

Appendix A - Complete or Committed

Asset	Works	Notes	Financial Year
Aberdeen Crematorium	Resurfacing of car parks and upgrade steps leading from small car park.	Complete	2016/17
Aberdeen Treasure Hub	Additional security measures, additional M&E works, revised fire stopping and gas suppression testing.	Complete	2016/17
Balnagask House	Replacement call system.	Committed	2017/18
Beach Ballroom	Window replacements. Phase 1 and 2.	Committed	2017/18
Beach Ballroom	Inspection of main ballroom lowered and concealed ceilings, walkways, lighting, winch gear, redundant equipment and electrics.	Committed	2017/18
Bridge Of Don Academy	Refurbish toilet blocks. Phase 1	Committed	2017/18
Broomhill Primary School	Window replacements throughout. Phase 1	Committed	2017/18
Cornhill Primary School	Refurbishment of main pupil toilets including creation of disabled facilities.	Committed	2017/18
Cornhill Primary School	Replace external doors in poor condition.	Committed	2017/18
Cornhill Primary School	Resurfacing of playground.	Complete	2016/17
Cowdray Hall	Repairs to dome.	Complete	2016/17
Cults Primary School	Create ramped access for North Block.	Complete	2016/17
David Welch Winter Gardens	Phases 4/5 of greenhouse refurbishment.	Committed	2017/18
Dyce Academy	Partial refurbishment of ground floor toilets (vanity units and urinals). Phase 1 and 2.	Committed	2017/18
Fergus House	Replacement call system.	Committed	2017/18
Gilcomstoun School	Replacement of flat roofs/drainage. Include external decoration funded from R&M. Window Replacements (single glazing) and external doors. Upgrade ventilation in ladies staff toilets.	Committed	2017/18
Greenbrae School	The additional funds are specifically for the new nursery element of the extension which contribute significantly to early learning and childcare provision.	Complete	2016/17
Hazlehead Pets Corner	Comprehensive refurbishment and reconfiguration.	Committed	2017/18
Kittybrewster School	Production kitchen refurbishment.	Committed	2017/18
Mastrick Area Social Work Office	Reconfiguration of office space to support reclaiming SW teams.	Complete	2017/18

Appendix A - Complete or Committed

Newhills Churchyard Cemetery	Car park resurface.	Complete	2016/17
Old Aberdeen House	Upgrade of fire alarm system and emergency lighting.	Committed	2017/18
Quarryhill Primary School	Refurbish staff toilets.	Committed	2017/18
Rubislaw Playing Fields Pavilion	Floor issues to be resolved.	Committed	2017/18
Scotstown School	Refurb of 2 remaining toilet blocks.	Committed	2017/18
St Josephs R. C. School	Toilet refurbishment.	Complete	2017/18
Sunnybank School	Repointing to south elevation.	Committed	2017/18
Town House	Major repairs to roof and clock tower.	Complete	2016/17
Tullos Community Centre	Roof works and internal concrete repairs.	Complete	2017/18
Tullos Primary School	Roof works and internal concrete repairs.	Complete	2017/18
Tullos Primary School	Replacement of boundary fence approx. 800Lm in length.	Committed	2017/18
Legacy payments from projects completed in 2016/17		Complete	2016/17

Total **£3,421,000**

Appendix A - Complete or Committed

Appendix B - Currently Approved

Asset	Proposed Works	Notes	Financial Year
116 Westburn Road	Window and external door replacements throughout.	Windows are in C (Poor) condition.	2018/19
Aberdeen Crematorium	Refurbishment of chapels and public areas.		2018/19
	<p>Budget Change Reason: Enhanced budget to do comprehensive refurbishment. Existing budget covers new reception/book of remembrance area, new DDA compliant toilets and refurbishment of entrance/departure halls. The existing budget will not cover the refurbishment of the Chapels which are very outdated and in need of refreshment. Investment is required in the associated IT, display equipment and sound systems which are well below modern standards. Progressing all the work prevents closure in future years to do a further phase and also provides an enhanced customer experience. The project is scheduled to start in Spring 2018. Project is progressing through final technical checks prior to Capital Board</p>		
Aberdeen Grammar School	Flat roof replacements - Link Corridor, Tech Block, Dining/Kitchen and Music (1st Floor).	Roofs are in C (Poor) condition.	2017/18
Aberdeen Grammar School	Kitchen refurbishment including ventilation and heating improvements. R&M contribution.	Ongoing kitchen/servery refurbishment programme.	2018/19
Aberdeen Grammar School	Refurbishment of swimming pool changing facilities.	Changing facilities are in C (Poor) condition.	2018/19
Ashgrove Nursery Infant School	Establish forest nursery - 2's provision.	Part of Early Learning and Childcare – statutory Increase in provision.	2017/18
Ashley Road School	Window replacement Phase 2 and external doors replacement. Include external decoration to be funded from R&M.	Windows are in C (Poor) condition and external doors in D (Bad) condition.	2018/19
Balnagask House	Boiler replacement.		2017/18
Beach Ballroom	Access issues, ceiling, safety issues, electrics all associated with main ballroom ceiling/roof.		2017/18

Appendix B - Currently Approved

Asset	Proposed Works	Notes	Financial Year
Braeside Nursery Infant School	Flat roof replacement to original building.	Roof is in C (Poor) condition.	2017/18
	Budget Change Reason: Additional budget to carry out mechanical and electrical works. The works are essential to ensure the building is suitable for use as temporary accommodation for the new Countesswells primary school and Airyhall School Out of School Care provision, prior to a new school building being built at Countesswells.		
Bramble Brae Primary School	Refurbishment of toilet blocks. Phase 1.		2017/18
Bramble Brae Primary School	Refurbishment of two toilet blocks. Phase 2.		2017/18
Bramble Brae Primary School	Replacement windows to original building. Include external decoration to be funded from R&M.	Windows are in D (Bad) condition.	2018/19
Bridge Of Don Academy	Refurbish toilet blocks. Phase 2 and 3.	Toilets are in C (Poor) condition.	2018/19
Bridge Of Don Swimming Pool	Replacement of roof and solar panels. CEEF to provide funding for panels.	Roof is in C (Poor) condition.	2018/19
Broomhill Primary School	Window replacements throughout. Phase 2.	Windows are in C (Poor) condition.	2018/19
Central Library	Roof and parapet works.	Required to resolve significant water penetration issues.	2017/18
	Budget Change Reason: Full scope of work established which includes work to multiple roofs. Scaffolding was erected outside the library at the end of May 2017 and an investigation was carried out by a steeplejack. The investigation highlighted significant issues, primarily relating to a number of unstable parapet coping stones. Emergency repairs took place including the removal of loose parapet coping stones. No permanent repairs were carried out at this time. Following the erection of scaffolding initial works have been carried out and a full survey has been completed. This has identified extensive requirements across the various roofs. The additional budget will allow all the identified work to be carried out and provides a long term solution to water penetration. The works would take 40 weeks to complete. Project progressing through final technical checks prior to Capital Board Approval.		
Central Library	Refurbishment of staff toilet.	Toilets are in C (Poor) condition.	2018/19

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Asset	Proposed Works	Notes	Financial Year
Connections Women's Centre 82 Spring Garden	Window replacements throughout.	Windows are in D (Bad) condition.	2018/19
Cornhill Primary School	Repoint and repair walls. Include external decoration to be funded from R&M.	External walls in C (Poor) condition.	2018/19
Cove Library	Issues with curtain walling to be resolved.	Ongoing issues with vandalism and prohibitive repair costs.	2018/19
Criminal Justice Office (all Floors) 74-80 Spring Gardens	Window replacements throughout.	Windows are in D (Bad) condition.	2018/19
Criminal Justice Office (all Floors) 74-80 Spring Gardens	Security improvements including external lighting and potentially CCTV.		2018/19
Cults Primary School	Remaining felt flat roof replacements.	Roof is in C (Poor) condition.	2018/19
David Welch Winter Gardens	Visitors toilet refurbishment.		2018/19
Denmore Depot Denmore Gardens	Refurbishment of external areas and welfare facilities. C condition. Rationalise buildings on site.	Asset is C (Poor) condition overall.	2017/18
Dyce Academy	Flat roof replacement to sports wing, including widening of gully outlets. PV panels.	Roof is in C (Poor) condition.	2018/19
Dyce Community Centre	Replacement Windows.	Windows are in C (Poor) condition.	2018/19
Fernielea Primary School	Further roof replacements.	Roofs are in C (Poor) condition.	2017/18
Ferryhill Library	Structural work to external walls. Along with associated works to roof and internal areas.		2017/18
Frederick Street Training Centre And Customer Contact Centre	Further repointing and covering of parapets.	To address ongoing water penetration issues.	2018/19
Gilcomstoun School	Phase 2 of window replacements.	Windows are in D (Bad) condition.	2018/19
Harlaw Academy	Replacement of single glazed windows in stair wells and external doors. Include external decoration to be funded from R&M.	Windows are in C (Poor) condition.	2018/19

Appendix B - Currently Approved

Asset	Proposed Works	Notes	Financial Year
Harlaw Playing Fields Pavilion	Refurbishment and access improvements (DDA). Include external decoration to be funded from R&M. Increased used planned by E&CS.	Asset is C (Poor) condition overall.	2018/19
Hazlehead Academy	Windows (PE Department). Include external decoration to be funded from R&M.	Windows are in C (Poor) condition.	2018/19
	Budget Change Reason: Scope of work reduced.		
Hazlehead Academy	Artificial pitch replacement.	Ongoing pitch replacements.	2017/18
Hazlehead Cemetery	Resurfacing of access road.		2017/18
Health & Safety Budget	2 year budget allocation.		2018/19
Holy Family R.C. Primary School	Replacement windows (block 2) and replace remaining flat roofs.	Windows and roofs in C (Poor) condition.	2018/19
House 11 Craigendarroch Place	Window, external door and heater replacement. Potentially kitchen replacement as well.		2018/19
House 145 Gardner Road	Window replacements.	Windows are in C (Poor) condition.	2017/18
Kincorth Childrens Home	Electrical Upgrade.	Electrical upgrade covering entire house.	2017/18
	Budget Change Reason: Initial budget was only for enabling works for kitchen refurbishment. Proposed new project in Appendix D is for wider refurbishment so comprehensive electrical upgrade is required.		
Kincorth Community Centre	Toilet refurbishments.	Potentially part funded by Management Committee.	2018/19
Kingswells Primary School	Establish forest nursery - 2's provision.	Part of Early Learning and Childcare – statutory Increase in provision.	2017/18
	Budget Change Reason: Service has established full scope of work which is more extensive than budgeted for. This brings it line with similar project at Ashgrove Childrens Centre.		

Appendix B - Currently Approved

Asset	Proposed Works	Notes	Financial Year
Kirkhill Primary School	Replacement light fittings in dining and assembly halls.		2018/19
Leadside Road (Former) Community Centre	Demolition - unsafe building.		2018/19
Loirston Community Centre	Re-render external walls and replace gutters/downpipes.	Potentially part funded by Management Committee. External walls and roof drainage in C (Poor) condition.	2017/18
Mastrick Community Centre	Window replacements.	Windows are in C (Poor) condition.	2017/18
Mastrick Library	Window replacements.	Windows are in C (Poor) condition.	2017/18
Memorials in City Centre	2 year budget allocation.		2018/19
Middleton Park Community Centre (Little Bods)	Improve accessibility as currently rates as C (Poor).		2018/19
Muirfield School	Replace roof and windows to non teaching block. Include external decoration to be funded from R&M.	Windows and roof in C (Poor) condition.	2018/19
Northfield Academy	Resolve drainage/waste issues associated with toilets.		2017/18
Northfield Academy	Replacement windows and external doors to gymnasium/music block.	Windows and external doors in C (Poor) condition.	2018/19
Northfield Academy Pitches	Replacement fencing.		2018/19
Old Aberdeen House	Refurbishment of public areas and replacement of single glazed windows.	Windows are in C (Poor) condition.	2017/18
Oldmachar Academy	Artificial pitch replacement.	Ongoing pitch replacements.	2017/18
Oldmachar Academy	Toilet refurbishments - Phase 2.		2018/19
Oldmachar Academy	Games hall flooring replacement.		2018/19

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Asset	Proposed Works	Notes	Financial Year
Oldmachar Academy	New fire doors and potentially magnetic door holders.	To address fire risk assessment recommendations.	2018/19
Play Ground Equipment (Various)	2 year budget allocation.		2018/19
Quarryhill Primary School	Re-render external walls. Include external decoration to be funded from R&M.	External walls are in C (Poor) condition.	2018/19
Riverbank School	Additional nursery toilet.		2017/18
Rosemount Community Centre	Various External works (including works to boundary wall).		2018/19
Rosemount Community Centre	External improvements.		2018/19
Rosemount Community Centre	Fire escape improvements at ground floor gym.		2018/19
Rosemount Community Centre	Ground floor male toilet refurbishment. Part funded by revenue.		2018/19
Rosemount Community Centre	Window replacements - Phase 2.	Windows are in D (Poor) condition.	2018/19
Rosemount Community Centre	Damp proofing to gym and gym store.	To address ongoing water penetration issues.	2018/19
St Machar Academy	Replacement of single glazed windows in courtyard and stairwells.	Windows are in C (Poor) condition.	2018/19
St Machar Academy	Phase 2 of pavilion refurbishment.	Internal fabric is in C (Poor) condition.	2017/18
Stocket Parade Hostel	Kitchen and bathroom refurbishment.		2018/19
Sunnybank School	Replacement windows to West block and external doors.	Windows are in C (Poor) condition.	2018/19
Sunnybank School	Flat roof replacement to East block.		2018/19
The Quarry Centre	Reconfiguration of office space to support reclaiming SW teams.		2017/18
Tolbooth Museum	Major roof and parapet works.		2017/18

Appendix B - Currently Approved

Asset	Proposed Works	Notes	Financial Year
Tullos Primary School	Refurbish remaining toilets. Toilets next to the child development team and the male staff toilet.	Toilets are in C (Poor) condition.	2018/19
Westburn Park	Resurface access road and car park. Mark out spaces.		2017/18
Westburn Park	Replacement railings.		2018/19
Woodside School	Pitched roof refurbishment.	Roof is in C (Poor) condition.	2018/19

Total approved £ 14,510,000
 Additional £ 1,127,000
Revised Total £ 15,637,000

Appendix C To be Removed

Location	Cancelled Works	Budget Cost	Notes
Hazlehead Park Public Convenience	Replace with automated unit.	£ 25,000	In programme since 2012. To date service requirement not fully demonstrated. Consideration to be given as to how other facilities in the park can be utilised. Project can be brought through governance processes if identified as Service requirement.
St Machar Academy	Refurbishment of HE Kitchen.	£ 50,000	School originally indicated that it would provide part funding for the project but this is no longer the case. Similar project at another school was carried out after the school part funded the project. In addition this project is considered low priority.
Tullos Artificial Pitch	Artificial pitch replacement.	£ 60,000	Following consultation with Sport Aberdeen it was agreed that the demand for an all weather surface in this area was not sufficient to justify investment. In addition the use by Torry Academy will cease when Lochside Academy becomes operational. Provision for pitches and multi use games area in Torry will be considered as part of new Tillydrone Primary School project.
Westburn Park Depot	Major refurbishment and improvements.	£ 560,000	Projected costs predicted to significantly exceed available budget. Due to the large cost and service requirement not being fully demonstrated to date the project will not be progressed. Project can be brought through governance processes if identified as Service requirement.

Appendix D - New Projects

Asset	Proposed Works	Notes	Financial Year
Abbotswell Primary School	Roof replacements to ground floor (lower) and link corridor.	Roof is in C (Poor) condition.	2018/19
Aberdeen Grammar School	Toilet refurbishments.		2019/20
Aberdeen Grammar School	Pool filtration tanks and chemical control replacement.	Required to keep pool operational.	2017/18
Aberdeen Grammar School	Upgrade of fire alarm system.	To address fire risk assessment recommendations.	2019/20
Airyhall Library	Window replacements throughout. Consider funding of external decoration from R&M.	Windows are in C (Poor) condition.	2019/20
Ashgrove Nursery Infant School	Access improvements including platform lift.		2019/20
Ashgrove Nursery Infant School	Heating replacement.	Heating is in C (Poor) conditions.	2019/20
Balnagask Community Centre	Boiler replacement burner bars.		2018/19
Beach Ballroom	Re-rendering works. Contributions from R&M budget.	Part contribution with funding also coming from R&M.	2018/19
Beach Ballroom	Replacement fire alarm system.		2019/20
Bridge Of Don Academy	Heating plant replacement - boiler and gas supply booster.		2018/19
Bridge of Don Community Centre	Refurbishment of community centre servery.		2019/20
Culter School	Purchase of new modular accommodation.	Additional classroom space is required to alleviate pressures created by growth in school roll. Temporary leased modular accommodation and redundant unit will be	2018/19
Cults Primary School	Purchase of new modular accommodation.	Additional classroom space is required to alleviate pressures created by growth in school roll. Unit will be linked to school. Temporary leased modular accommodation will be	2018/19
Cummings Park Learning Centre	Replacement of poor condition flooring and ceilings.	Flooring and ceiling are in C (Poor) condition.	2019/20
Danestone Primary School	Car park and access road resurfacing.	Assessed as C (Poor) condition.	2019/20
Deeside Family Centre	Car park and access road resurfacing.	Assessed as C (Poor) condition.	2019/20
Duthie Park Workshops	Car park and access road resurfacing.	Assessed as C (Poor) condition.	2019/20
Dyce Academy	Replace/refurbishment of lift. Improve accessibility.		2018/19
Dyce Primary School	Replace air handling units and carry out associated asbestos works.		2019/20
Fernielea Primary School	Alterations to create additional classrooms.	Previously deferred.	2019/20
Ferryhill Primary School	Improve security and accessibility.		2019/20
Forehill School	Car park and access road resurfacing.	Assessed as C (Poor) condition.	2019/20
Glashieburn School	Car park and access road resurfacing.	Assessed as C (Poor) condition.	2019/20
Hall (Creche) 5 West North Street	Flat roof replacements.	Roof is in C (Poor) condition.	2019/20
Harlaw Academy	Toilet refurbishments.	Potentially phased due to scale of work.	2019/20
Hazlehead Park Car Park	Resurfacing of car park.		2019/20

Appendix D - New Projects

Asset	Proposed Works	Notes	Financial Year
Hazlehead Academy	Structural repairs - initial works.		2018/19
House 145 Gardner Road	Kitchen replacement.		2019/20
Inchgarth Community Centre	Roof replacements.	Roof is in C (Poor) condition.	2019/20
Inchgarth Community Centre	Boiler replacements.		2019/20
Kincorth Childrens Home	Kitchen replacement and minor refurbishment.	Linked to existing electrical upgrade project.	2019/20
Kincorth Sports Centre	Roof replacement to original building.	Roof is in C (Poor) condition. Sport Aberdeen contributing £40k to project.	2017/18
Kittybrewster School	Toilet refurbishments.	Potentially phased due to scale of work.	2019/20
Multi Storey Car Park Chapel Street	Structural repairs.		2019/20
Multi Storey Car Park West North Street	Structural repairs including works to parapets.		2019/20
New Town House Extension	Flat roof replacement.	Roof is in C (Poor) condition.	2019/20
Newhills Churchyard Cemetery Depot	New welfare modular unit. Demolish existing buildings.	Poor quality structures with significant issues. Not worth investing in so replacement preferred.	2018/19
Northfield Academy	Replacement of remaining felt flat roofs.		2019/20
Old Aberdeen House	Further repointing.		2018/19
Powis Community Centre	Window replacements.	Windows are in C (Poor) condition.	2019/20
Sheddocksley Community Centre	Replacement windows and entrance doors. Accessibility improvements. Repointing of external walls.	Windows and external doors are in C (Poor) condition.	2019/20
Springbank Cemetery Depot	New welfare modular unit. Demolish existing buildings.	Poor quality structures with significant issues. Not worth investing in so replacement preferred.	2018/19
St Josephs R. C. School	Toilet refurbishments.	Phase 1 completed in 2016/17.	2018/19
St Josephs R. C. School	Fire alarm installation.	To address fire risk assessment recommendations.	2017/18
St Machar Academy	Toilet refurbishments.		2019/20
St Machar Academy	Heating plant replacement - boiler, calorifier and pressurisation unit.		2018/19
St Nicholas Pupil Centre	Window replacements. Form path to entrance.	Windows are in C (Poor) condition.	2019/20
Webster Park Community Facility	MUGA (Multi Use Games Area) contribution. Community Centre Management Committee funding majority of work.		2018/19
Westpark School	Production kitchen refurbishment.	Part of ongoing programme of servery/production kitchen replacements.	2019/20
Woodside School	Toilet refurbishments (Two Large Blocks).		2019/20
Health & Safety - Rolling programme	Rolling programme of H&S works.	Year 3 of programme.	2019/20
Memorials in City Centre - Rolling programme	Rolling programme of stabilisation and H&S works to memorials.	Year 3 of programme.	2019/20
Play Ground Equipment - Rolling programme	Rolling programme of play ground equipment renewal.	Year 3 of programme.	2019/20

Appendix D - New Projects

Asset	Proposed Works	Notes	Financial Year
Play Ground Equipment - Additional allocation	One off additional allocation of funds as per decision by Full Council.		2018/19
School Security - Rolling programme	Rolling programme of works to improve security at schools. Previously revenue funded.	Various schools primarily covering work to enhance security at entrances and receptions.	2019/20

Total £ 7,270,000

Appendix E - Future Projects

Property Address	Proposed Work
Abbotswell Primary School	Window replacements throughout.
Abbotswell Primary School	Kitchen refurbishment.
Airyhall Library	Car park resurfacing.
Altens Community Centre	Additional parking - subject to land transfer.
B & W Depot (North) Sillerton Lane Depot	Refurbish toilets and replace windows in toilets/welfare areas.
Bramble Brae Primary School	Kitchen refurbishment.
Charleston School	Replacement modular accomodation.
Community Centre Catherine Street	Window and external door replacements.
Cromdale Outdoor Centre	Toilet refurb and resolve storage issues .
Culter Library	Refurbishment of staff areas.
Cults Library	Roof replacement.
Cults Primary School	Replace slabbed areas with wheelchair friendly surface.
Danestone Primary School	Electric heating replacement.
Depot Bucksburn	Window replacements.
Depot Cairnwell Drive	Refurbishment.
Dyce Academy	Toilet refurbishment.
Dyce Primary School	Toilet refurbishment.
Forehill School	Heating replacement solution potentially covering all buildings.
Gilcomstoun School	Toilet refurbishment.
Glashieburn School	Electric heating replacement.
Harlaw Academy Playing Fields Pavilion	Drainage issues for pitch to be resolved.
Hazlehead Academy	Toilet refurbishment.
Holy Family R.C. Primary School	Toilet refurbishment.
Holy Family R.C. Primary School	Playground resurfacing. Condition issues not that much of an issue.
Kincorth Library And Customer Access Point	Window replacements.
Kingsford Primary School	Toilet refurbishment.
Kirkhill Primary School	Toilet refurbishment.
Loirston Primary School	Toilet refurbishment.
Middleton Park Primary School	Heating replacement solution potentially covering all buildings.
Milltimber Primary School	Resurface playground - currently a soft play surface.
Muirfield School	Playground resurfacing.
Northfield Community Centre	Toilet refurbishment (beside gymnasium).
Northfield Community Centre	Window replacements and pitched roof refurbishment.
Northfield Library	Window replacements and pitched roof refurbishment.
Northfield Swimming Pool	Air handling unit replacement.
Playing Fields Pavilion Torry Academy	Refurbishment including upgrading foot fall access.
Rosemount Community Centre	Resurfacing of access road and realignment of gate.
Rosewell House	Enhanced lighting levels and additional motion detectors. Assessment required to establish requirements.

Appendix E - Future Projects

Property Address	Proposed Work
Skene Square Primary School	Toilets refurbishment.
St Machar Academy	Replace/rationalise modular units.
The Bush Peterculter Roads Depot	Window replacements.
The Quarry Centre	Wider refurbishment.
Torry Community Centre	Windows replacement - C condition.
Trinity Cemetery Depot	Refurbishment.
Westburn House	Structural Survey & Structural Stability/H & S works.
Westpark School	Toilet refurbishments.

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.