

Appendix A - Complete or Committed

Location	Property Type	Proposed Works	Notes	Cost in 2023/24	Financial Year
26A Rowan Road	Group Home	Window replacement.	Committed	£ 5,029	2023/24
Abbotswell Primary School	School - Primary	Pupil and staff toilet refurbishments.	Committed	£ 237,467	2023/24
Abbotswell Primary School	School - Primary	Remaining flat roof replacements.	Committed	£ 140,230	2023/24
Aberdeen Grammar School	School - Secondary	Replace metal windows/curtain walling to Hall, Assembly hall, dining room and Art Department.	Committed	£ 288,156	2023/24
Ashley Road School	School - Primary	Additional security and accessibility Improvements.	Committed	£ 33,000	2023/24
Bramble Brae Primary School	School - Primary	Refurbishment of toilet blocks. Phase 1.	Committed	£ 279,494	2023/24
Bramble Brae Primary School	School - Primary	Refurbishment of two toilet blocks. Phase 2.	Committed		2023/24
Bramble Brae Primary School	School - Primary	Kitchen refurbishment.	Completed	£ 13,657	2023/24
Bridge Of Don Academy	School - Secondary	Window replacements. Phase 2.	Committed	£ 247,883	2023/24
Broomhill Primary School	School - Primary	Repointing to external walls and lead work to parapets. Phase 1.	Committed	£ 247,799	2023/24
Central Library	Library	Staff toilet refurbishment.	Completed	£ 203,226	2023/24
Criminal Justice Office	Office	Lift refurbishment.	Completed	£ 47,615	2023/24
Dyce Primary School	School - Primary	Replace air handling units and carry out associated asbestos works.	Committed	£ 154,635	2023/24
Dyce Primary School	School - Primary	Refurbishment of external cladding to gym hall.	Committed	£ 164,464	2023/24
Harlaw Academy	School - Secondary	Window refurbishment and lintel replacements. Phase 1 - Albyn building and Block B.	Committed	£ 44,796	2023/24
House 233 Birkhall Parade	Group Home	Window replacement.	Completed	£ 833	2023/24

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Location	Property Type	Proposed Works	Notes	Cost in 2023/24	Financial Year
House 233 Birkhall Parade	Group Home	Replacement kitchen.	Completed	£ 3,381	2023/24
Inchgarth Community Centre	Community Centre (Leased)	Final phase of roof replacements.	Completed	£ 19,401	2022/23
Kincorth Community Centre	Community Learning Centre	Toilet refurbishments.	Completed	£ 7,119	2022/23
Kirkhill Primary School	School - Primary	External door replacement.	Committed	£ 37,612	2023/24
Kittybrewster School	School - Primary	Windows in dining hall.	Committed	£ 35,174	2023/24
Maritime Museum	Museum	Passenger lift replacement.	Committed	£ 76,918	2023/24
New Town House Extension	Office	Flat roof replacement.	Committed	£ 519,948	2023/24
Northfield Academy	School - Secondary	Modular Toilet Accommodation Infrastructure	Committed	£ 74,929	2023/24
St Machar Academy	School - Secondary	Toilet refurbishments phase 1.	Committed	£ 261,575	2023/24
Tolbooth Museum	Museum	Major roof and parapet works.	Committed	£ 656,435	2023/24
Westpark School	School - Primary	Toilet refurbishment phase 1.	Committed	£ 112,048	2023/24
Projects completed/committed before 2022 committee but have legacy costs	Various		Complete	£ 137,896	

Total	£ 4,050,720
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Appendix B - Currently Approved

Asset	Property Type	Proposed Works	Notes	Budget Cost	Revised Budget	Financial Year	Energy & Climate
116 Westburn Road	Family Centre	Replacement of obsolete boilers.				2023/24	Yes
Abbotswell Primary School	School - Primary	Kitchen refurbishment.				2023/24	
Abbotswell Primary School	School-Primary	Window replacement phase 2.	Windows are in C:Poor condition.			2024/25	Yes
Abbotswell Primary School	School-Primary	Emergency lighting replacement.				2024/25	
Aberdeen Crematorium	Crematorium	Resurface of West Chapel car park.	Car park is in C-Poor condition.			2023/24	
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices.						
Aberdeen Grammar School	School - Secondary	Upgrade of fire alarm system.	To address fire risk assessment recommendations.			2025/26	
Aberdeen Grammar School	School - Secondary	Boys toilet refurbishment ground floor.				2024/25	Yes
Aberdeen Snow Sports Centre	Outdoor Sports Facility	Replacement of the lighting columns and luminaires.				2024/25	Yes
Altens Community Centre	Community Centre (Leased)	Boiler replacement and new gas line.				2024/25	Yes
Ashgrove Nursery Infant School	School - Nursery	Heating replacement.	Heating is in C (Poor) condition.			2025/26	Yes
B & W Depot (North) Sillerton Lane	Depot	Refurbish toilets and replace windows in toilets/welfare areas.				2023/24	Yes
Balnagask House	Home for the Elderly	Phase 1 of ensuite and communal toilet refurbishments.				2023/24	Yes
Balnagask House	Home for the Elderly	Phase 2 of ensuite and shared toilet refurbishments.				2024/25	Yes
Balnagask Motte	Historic site	Reinstatement of historic asset.	As per decision of Full Council.			2023/24	

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Asset	Property Type	Proposed Works	Notes	Budget Cost	Revised Budget	Financial Year	Energy & Climate
Beach Ballroom	Leisure Facility	Access issues, ceiling, safety issues, electrics all associated with main ballroom ceiling/roof.				2023/24	
Beach Ballroom	Leisure Facility	Extended intruder alarm. Improve security to rear of building including improved external doors and external CCTV.				2023/24	
Beach Ballroom	Leisure Facility	Re-rendering works final phase.				2023/24	
Bridge Of Don Academy	School - Secondary	Upgrade the kitchen gas supply and ventilation system due to breach in regulations.				2023/24	
Bridge Of Don Academy	School - Secondary	Kitchen refurbishment.	Part of ongoing programme of replacement.			2024/25	
Bridge Of Don Academy	School-Secondary	Replacement boilers and pressurisation system.				2024/25	Yes
Bridge Of Don Library	Library	Roof, window and external doors replacements.	Roof is in D-Poor condition and windows/doors are in C-Poor condition.			2023/24	Yes
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices.						
Broomhill Primary School	School-Primary	Phase 2. Roof refurbishment, repointing, leadwork and rainwater goods replacement.				2024/25	Yes
Broomhill Primary School	School - Primary	Replacement of atrium roof.				2024/25	Yes

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Asset	Property Type	Proposed Works	Notes	Budget Cost	Revised Budget	Financial Year	Energy & Climate
Bucksburn Depot	Depot	Reconfiguration of the office to provide toilet and welfare facilities. Electrical upgrade to be incorporated.	Existing modular toilets in D-Bad condition.			2023/24	
Bucksburn Depot	Depot	Replacement perimeter fencing and entrance gate.	Fencing is in C-Poor condition.			2023/24	
Cemetery walls rebuild budget	Cemetery	Rebuilding of cemetery boundary walls.	Nellfield and Allenvale cemeteries are priorities.			2025/26	
Central Library	Library	Renew damaged ceilings and replace associated lighting.				2023/24	Yes
Central Library	Library	Replacement carpeting of floor coverings at various locations.	Existing floor primarily dates from 1970's refurbishment and has been damaged by water ingress in some areas.			2023/24	
Central Library	Library	Replace rolling shelving units. Sections closed off and very dated.				2024/25	
Central Library	Library	Childrens lift replacement.				2024/25	
Cults Primary School	School - Primary	Toilet refurbishments.				2025/26	Yes
Culter Sports Centre	Sports Centre	Roof structure repairs and bay window improvements.				2025/26	Yes
Cummings Park Learning Centre	Community Learning Centre	Replacement of obsolete boilers.				2024/25	Yes
Deeside Family Centre	Family Centre	Car park and access road resurfacing.	Tarmac is in C (Poor) condition.			2024/25	
Denmore Depot Denmore Gardens	Depot	Refurbishment of external areas and welfare facilities. Rationalise buildings on site.	Asset is C (Poor) condition overall.			2024/25	
Depot Bucksburn Bankhead Avenue	Depot	Window replacements.				2024/25	Yes
Depot Cairnwell Drive	Depot	Refurbishment.				2025/26	Yes

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Asset	Property Type	Proposed Works	Notes	Budget Cost	Revised Budget	Financial Year	Energy & Climate
Dyce Academy	School - Secondary	Upgrade the kitchen gas supply and ventilation system due to breach in regulations.				2023/24	
Dyce Academy	School - Secondary	Replacement of obsolete light fittings.	Replacement tubes hard to obtain and expensive.			2023/24	Yes
Dyce Academy	School - Secondary	Replacement fire alarm system.				2023/24	
Dyce Community Centre	Leased Community Centre	Remaining window replacements to block C.	Windows are in D-Poor condition.			2023/24	Yes
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices.						
Fergus House	Home For the Elderly	Replacement boundary fence.				2023/24	
Ferryhill Primary School	School-Primary	Window replacements phase 2. Single glazed windows.	Windows are in C:Poor condition.			2024/25	Yes
Grove Cemetery Depot	Depot	Install permanent toilet facilities.				2023/24	
Hanover Street School	School - Primary	Upgrade the kitchen gas supply and ventilation system due to breach in regulations.				2023/24	
Hanover Street School	School-Primary	Replacement flooring and treads to stairwells.	Health and safety issue.			2023/24	
Harlaw Academy	School-Secondary	Install gas testing system in all relevant classrooms.				2023/24	
Kincorth Library And Customer Access Point	Library	Window replacement.				2023/24	Yes
Kincorth Sports Centre	Sports Centre	Replacement of the boilers and Domestic Hot Water Services and essential system improvements.				2023/24	Yes
Kingswells Care Home	Home for the Elderly	Swing free door installation.				2023/24	Yes
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices. Includes completely new electrical infrastructure to support installation.						

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Asset	Property Type	Proposed Works	Notes	Budget Cost	Revised Budget	Financial Year	Energy & Climate
Kingswells Primary School	School - Primary	Upgrade the kitchen gas supply and ventilation system due to breach in regulations.				2023/24	
Kittybrewster School	School-Primary	Burner replacement to boilers.				2024/25	
Len Ironside Centre	Day Centre- Disabled	Alterations to mechanical and electrical controls.				2024/25	
Loirston Primary School	School-Primary	Replacement of electrical Main Switchboard Panel.				2024/25	
Maritime Museum	Museum	CCTV upgrade including external lighting improvements.				2023/24	
Maritime Museum	Museum	Replacement tannoy system.				2023/24	
Multi Storey Car Park West North Street	Multi Storey Car Park	Structural repairs including works to parapets.				2023/24	
Nellfield Cemetery Depot	Depot	New welfare modular unit. Demolish existing buildings.				2023/24	Yes
New Town House Extension	Office	Replacement back up generator.	Generator has reached the end of its economic life.			2023/24	
Newhills Churchyard Cemetery Depot	Depot	New welfare modular unit. Demolish existing buildings.	Poor quality structures with significant issues. Not worth investing in so replacement preferred.			2023/24	Yes
Newhills Churchyard Cemetery Depot	Depot	Complete new roof to granite store. Part of listed structures.	Roof is in D:Bad condition.			2023/24	
Northfield Academy	School - Secondary	Upgrade the kitchen gas supply and ventilation system due to breach in regulations.				2023/24	
Northfield Community Centre	Leased Community Centre	Pitched roof replacement.				2025/26	Yes
Old Aberdeen House	Office	Further repointing.				2025/26	

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Asset	Property Type	Proposed Works	Notes	Budget Cost	Revised Budget	Financial Year	Energy & Climate
Old Aberdeen House	Office	Replacement of single glazed windows and new climate control.				2025/26	Yes
Oldmachar Academy	School - Secondary	Upgrade the kitchen gas supply and ventilation system due to breach in regulations.				2024/25	
Powis Community Centre	Leased Community Centre	Window upgrade/refurbishment.	Windows are in C (Poor) condition.			2023/24	Yes
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices.						
Replacement of obsolete school lighting.	School - Primary	Replacement of obsolete light fittings in identified Primary School. Initial phase to design/cost requirements and then carry out work in a priority school.	Priority schools are Cornhill Primary, Culter School, Dyce Primary and Holy Family.			2024/25	Yes
Rosemount Community Centre	Community Learning Centre	Various External works.				2024/25	
Rosemount Community Centre	Community Learning Centre	Fire escape improvements at ground floor gym.				2023/24	
Rosemount Community Centre	Community Learning Centre	Window replacements - Phase 2.	Windows are in D:Bad condition.			2024/25	Yes
Rosemount Community Centre	Community Learning Centre	Damp proofing to gym and gym store.	To address ongoing water penetration issues.			2024/25	
Sheddocksley Community Centre	Leased Community Centre	Replacement windows and entrance doors. Accessibility improvements. Repointing of external walls.	Windows and external doors are in C:Poor condition.			2023/24	Yes
Sheddocksley Sports Centre	Sports Centre	Replacement of the boiler and essential improvements to the heating system.	Scope to consider pavilion heating system as well.			2024/25	Yes

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Asset	Property Type	Proposed Works	Notes	Budget Cost	Revised Budget	Financial Year	Energy & Climate
Springbank Cemetery Depot	Depot	New welfare modular unit. Demolish existing buildings.	Poor quality structures with significant issues. Not worth investing in so replacement preferred.			2023/24	Yes
St Josephs R. C. School	School - Primary	Tanking of basement to reduce flooding risk. Phase 1.				2023/24	Yes
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices.						
St Josephs R. C. School	School - Primary	Final phase of toilet refurbishments.				2023/24	Yes
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices.						
St Josephs R. C. School	School-Primary	Window replacement phase 2.	Windows are in C:Poor condition.			2024/25	Yes
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices.						
St Machar Academy	School - Secondary	Upgrade the kitchen gas supply and ventilation system due to breach in regulations.				2023/24	
St Machar Academy	School - Secondary	Toilet refurbishment phase 2.				2023/24	Yes
The Bush Depot	Depot	Roof replacement to store/workshop building.	Roof is in D:Bad condition.			2023/24	
The Jesmond Centre	Sports Centre	Installation of bird proof netting to roof structure.				2025/26	
Torry Community Centre	Leased Community Centre	Windows replacement, re-render walls and replace downpipes/gutters.				2023/24	Yes
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices.						
Trinity Cemetery Depot	Depot	Refurbishment.				2024/25	

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Asset	Property Type	Proposed Works	Notes	Budget Cost	Revised Budget	Financial Year	Energy & Climate
Tullos Depot	Depot	Windows and flat roof replacement.				2024/25	Yes
Tullos Depot	Depot	Salt store replacement. Development budget.	Existing building is in D:Bad condition.			2024/25	
Tullos Depot	Depot	Replacement automatic gate.	Security issue due to poor reliability.			2023/24	
Tullos Primary and Community Centre	School - Primary	Window replacements - phase 1.	Windows are in C:Poor condition.			2024/25	Yes
Budget Change Reason:	Initial budget was indicative only. Project now fully designed and estimated, which has identified a budget requirement that reflects the scope of work and changes in construction prices.						
Westburn House	Surplus asset	Structural survey & structural Stability/H & S works.				2024/25	
Westburn Lounge And Outdoor Sports Centre	Outdoor Sports Centre	Replacement of the boilers and Domestic Hot Water Services and essential system improvements.				2024/25	Yes
Westburn Tennis Centre	Sports Centre	Replacement of the boilers and essential improvements to the heating system.				2024/25	Yes
Westburn Tennis Centre	Sports Centre	Roof structure recladding and Improvements.				2024/25	
Westburn Tennis Centre	Indoor Sports Facility	Replacement of indoor tennis courts lighting.				2024/25	Yes
Woodside School	School-Primary	To replace the playing field fencing with new black weld mesh fencing and replacement gates.	Fencing and gates are in D:Bad condition			2023/24	
Development Budget		Development budget to provide robust estimates prior to projects being added to the programme.				2023/24	

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Asset	Property Type	Proposed Works	Notes	Budget Cost	Revised Budget	Financial Year	Energy & Climate
Health & Safety Budget	Various	Rolling programme	2 year budget allocation.			2023/24	
Memorials in City Centre	Memorials	Rolling programme of stabilisation and H&S works to memorials.	2 year budget allocation.			2023/24	
Play Ground Equipment (Various)	Various	Rolling programme of play ground equipment renewal.	2 year budget allocation.			2023/24	
School fixed equipment and fixtures/fittings replacement - Rolling programme	Schools	Rolling programme of school fixed equipment and fixtures/fittings replacement.	2 year budget allocation.			2023/24	
Relay and renew path network - Rolling programme	Open space	Rolling programme of replacement/upgrade of open space path network.	2 year budget allocation.			2023/24	

Existing Total	£ 13,188,812
Additional Total	£ 1,173,000

Appendix C - New Projects

Asset	Property Type	Proposed Works	Notes	Budget Cost	Financial Year	Energy & Climate
Aberdeen Art Gallery	Museum	Replacement of M&E equipment. Including humidifier upgrade; improvements to Building Management System hardware & front end required.			2025/26	Yes
Aberdeen Crematorium	Crematorium	Replacement path surface to front of building. Replacement of lighting bollards on path with more robust type.			2023/24	
Aberdeen Grammar School	School-Secondary	Further window replacements at the Art Department and Kitchen.	Windows are in C:Poor condition.		2025/26	Yes
Aberdeen Music School Hall Of Residence	Hostel	Install boiler & provide domestic hot water cylinder.			2025/26	Yes
Aberdeen Music School Hall Of Residence	Hostel	Replacement ventilation units.			2025/26	Yes
Balgownie Community Centre	Community Centre (Leased)	Replacement roof. Structural improvements may be required to accommodate enhanced roof specification.	Roof is in C:Poor condition.		2025/26	Yes
Bridge Of Don Academy	School-Secondary	Window replacements - Phase 3.	Windows are in C:Poor condition.		2025/26	Yes
Brimmond School	School-Primary	Replace AHU on external plant room.			2025/26	Yes
Broomhill Primary School	School-Primary	Phase 3. Roof refurbishment, repointing, leadwork and rainwater goods replacement.			2025/26	Yes
Central Library	Library	Replacement floors to allow flooring coverings to be replaced.			2025/26	
Childrens Home 2 Gilbert Road	Childrens Home	Kitchen refurbishment. Replace existing kitchen and utility room including Cooker and hood, flooring and lighting.			2025/26	

Appendix C - New Projects

Asset	Property Type	Proposed Works	Notes	Budget Cost	Financial Year	Energy & Climate
Culter School	School-Primary	Window replacements to classroom 6 and nursery.	Windows are in C:Poor condition.		2025/26	Yes
Culter School	School-Primary	Gym hall flat roof replacement.	Roof is in C:Poor condition.		2025/26	Yes
Cults Primary School	School-Primary	Full kitchen refurbishment and dining area.			2025/26	
Cummings Park Learning Centre	Community Learning Centre	Replacement flat roofs.	Roof finish is in C:Poor condition.		2025/26	Yes
Dyce Academy	School-Secondary	Improvements to Front Entrance (accessibility works).			2025/26	
Dyce Community Centre	Community Learning Centre	Heating replacement.			2025/26	Yes
Ferryhill Primary School	School-Primary	Window replacements phase 3. Single glazed windows.	Windows are in C:Poor condition.		2025/26	Yes
Ferryhill Primary School	School-Primary	Structural repairs to East Elevation walls.			2025/26	
Froghall Learning Centre	Community Learning Centre	Replacement of lower flat roof.	Roof is in C:Poor condition.		2025/26	Yes
Glashieburn School	School-Primary	Window and external door replacements.	Windows and doors are in C:Poor condition		2025/26	Yes
Glashieburn School	School-Primary	Replacement fascias and soffits.	They are in C:Poor condition.		2025/26	
Greenbrae Primary School	School-Primary	Replacement water tanks.			2025/26	
Harlaw Academy	School-Secondary	Window refurbishment and lintel replacements. Phase 2.			2025/26	Yes
Kincorth Library	Library	Replacement of single glazed upper curtain wall. Glare from sun to be factored into design.	Glazing is in C:Poor condition.		2025/26	Yes
Kingswells Care Home	Home For the Elderly	Handrail installation in corridors.	May be phased.		2025/26	
Kingswells Primary School	School-Primary	Replacement of 2 boilers.			2025/26	Yes
Loirston Annexe Community Centre	Community Centre (Leased)	Final phase of roof replacements and refurbishment.			2025/26	Yes

Appendix C - New Projects

Asset	Property Type	Proposed Works	Notes	Budget Cost	Financial Year	Energy & Climate
Marischal College	Office	Replacement external lighting. Follow up phase to internal lighting.	Roofs are in C:Poor condition.		2025/26	Yes
Marischal College Car Park	Car Park (Multi-storey)	Relay new roof surface and improve steel surface protection.			2025/26	
Occupational Therapy Store Whitemyres	Premises (Commercial)	Roof refurbishment including replacement of roof lights.	Roof finishes in C:Poor condition		2025/26	Yes
Mastrick Library	Library	Flat roof replacement.	Roof is in C-Poor condition.		2025/26	Yes
Middlefield Community Project	Community Centre (Leased)	Flat roof replacement to original building.	Roof is in C:Poor condition.		2025/26	Yes
New Town House Extension	Office	Works to external decorative tiles.			2025/26	
Northfield Academy	School-Secondary	Domestic hot water boiler replacement.			2025/26	Yes
Northfield Academy	School-Secondary	Gym boilerhouse M&E upgrade and building repairs.			2025/26	Yes
Northfield Academy	School-Secondary	Resurfacing of section of car park and relining. Including creation of safe pedestrian routes.	Car park is in D:Bad condition.		2025/26	
Northfield Academy	School-Secondary	Install gas testing system in all relevant classrooms.			2025/26	
Northfield Academy	School-Secondary	Replacement windows to gym hall.	Windows are in C:Poor condition.		2025/26	Yes
Oldmachar Academy	School-Secondary	Install gas testing system in all relevant classrooms.			2025/26	
Oldmachar Academy	School-Secondary	Replacement ramp to modular accommodation.			2025/26	
Oldmachar Academy	School-Secondary	Replacement AHU's to classrooms.			2025/26	Yes
Quarryhill Primary School	School-Primary	Replacement of obsolete boilers.			2025/26	Yes
Sheddocksley Community Centre	Community Centre (Leased)	Replacement flat roofs.	Roof finish is in C:Poor condition.		2025/26	Yes
Sheddocksley Sports Centre	Open Space	Improvement of Sheddocksley Playing Fields including the drainage systems.			2025/26	

Appendix C - New Projects

Asset	Property Type	Proposed Works	Notes	Budget Cost	Financial Year	Energy & Climate
St Josephs R. C. School	School-Primary	Window replacement phase 3.	Windows are in C:Poor condition.		2025/26	Yes
St Josephs R. C. School	School-Primary	Tanking of basement to reduce flooding risk. Phase 2.			2024/25	Yes
St Machar Academy	School-Secondary	Toilet refurbishment phase 3 (of 5).			2025/26	Yes
St Machar Academy	School-Secondary	Extension flat roof replacement. Recommission PV panels.			2025/26	Yes
St Peter's Cemetery Depot	Depot	Refurbishment.	Asset is in C:Poor condition overall.		2025/26	
Town House	Office	Repairs to Bon Accord room ceiling.			2025/26	
Tullos Depot	Depot	Toilet and changing area refurbishment.			2025/26	Yes
Tullos Depot	Depot	Roller shutter door replacements. Eight in total.			2025/26	
Development Budget		Development budget to provide robust estimates prior to projects being added to the programme.			2025/26	
Memorials in City Centre - Rolling programme	Memorials	Rolling programme of stabilisation and H&S works to memorials.			2025/26	
School fixed equipment and fixtures/fittings replacement - Rolling programme	Schools	Rolling programme of school fixed equipment renewal.			2025/26	
Relay and renew path network - Rolling programme	Open space	Rolling programme of replacement/upgrade of open space path network.			2025/26	
Health & Safety - Rolling programme	Various	Rolling programme of H&S works.			2025/26	
Play Ground Equipment - Rolling programme	Play areas	Rolling programme of play ground equipment renewal.			2025/26	

Total £ **7,672,468**

Appendix D - Projects Removed

Cults Library	Roof replacement.	Library no longer in operational use.	
Building & Works Depot Northfield	Window replacements.	Closed as part of depot rationalisation.	
Bucksburn Swimming Pool	Full replacement of the existing ventilation plant and the automatic controls that feed both the pool hall and the changing rooms together with all the associated control panels.	Pool no longer in operational use.	
Ferryhill Library	Windows and blinds replacement.	Library no longer in operational use.	
Harlaw Playing Fields Pavilion	Refurbishment and access improvements. Project remains included on a provisional basis.	Under review as part of a School Estate Plan project. Will be reconsidered for inclusion when project is at a more advanced stage.	
Horizons	Rehabilitation Centre	Boiler back in use following repairs and maintenance works funded through revenue.	
Hazlehead Academy	Reconfigure main entrance and reception to improve building security.	Investment not considered appropriate given decision to build a replacement school.	
Northfield Library	Pitched roof replacement.	Library no longer in operational use.	

Appendix E - Future Projects

Property Address	Property Type	Proposed Work
1 Dominies Road	Group Home	Provide staff welfare facilities by converting the garage.
116 Westburn Road	Family Centre	Refurbishment of flood damaged lower floor.
26A Rowan Road	Group Home	Kitchen refurbishment.
Abbotswell Primary School	School-Primary	Toilet refurbishment, phase 2.
Abbotswell Primary School	School-Primary	Suitability improvements. Rated as C-Poor.
Aberdeen Grammar School	School-Secondary	Lighting upgrade to classrooms.
Aberdeen Treasure Hub	Depot	Replacement of CCTV system.
Alex Collie Sports Centre	Sports Centre	Replacement of the ventilation, DHWS, BMS controls and improvement of the heating system including the replacement of LPHW pumps and pressurisation unit.
Alex Collie Sports Centre	Sports Centre	Renovation and refurbishment of the roof and glazing.
Alex Collie Sports Centre	Sports Centre	Re-tarmacking of the main car parking area and access road.
Allenvale Cemetery	Depot	Refurbishment and rationalisation of space.
Ashgrove Nursery Infant School	School-Nursery	Electrical improvements.
Balnagask House	Home For the Elderly	Catering kitchen replacement.
Balnagask House	Home For the Elderly	Lift replacement.
Bramble Brae Primary School	School-Primary	Fire alarm system upgrade.
Bridge Of Don Academy	School-Secondary	Toilet refurbishment Phase 2. Toilets are in C:Poor condition.
Bridge Of Don Library	Library	Refurbishment internally including electrical improvements and desk reconfiguration.
Broomhill Primary School	School-Primary	Catering kitchen replacement (servery).
Broomhill Primary School	School-Primary	Phase 4. Roof refurbishment, repointing, leadwork and rainwater goods replacement.
Care Facilities - Kitchen Air Conditioning		Installation of Air Conditioning Units within Kitchens at Fergus House, Kingswells, Kingswood, Craigielea and Balnagask.
Central Library	Library	Refurbishment of main basement & basement mezzanine storage.
Central Library	Library	Internal refurbishment of Children's Library
Cornhill Learning Centre	Community Learning Centre	Window replacements. Windows are in C:Poor condition.
Cornhill Primary School	School-Primary	Toilet refurbishments.
Cornhill Primary School	School-Primary	Flat roof replacement to middle school. B condition.
Craigton Road Day Care Centre	Day Centre- Elderly	kitchen refurb to bring up to modern standards.
Criminal Justice Office 74-80 Spring Gardens	Office	New car park barrier
Cromdale Outdoor Centre	Outdoor Centre	Replacement of the wall mounted boiler and enhancement of the heating system.
Culter Library	Library	Refurbishment of staff areas.
Culter School	School-Primary	Catering kitchen replacement
Culter Sports Centre	Sports Centre	Full replacement of the sports hall and studio lighting, replacing the existing fluorescent lamps with LED lighting.
Culter Sports Centre	Sports Centre	Re-tarmacking of the main car parking areas the associated roadways.

Appendix E - Future Projects

Property Address	Property Type	Proposed Work
Cults Primary	School-Primary	Replacement suspended ceilings to teaching block. Ceilings are in C:Poor condition.
Danestone Primary School	School-Primary	Toilet refurbishments. Toilets are in C:Poor condition.
Duthie Park Workshops	Depot	Toilet and changing refurbishment - Sanitary is C condition.
Dyce Academy	School-Secondary	Sports hall flooring replacement. Flooring is in C-Poor condition.
Dyce Academy	School-Secondary	Catering kitchen replacement.
Dyce Academy	School-Secondary	Suitability improvements. Rated as C-Poor.
Dyce Primary School	School-Primary	Toilet refurbishment phase 2 - Green Unit.
Dyce Primary School	School-Primary	Catering kitchen replacement.
Fergus House	Home For the Elderly	Lift replacement.
Fernielea Primary School	School-Primary	Catering kitchen replacement.
Fernielea Primary School	School-Primary	Suitability improvements. Rated as C-Poor.
Ferryhill Community Centre	Community Centre (Leased)	Window replacements. Windows are in C:Poor condition.
Ferryhill Primary School	School-Primary	Catering kitchen replacement.
Ferryhill Primary School	School-Primary	To be considered as part of feasibility study. Improvements required to dining facilities.
Ferryhill Primary School	School-Primary	Suitability improvements. Rated as C-Poor.
Forehill School	School-Primary	Toilet refurbishments. Toilets are in C:Poor condition.
Gilcomstoun School	School-Primary	Kitchen refurbishment.
Gilcomstoun School	School-Primary	Suitability improvements. Rated as C-Poor.
Glashieburn School	School-Primary	Toilet refurbishments. Toilets are in C:Poor condition.
Hanover Community Centre	Community Centre (Leased)	Replacement flooring in main and side halls. Flooring C-Poor condition.
Harlaw Academy	School-Secondary	To be considered as part of feasibility study. Relocation of catering kitchen and dining facilities, and associated works
Harlaw Academy	School-Secondary	Catering kitchen replacement.
Harlaw Academy	School-Secondary	Toilet refurbishment Phase 2. Toilets are in C:Poor condition.
Harlaw Academy	School-Secondary	Suitability improvements. Rated as D-Bad.
Hazlehead Golf Course	Golf Course	Improvements to the drainage on the Mackenzie Championship Course.
Hazlehead Park		Refurbishment of play area.
Holy Family R.C. Primary	School-Primary	Toilet refurbishment. Toilets are in C:Poor condition.
Holy Family R.C. Primary	School-Primary	Replacement of obsolete light fittings.
Holy Family R.C. Primary	School-Primary	Catering kitchen replacement (servery).
Holy Family R.C. Primary	School-Primary	Suitability improvements. Rated as C-Poor.
Inchgarth Community Centre	Community Centre (Leased)	Car park resurfacing and access road reconfiguration.
Jack Wood Pavilion	Sports Pavilion	Changing/toilet refurbishment. In C-Poor condition.
Jack Wood Pavilion	Sports Pavilion	Windows and external door replacement. Are rated C:Poor.
Kings Links	Golf Course	Full replacement of the irrigation system at Kings Links Golf Course.
Kingsford Primary School	School-Primary	Suitability improvements. Rated as C-Poor.

Appendix E - Future Projects

Property Address	Property Type	Proposed Work
Kingsford Primary School	School-Primary	Junior girls toilet refurbishment.
Kingswells Care Home	Home For the Elderly	Replacement nurse call system.
Kingswells Care Home	Home For the Elderly	New lift installation to increase capacity.
Kingswells Care Home	Home For the Elderly	Car park resurfacing. Car park is in C-Poor condition.
Kingswells Primary School	School-Primary	Suitability improvements. Rated as C-Poor.
Kingswells Primary School	School-Primary	Boys toilet refurbishment. Toilets are in B:Satisfactory condition.
Kirkhill Primary School	School-Primary	Suitability improvements. Rated as C-Poor.
Kirkhill Primary School	School-Primary	Catering kitchen replacement (servery).
Kittybrewster School	School-Primary	Suitability improvements. Rated as C-Poor.
Loirston Primary School	School-Primary	Toilet refurbishment. Toilets are in B:Satisfactory condition.
Maritime Museum	Museum	Replacement building management system.
Maritime Museum	Museum	Improved intruder alarm. Update from Redcare to new dual comm system.
Maritime Museum	Museum	Replacement of built-in glass display cases.
Maritime Museum	Museum	Replace existing external fire escape stairs.
Maritime Museum	Museum	Toilet refurbishments.
Mastrick Community Centre	Community Centre (Leased)	Toilet refurbishment.
Mastrick Ind Est (OT Store)	Premises (Commercial)	Replace the existing Fire Alarm System.
Middleton Park Primary School	School-Primary	Toilet refurbishments. Toilets are in C:Poor condition.
Middleton Park Primary School	School-Primary	Window and external door replacements. Windows and doors are in C:Poor condition.
Middleton Park Primary School	School-Primary	Replacement fascias and soffits. They are in C:Poor condition.
Muirfield School	School-Primary	Playground resurfacing.
Muirfield School	School-Primary	Catering kitchen replacement (servery).
Muirfield School	School-Primary	Gym hall toilet and changing refurbishments. Toilets are in C:Poor condition.
Northfield Academy	School-Secondary	Kitchen refurbishment.
Northfield Academy	School-Secondary	Suitability improvements. Rated as C-Poor.
Northfield Community Centre	Community Centre (Leased)	Toilet refurbishment and installation of showers (beside gymnasium). Sanitary is in C-Poor condition.
Northfield Community Centre	Community Centre (Leased)	Complete rewire & upgrade of emergency lighting.
Northfield Community Centre	Community Centre (Leased)	Window replacements. Windows are in C:Poor.
Oldmachar Academy	School-Secondary	Suitability improvements. Rated as C-Poor.
Oldmachar Academy	School-Secondary	Catering kitchen replacement.
Oldmachar Academy	School-Secondary	Upgrade fire alarm system.
Plant Nursery Hazledene Road	Nursery Gardens	Refurbishment. Business case required.
Quarryhill Primary School	School-Primary	Catering kitchen replacement.
Quarryhill Primary School	School-Primary	Suitability improvements. Rated as C-Poor.
Ruthrieston Community Centre	Community Centre (Leased)	Male and female toilet refurb (C-Poor grade).
Scotstown School	School-Primary	Kitchen refurbishment.
Scotstown School	School-Primary	Suitability improvements. Rated as C-Poor.

Appendix E - Future Projects

Property Address	Property Type	Proposed Work
Seaton Park		Water infrastructure improvements.
Sheddocksley Sports Centre	Sports Centre	Replacement of the heating and hot water system that supplies the pavilion. Awaiting feasibility study
Sheddocksley Sports Centre	Open Space	Drainage improvements to tree belt adjacent to Sheddocksley Drive.
Skene Square Primary School	School-Primary	Flat roof replacements. Roofs are in B- condition.
Skene Square Primary School	School-Primary	Classrooms in poor state of decoration, repainting of walls and replacement of some fixtures and fittings required.
Skene Square Primary School	School-Primary	Catering kitchen replacement (servery).
Skene Square Primary School	School-Primary	Upgrade fire alarm system.
Skene Square Primary School	School-Primary	Suitability improvements. Rated as C-Poor.
St Josephs R. C. School	School-Primary	Refurbishment of green houses. Listed building.
St Josephs R. C. School	School-Primary	Catering kitchen replacement.
St Josephs R. C. School	School-Primary	Window replacement phase 4. Windows are in C:Poor condition.
St Josephs R. C. School	School-Primary	Suitability improvements. Rated as C-Poor.
St Machar Academy	School-Secondary	Toilet refurbishment phase 4 (of 5).
St Machar Academy	School-Secondary	Toilet refurbishment phase 5 (of 5).
St Machar Academy	School-Secondary	Home Economics classrooms to be refurbished.
St Machar Academy	School-Secondary	Reinstate rendering.
St Machar Academy	School-Secondary	Suitability improvements. Rated as C-Poor.
Stocket Parade Hostel	Group Home	Improved external lighting in garden area.
Sunnybank School	School-Primary	Suitability improvements. Rated as C-Poor.
Sunnybank School	School-Primary	Senior boys toilet refurbishment.
Sunnybank School	School-Primary	Catering kitchen replacement.
The Quarry Centre	Family Centre	Replacement of fascias and rainwater goods. Canopy refurbishment. Elements are in C: Poor condition.
Tolbooth Museum	Museum	Various internal improvements.
Tullos Depot	Depot	Fire alarm system upgrade.
Westburn Lounge And Outdoor Sports Centre	Outdoor Sports Facility	Replacement of the timber cladding and improvements to the roof structure.
Westpark School	School-Primary	Toilet refurbishment phase 2.
Woodside School	School-Primary	Suitability improvements. Rated as C-Poor.
Woodside School	School-Primary	Catering kitchen replacement (servery).

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

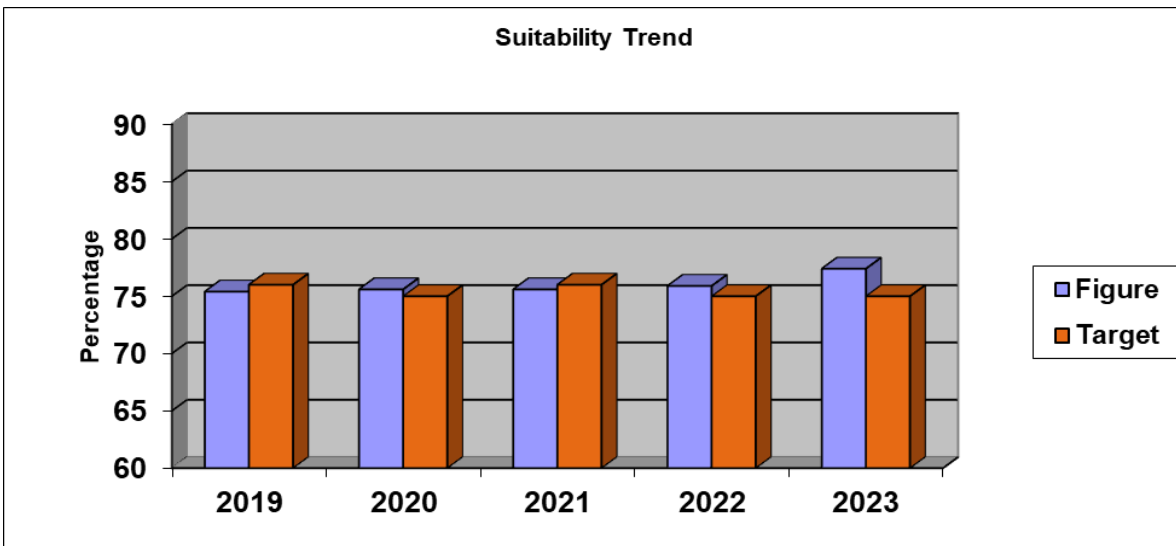
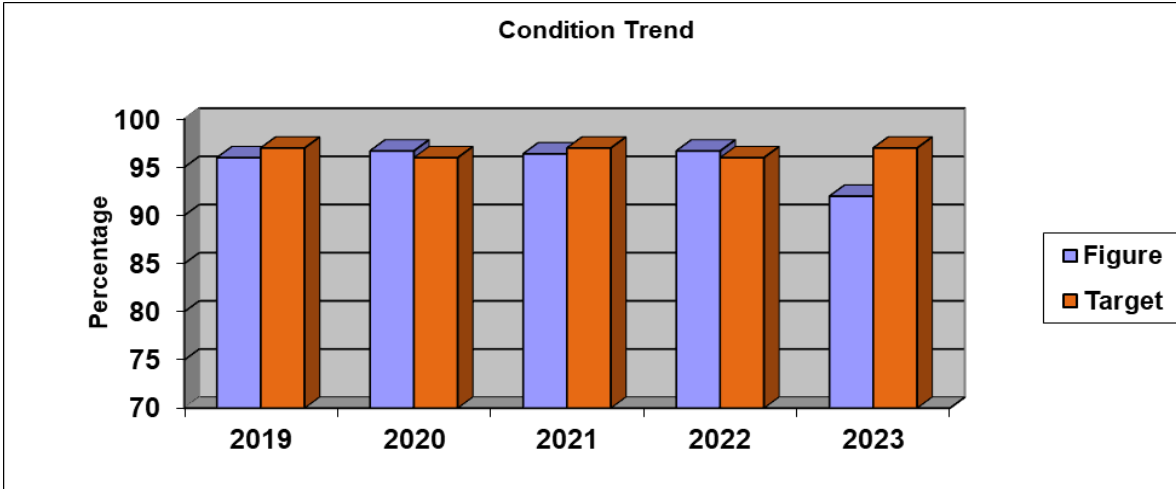
- A: Good - performing well and operating efficiently. The buildings support the delivery of the service and are considered suitable for use now and in the future.
- B: Satisfactory - performing well but with minor issues. The buildings generally support the delivery of services and would be considered 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.

Accessibility

- A: Good - Accessible with little or no works required.
- B: Satisfactory - Accessible with only minor works required.
- C: Poor - Significant investment required to make accessible.
- D: Bad - Major Investment required or cannot be made accessible.

SPI Definition – Condition & Suitability

The SPI shows the overall position of operational buildings in terms of if they are both suitable and in satisfactory condition. In addition as the SPI has been in use for a number of years it is possible to see long term trends. The SPI figure shows if the investment being made is leading to improvements in condition and suitability grades. Improving figures would suggest investment levels are sufficient while declining figures would suggest that the investment is not sufficient.

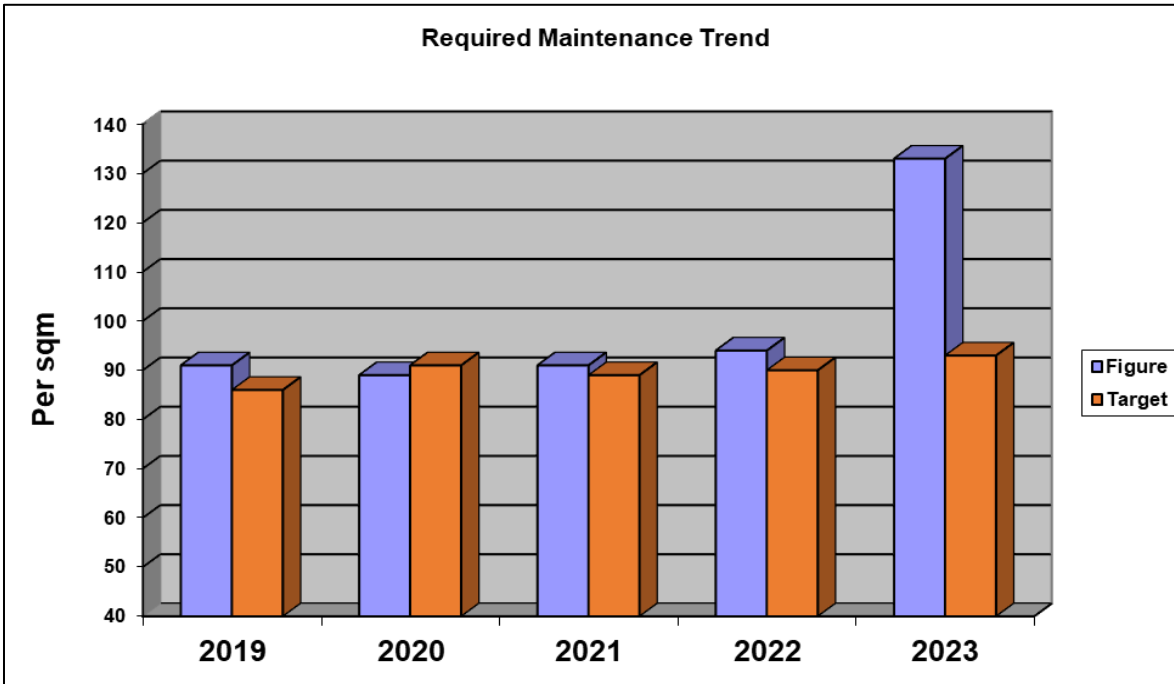


Two buildings with a large gross internal floor area, Beach Leisure Centre and Hazlewood School, both rated B for Condition and Suitability, were removed this year. The removal of these assets negatively affected both overall figures. Notable A rated assets added this year include the new Counteswells School, The Former French School at Aberdeen Grammar School, and Northfield Swimming Pool. Significantly, Hazlehead Academy’s condition rating dropped from a B to a C. This accounts for a large volume of floor area dropping from satisfactory to unsatisfactory and affected the overall percentage. The removal of three C rated libraries, coupled with the addition of five other satisfactory assets this year improved the overall suitability figure.

The asset portfolio will continue to change, making predictions difficult. However, the Property & Estates Strategy identifies a likely decline. Taking all of this into account, the targets set for next year are 91% for condition and 76% for suitability.

SPI Definition – Required Maintenance

The required maintenance cost of operational assets per square metre is an assessment of the cost to bring the property from its present state up to the state reasonably required by the authority to deliver the service or to meet statutory or contract obligations and maintain it at that standard. Betterment should be specifically excluded from the calculations of cost.

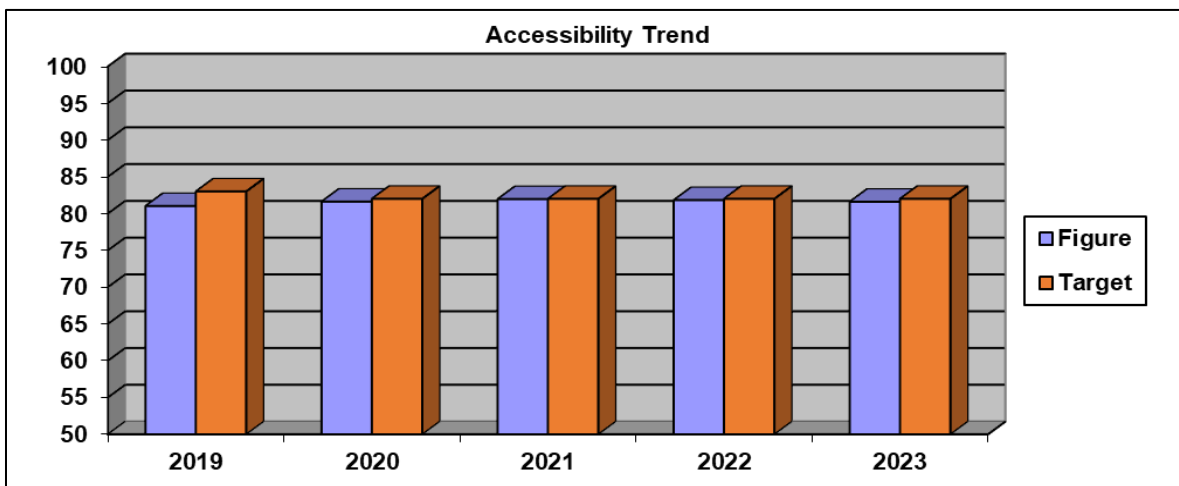


The overall required maintenance has increased by £20,628,048. With the overall floor area decreasing significantly by 5,504sqm, primarily due to the closure of leisure facilities. The continued decline in condition of many properties has been identified during the condition survey programme. This was notable at Hazlehead Academy, Kittybrewster depot and a number of multi-storey car parks. Where significant increases in required maintenance have been recorded. These combined factors have led to an increase in the overall SPI figure.

Construction costs continue to rise with impact of that inflation not full accounted for in the figures. In addition there are not comprehensive surveys available of key electrical and mechanical plant within the portfolio. It is therefore very likely that the required maintenance figure does not fully capture the extent of investment required. As an increase is likely a target of £130 per sqm has been set.

SPI Definition - Accessibility

The number of council buildings from which the council delivers services to the public and percentage of these in which all public areas are suitable for and accessible to disabled people.



The total number of buildings assessed for accessibility reduced by 7 from 132 to 125 this year. 8 accessible and 1 non-accessible buildings were excluded from this years figures. Dyce Pavilion and Northfield Swimming Pool opened, both of which are accessible. The percentage of accessible buildings remain consistent which is in line with the target. There is limited benchmarking data available but what there is suggests the Council performs reasonably well. The portfolio will continue to change as the Property & Estates Strategy is implemented which could have both positive and negative impact on this SPI. At this stage it is not possible to determine what that impact will be. As such the target for next year remains at 82%.

Appendix H - Emissions Reduction and Climate Resilience Benefits

Location	Property Type	Project	Emissions Reduction	Climate Resilience
26A Rowan Road	Group Home	Window replacements.	Thermal fabric improved by replacing 9 single glazed windows. U-Value* significantly improved from 4.8 (approx.) to 1.3.	Reduced risk of water penetration during weather events.
Abbotswell Primary School	School - Primary	Pupil and staff toilet refurbishments.		Water saving measures reduces demand on water supplies.
Abbotswell Primary School	School - Primary	Remaining flat roof replacements.	Thermal fabric improved by replacing 640 sqm of poor condition and poorly insulated roofs. U-Value* significantly improved from 0.4 (approx.) to 0.15.	Reduced risk of water penetration during weather events.
Aberdeen Grammar School	School - Secondary	Replace metal windows/curtain walling to Hall, Assembly hall, dining room and Art Department.	Thermal fabric improved by replacing 18 large single glazed screens. U-Value* significantly improved from 4.8 (approx.) to 1.16.	Reduced risk of water penetration during weather events.
Bramble Brae Primary School	School - Primary	Refurbishment of toilet blocks. Phase 1.		Water saving measures reduces demand on water supplies.
Bramble Brae Primary School	School - Primary	Refurbishment of two toilet blocks. Phase 2.		
Bridge Of Don Academy	School - Secondary	Window replacements. Phase 2.	Thermal fabric improved by replacing 17 old double glazed windows. U-Value* significantly improved from 2.6 (approx.) to 1.36. Thermal fabric improved by replacing 4 old door units.	Reduced risk of water penetration during weather events.
Broomhill Primary School	School - Primary	Repointing to external walls and lead work to parapets. Phase 1.		Reduced risk of water penetration during weather events.

Appendix H - Emissions Reduction and Climate Resilience Benefits

Location	Property Type	Project	Emissions Reduction	Climate Resilience
Central Library	Library	Staff toilet refurbishment.		Water saving measures reduces demand on water supplies.
Dyce Primary School	School - Primary	Refurbishment of external cladding to gym hall.	Thermal fabric improved by replacing 420 sqm of cladding. U-Value* significantly improved from 1.5 (approx.) to 0.25.	Reduced risk of water penetration during weather events.
Harlaw Academy	School - Secondary	Window refurbishment and lintel replacements. Phase 1 - Albyn building and Block B.	Thermal fabric improved through work to 30 windows and 3 curtain walling units.	Reduced risk of water penetration during weather events.
House 233 Birkhall Parade	Group Home	Window replacements.	Thermal fabric improved by replacing 10 single glazed windows. U-Value* significantly improved from 4.8 (approx.) to 1.3.	Reduced risk of water penetration during weather events.
Inchgarth Community Centre	Community Centre (Leased)	Final phase of roof replacements.	Thermal fabric improved by replacing 1225 sqm of poor condition and poorly insulated roof. U-Value* significantly improved from 2.3 (approx.) to 0.15.	Reduced risk of water penetration during weather events.
Kincorth Community Centre	Community Learning Centre	Toilet refurbishments.		Water saving measures reduces demand on water supplies.
Kirkhill Primary School	School - Primary	External door replacement.	Thermal fabric improved by replacing 9 old door units. U-Value* significantly improved from 3.0 (approx) to 1.6.	
Kittybrewster School	School - Primary	Windows in dining hall.	Thermal fabric improved by replacing 13 old single glazed windows. U-Value* significantly improved from 4.8 (approx) to 1.5.	Reduced risk of water penetration during weather events.

Appendix H - Emissions Reduction and Climate Resilience Benefits

Location	Property Type	Project	Emissions Reduction	Climate Resilience
New Town House Extension	Office	Flat roof replacement.	Thermal fabric improved by replacing 1033 sqm of poor condition and poorly insulated roof. U-Value* significantly improved from 0.513 (approx) to 0.312.	Reduced risk of water penetration during weather events.
St Machar Academy	School - Secondary	Toilet refurbishments phase 1.		Water saving measures reduces demand on water supplies.
Tolbooth Museum	Museum	Major roof and parapet works.		Reduced risk of water penetration during weather events.
Westpark School	School - Primary	Toilet refurbishment phase 1.		Water saving measures reduces demand on water supplies.

*U-Value - A measure of the heat transmission through a building part (such as a wall or window) or a given thickness of a material (such as insulation) with lower numbers indicating better insulating properties.