refurbishment.	
Bridge Of Don Academy	School-Secondary	Replacement of windows, external doors, corridor lighting, Building Energy Management System (BEMS) and ventilation.	Various elements in C (poor) condition.
Bridge of Don Depot	Depot	Refurbishment.	
Building & Works Depot Auchinyell Terrace	Depot	Refurbishment and upgrade for asbestos collection.	Elements in C (poor) condition.
Building & Works Depot Mansefield Place	Depot	Refurbishment and energy improvements.	Windows are in D (bad) condition and External Doors are in C (poor) condition.
Cornhill Primary School	School-Primary	Repoint walls and replace external doors in poor condition.	External walls and external doors in C (poor) condition.
Cornhill Primary School	School-Primary	Kitchen refurbishment.	Part of kitchen replacement programme.
Cove Library	Library	Issue with windows to be resolved.	Windows prone to vandalism and expensive to replace glazing.
Cults Primary School	School-Primary	Resurfacing and car park extension.	Surface in C (poor) condition and lack of parking.
Cummings Park Community Centre	Community Education Centre	Window replacement and surface drainage works.	Windows and surface drainage are in D (bad) condition.
Dyce Academy	School-Secondary	Playing fields drainage and improvements.	
Dyce Academy	School-Secondary	Further window replacements.	
Fergus House	Home For the Elderly	Refurbishment and installation of 2nd lift.	
Forehill School	School-Primary	Heating replacement and re-render external walls.	Electric heating.
Gilcomstoun School Skene Street Aberdeen AB10 1PG	School-Primary	Window replacements.	
Gilcomstoun School Skene Street Aberdeen AB10 1PG	School-Primary	Upgrade ventilation in ladies staff toilets.	

Note: Ongoing asset reviews may result in projects being removed from this list.

Appendix B - Future Condition and Suitability Works

Location	Property Type	Proposed Works	Notes
Harlaw Academy	School-Secondary	Replacement of roofs, BEMS and external doors.	Elements in C (poor) condition.
Harlaw Academy	School-Secondary	Window replacements.	
Harlaw Playing Fields Pavilion	Sports Pavilion	Refurbishment.	Windows and External Doors are in D (bad) condition. Very dated interior.
Hazlehead Academy	School-Secondary	Replaces roofs, windows and external doors. Works to external walls also required.	Elements in C (poor) condition.
Hazlehead Academy	School-Secondary	Car park repairs & security works.	
Hazlehead Depot	Depot	Refurbishment or vacate and move to Plant Nursery depot.	Asset is in C (poor) condition overall. Work subject to option appraisal.
Hazlehead Swimming Pool	Swimming Pool	Replacement of roofs, external doors and windows.	Asset is in C (poor) condition overall.
Inchgarth Community Centre	Community Education Centre	Roof replacement.	Roof is in C (poor) condition.
Loirston Community Centre	Community Education Centre	Refurbishment. Potential to add Developers contributions.	
Mastrick Community Centre	Community Education Centre	Window replacements.	Majority of windows are in C (bad) condition.
Mastrick Ind Est (Occupational Therapy Store) Whitemyres Avenue	Premises (Commercial)	Roof drainage replacement.	Ongoing water penetration issues.
Mastrick Library	Library	Flat roof replacement, windows and external walls.	Roof, windows and external walls are all in C (poor) condition.
Muirfield School	School-Primary	Replace roof, windows and toilet refurbishment. Works to external walls also required.	Elements in C (poor) condition.
New Town House Extension	Office	Refurbishment of Town House Member Accommodation.	
Northfield Academy	School-Secondary	Window replacements.	
Northfield Library	Library	Refurbishment.	External elements in poor condition.
Old Aberdeen House	Office	Refurbishment of labs and archives.	Significant suitability issues to be resolved.
Oldmachar Academy	School-Secondary	Replacement of external doors, heating (BEMS) and ventilation plant.	Elements in C (poor) condition.
Plant Nursery Hazledene Road	Nursery Gardens	Amalgamate with Hazlehead depot.	
Powis Community Centre	Community Education Centre	Refurbishment.	
Quarryhill Primary	School-Primary	Replace gym hall flooring.	

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Location	Property Type	Proposed Works	Notes
Rubislaw Playing Fields Pavilion	Sports Pavilion	Floor issues to be resolved.	
Social Care & Wellbeing Records Store Unit 2	Premises (Commercial)	Roof drainage replacement.	Ongoing water penetration issues.
St Peter's R.C. Primary School	School-Primary	Kitchen refurbishment.	Part of kitchen replacement programme.

Note: Ongoing asset reviews may result in projects being removed from this list.

**Condition**

A: Good - performing well and operating efficiently

B: Satisfactory - performing adequately but showing minor deterioration

C: Poor - showing major problems and/or not operating adequately

D: Bad - life expired and/or serious risk of imminent failure

**Suitability**

A: Good - performing well and operating efficiently. The buildings support the delivery of the service and are considered suitable for use now and in the future.

B: Satisfactory - performing well but with minor issues. The buildings generally support the delivery of services and would be considered suitable. There is room for improvement in certain areas but the property is fundamentally okay.

C: Poor - showing major problems and/or not operating optimally. The buildings impede the delivery of services and would not be considered suitable.

D: Bad - does not support the delivery of services at all. The buildings seriously impede the delivery of services and would definitely not be considered suitable.

Appendix D - Condition Suitability Programme 2012/13 Projects

Location	Property Type	Proposed Works	Status/Notes
<b>Approved Projects</b>			
Abbotswell Primary School	School-Primary	Replace roofs and Lights.	Lights complete. Roofs will be completed in Feb 2013.
Aberdeen Art Gallery	Museum	Phase 1 Roof and ceiling glazing works.	To be completed by Summer 2013.
Aberdeen Art Gallery	Museum	Visitor toilet refurbishment.	To be completed by end of March 2013.
Aberdeen Grammar School	School-Secondary	Window replacements. Phase 2.	To be completed by end of March 2013.
Aberdeen Grammar School	School-Secondary	Replace fencing beside Denburn.	To be completed by end of March 2013.
Aberdeen Grammar School	School-Secondary	Building Energy Management System (BEMS) replacement.	Complete
Adventure Aberdeen Office	Outdoor Centre	Boiler replacement.	Complete
Altens Community Centre	Community Education Centre	Window replacement and roof repairs.	To be completed by Summer 2013.
Ashley Road School	School-Primary	Repointing of external walls.	To be completed by end of March 2013.
Ashley Road School Nursery	School-Primary	Roof, roof drainage and window replacement.	To be completed by Summer 2013.
Balnagask Golf Course Starters Box	Golf Course	Demolish and replace.	To be completed in 2013.
Bankhead Academy	School-Secondary	Demolition.	To be completed by Summer 2013.
Beach Ballroom	Leisure Facility	Phase 1 - Refurbish gents toilets.	To be completed by Summer 2013.
Beach Leisure Centre	Sports Centre	Continuation of Air Handling Unit (AHU) replacement - Phase 2.	Complete
Central Library	Library	Roof & ceiling works.	To be completed in 2013.
Childrens Home Kingsfield	Childrens Home	Security Measures, lights, gates, DDA and other internal works.	On hold.
Childrens Home Kingsfield	Childrens Home	Replace boiler and add heat emitters.	On hold.
Craighill Primary	School-Primary	Demolition.	To be completed by Spring 2013.
Craigielea Childrens Centre	Childrens Home	Window replacement (Rear Extension).	To be completed in 2013.
Culter School	School-Primary	Repointing of external walls.	To be completed by end of March 2013.
David Welch Winter Gardens	Leisure Facility	Structural Repairs and replace aquarium roof.	To be completed by Summer 2013.
Deeside Family Centre	Family Centre	Refurbishment including window replacement.	To be completed by Summer 2013.
Depot Westburn Park	Depot	Replacement Depot.	To be completed in 2013.
Duthie Park Workshops	Depot	Replacement Depot.	Complete
Dyce Academy	School-Secondary	Heating/BEMS replacement.	Complete
Dyce Academy	School-Secondary	Security Works.	Complete
Frederick St Training Centre	Office	Roof/wall issues to be resolved and works to ground floor.	Roof works complete. Ground floor to be completed Spring 2013.
Harlaw Playing Fields Pavilion	Sports Pavilion	Perimeter fencing replacement.	To be completed by end of March 2013.



Appendix D - Condition Suitability Programme 2012/13 Projects

Location	Property Type	Proposed Works	Status/Notes
Hazlehead Academy	School-Secondary	Girls/Boys Toilet Refurbishment.	To be completed by end of March 2013.
Hazlehead Park Public Convenience	Public Convenience	Demolish and replace with Automated Public Convenience (APC).	On hold.
Health & Safety Budget		Asbestos removal, fire risk assessment works and DDA works.	Complete
Kincorth Sports Centre	Sports Centre	Replacement windows to original building and other external works including roof.	Complete
Kingsford Primary School	School-Primary	Junior boy toilets upgrade.	To be completed by Summer 2013.
Kirkhill Primary School	School-Primary	Re-roof ASN Base.	To be completed by end of March 2013.
Kittybrewster School	School-Primary	Rewiring.	Complete
Memorials in City Centre		Stabilisation and H&S works.	To be completed by end of March 2013.
Reserve Collection, Kittybrewster Depot	Depot	Partial roof replacement.	To be completed by end of March 2013.
Scotstown School	School-Primary	Window replacement and asbestos removal in Kitchen.	Complete
Seaton Park Depot	Depot	Refurbish depot.	To be completed by Summer 2013.
St Machar Academy	School-Secondary	Rewire (Part) and roof replacement.	Rewiring complete. Roof to be completed by Summer 2013.
St Machar Academy Sports Pavilion	School-Secondary	Minor refurbishment including window replacement.	To be completed by Summer 2013.
Stocket Parade Hostel	Group Home	Renew Emergency Lighting and Corridor Lighting.	Complete
Sunnybank School	School-Primary	Refurbish staff toilets and create additional staff toilet.	To be completed by end of March 2013.
The Lemon Tree	Leisure Facility	New heating controls.	To be completed by Summer 2013.
Town House	Office	Roof phase 1.	To be completed by Summer 2013.
Tullos School	School-Primary	Refurbish Staff & Pupil Toilets.	To be completed by end of March 2013.
West North Street Multi-storey Car Park	Car Park (Multi-storey)	Structural Repairs.	To be completed by end of March 2013.
Woodside School	School-Primary	Repoint walls and replace nursery roof.	To be completed by Spring 2013.
Woodside School	School-Primary	Resurface playground.	Complete

**Projects Not Progressed**

Crematorium	Crematorium	Road and car parking resurfacing.	Completed through revenue.
Kincorth Academy	School-Secondary	BEMS replacement.	Cancelled by EC&S
Public Convenience Demolitions	Public Conveniences	Demolition	Likely to be revenue and two properties no longer require demolition.
Cummings Park Community Centre	Community Education Centre	Window replacement and surface drainage works.	Transferred to 13/14 programme

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Location	Property Type	Proposed Works	Status/Notes
Abbotswell Primary School	School-Primary	Toilet refurbishment.	Transferred to 13/14 programme
Dyce Community Centre	Community Education Centre	Windows and flat roof replacement. Extend heating system.	Transferred to 13/14 programme
Beach Ballroom	Leisure Facility	Repoint South and East facing elevations.	Transferred to 13/14 programme
Reserve Collection, Kittybrewster Depot	Depot	Major roof replacement and associated M&E plant.	Cancelled by EC&S
<b>Additional Projects</b>			
Cults Primary School	School-Primary	Boiler Replacement (Oil)	To be completed by Summer 2013.
Gilbert Road Childrens Home	Childrens Home	Drainage replacement.	To be completed by end of March 2013.
Beach Leisure Centre	Sports Centre	Structural Survey of Flumes	To be completed by end of March 2013.
Kittybrewster Depot	Depot	Line marking and Lighting	To be completed by end of March 2013.
St Peters Cemetery, King Street	Depot	Re-roof and Refurbishment	To be completed by Summer 2013.
Woodside School	School-Primary	Structural Survey and Rebuild gables	Complete
<b>Projects Carried over from 11/12 programme</b>			
Kincorth Community Centre	Community Centre	Refurbishment	Complete