

CS000866

Survey Description	Survey Date	Survey Status	Surveyor	Organisation
<p>BLOCK A: 1970S CONCRETE FRAME TWO STOREY BUILDING. RENDERED BRICK INFILL PANELS WITH INVERTED FLAT ROOF. TIMBER INFILL PANELS WITH SINGLE GLAZED WINDOW UNITS</p> <p>BLOCK B&amp;C: 1970S CONSTRUCTION CONCRETE FRAME BUILDING WITH 4 STOREY TOWER SECTION AND SINGLE STOREY BLOCK C. CONCRETE CLADDING AND RENDERED BRICK INFILL. FLAT ROOF WITH MINERAL FELT AND GRP LIQUID APPLIED SYSTEMS. ALUMINIUM POWDER COATED DOUBLE GLAZED WINDOWS AND DOORS.</p> <p>BLOCK D: SINGLE AND TWO STOREY SECTIONS. CONCRETE FRAMED WITH RENDERED BRICK INFILLS, VERTICAL CLADDING. MINERAL FELT FLAT ROOF. POWDERCOATED ALUMINIUM WINDOWS AND TIMBER DOORS.</p> <p>BLOCK E: SINGLE STOREY SECTIONS. CONCRETE FRAMED WITH RENDERED BRICK INFILLS. MINERAL FELT FLAT ROOF. POWDERCOATED ALUMINIUM WINDOWS AND DOORS. BLOCK F: TU MINERAL FELT FLAT ROOF COMPOSITE BOARDING CLADDING THE EXTERIOR. SINGLE GLAZED METAL WINDOWS AND TIMBER DOOR SETS</p>	<p>07/08/2017</p>	<p>COMPLETE</p>	<p>F&amp;G</p>	<p>F&amp;G</p>



## Edinburgh - City Of Edinburgh Council

<b>Site</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Address</b>	5  EDINBURGH LOTHIAN EH14 2SU
<b>Number of Buildings</b>	8
<b>Number of Rooms</b>	207
<b>Score</b>	C
<b>General Summary</b>	BLOCK A, B&C AND F ARE IN POOR CONDITION AND REQUIRE SIGNIFICANT EXPENDITURE IN THE FORECAST PERIOD. BLOCKS D AND E ARE IN SATISFACTORY CONDITION WITH MINOR INVESTMENT AND REMEDIAL WORKS REQUIRED
<b>Mechanical / Electrical Summary</b>	BLOCK A: Mechanical services are generally in satisfactory condition and working order. Consider replacing most extract fans within next few years, as these appear to be near end of economic life. Electrical – Electrical testing appears to be overdue. Several distribution boards are old fuse boards and are beyond their anticipated lifespan, these should be replaced with new MCB distribution boards. The fire alarm system is a manual only system, automatic detection should be installed. BLOCK B&C: Mechanical – All mechanical plant is nearing the end of its serviceable life and should be replaced in the next 2-3 years. Electrical – All services generally in fair condition but should be replaced in the next 2-3 years. No useable small power as sockets are mounted at ceiling height and not in an ideal location with gas and water pipes running above. One socket broken from trunking and should be repaired. Electrical testing required. Emergency lighting survey required. BLOCK D: Mechanical – All services in satisfactory working condition. Electrical – Services generally in fair condition. Electrical testing required and signage to electrical cupboard. Emergency lighting survey required. BLOCK E: Mechanical – Mechanical services generally in good condition as the installation appears fairly new. 3PV leaking in boiler room during survey. Electrical – Several distribution boards don't have electrical warning signage. Electrical testing appears to be overdue. BLOCK F: Mechanical – Main Plant items recently replaced including water tank and hot water plant. Some minor ventilation items require action. Electrical – Generally all electrical systems appear to have been replaced recently. Fire alarm panel notes a faulty call point in block c 1st flor south stair and a faulty fitting noted in IT room on 1st floor (room 081 on drawing) ge.

### Identified Work Summary

Idwork Element	Not Selected	Identified Work Element Total by Priority				Total
		01	02	03	04	
01 Roofs	0	0	941,174	105,798	0	1,046,972
02 Floors and stairs	0	0	644,335	181,315	0	825,650
03 Ceilings	0	0	252,084	2,055	0	254,138
04 External walls windows and doors	0	237	579,335	0	0	579,572
05 Internal walls and doors	0	0	47,897	102,862	0	150,759
06 Sanitary services	0	0	14,357	0	0	14,357
07 Mechanical services	0	2,634	159,345	9,496	0	171,476
08 Electrical services	0	395	370,015	301,537	0	671,946
09 Redecorations	0	0	201,640	299,904	0	501,545
10 Fixed internal furniture and fittings	0	0	7,442	10,234	0	17,676
11 External Areas	0	0	17,847	7,376	0	25,223
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	3,266	3,235,471	1,020,576	0	4,259,313

### Building Summary BLD00251 WESTER HAILES EDUCATION CENTRE - BLOCK A

Idwork Element	Not Selected	Identified Work Element Total by Priority				Total
		01	02	03	04	
01 Roofs	0	0	882,470	0	0	882,470
02 Floors and stairs	0	0	223,779	58,243	0	282,022
03 Ceilings	0	0	248,527	0	0	248,527
04 External walls windows and doors	0	0	367,937	0	0	367,937
05 Internal walls and doors	0	0	21,627	0	0	21,627
06 Sanitary services	0	0	12,052	0	0	12,052
07 Mechanical services	0	2,634	39,777	3,622	0	46,033
08 Electrical services	0	0	289,477	256,838	0	546,316
09 Redecorations	0	0	182,512	32,380	0	214,892
10 Fixed internal furniture and fittings	0	0	856	0	0	856
11 External Areas	0	0	0	0	0	0
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	2,634	2,269,015	351,084	0	2,622,733

Building Summary BLD02329 WESTER HAILES EDUCATION CENTRE - TU BLOCK F

Idwork Element	Not Selected	Identified Work Element Total by Priority				Total
		01	02	03	04	
01 Roofs	0	0	58,441	0	0	58,441
02 Floors and stairs	0	0	0	19,520	0	19,520
03 Ceilings	0	0	1,185	0	0	1,185
04 External walls windows and doors	0	237	53,449	0	0	53,686
05 Internal walls and doors	0	0	481	14,931	0	15,412
06 Sanitary services	0	0	0	0	0	0
07 Mechanical services	0	0	0	2,028	0	2,028
08 Electrical services	0	0	72,306	5,698	0	78,004
09 Redecorations	0	0	3,270	0	0	3,270
10 Fixed internal furniture and fittings	0	0	0	0	0	0
11 External Areas	0	0	198	0	0	198
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	237	189,329	42,177	0	231,743

### Building Summary BLD02330 WESTER HAILES EDUCATION CENTRE - BLOCK E

Idwork Element	Not Selected	Identified Work Element Total by Priority				Total
		01	02	03	04	
01 Roofs	0	0	0	0	0	0
02 Floors and stairs	0	0	2,305	19,651	0	21,956
03 Ceilings	0	0	2,371	0	0	2,371
04 External walls windows and doors	0	0	0	0	0	0
05 Internal walls and doors	0	0	501	8,904	0	9,404
06 Sanitary services	0	0	922	0	0	922
07 Mechanical services	0	0	0	2,529	0	2,529
08 Electrical services	0	0	3,020	32,418	0	35,438
09 Redecorations	0	0	4,136	0	0	4,136
10 Fixed internal furniture and fittings	0	0	0	0	0	0
11 External Areas	0	0	132	0	0	132
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	13,386	63,502	0	76,888

### Building Summary BLD02331 WESTER HAILES EDUCATION CENTRE - BLOCK D

Idwork Element	Not Selected	Identified Work Element Total by Priority				Total
		01	02	03	04	
01 Roofs	0	0	0	0	0	0
02 Floors and stairs	0	0	12,355	65,856	0	78,211
03 Ceilings	0	0	0	0	0	0
04 External walls windows and doors	0	0	487	0	0	487
05 Internal walls and doors	0	0	7,297	0	0	7,297
06 Sanitary services	0	0	1,383	0	0	1,383
07 Mechanical services	0	0	659	0	0	659
08 Electrical services	0	0	5,014	0	0	5,014
09 Redecorations	0	0	0	89,575	0	89,575
10 Fixed internal furniture and fittings	0	0	6,586	10,234	0	16,820
11 External Areas	0	0	263	0	0	263
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	0	34,043	165,665	0	199,708

### Building Summary BLD02332 WESTER HAILES EDUCATION CENTRE - BLOCK B & C

Idwork Element	Not Selected	Identified Work Element Total by Priority				Total
		01	02	03	04	
01 Roofs	0	0	263	105,798	0	106,061
02 Floors and stairs	0	0	405,897	18,045	0	423,941
03 Ceilings	0	0	0	2,055	0	2,055
04 External walls windows and doors	0	0	157,462	0	0	157,462
05 Internal walls and doors	0	0	17,992	79,027	0	97,019
06 Sanitary services	0	0	0	0	0	0
07 Mechanical services	0	0	118,910	1,317	0	120,227
08 Electrical services	0	395	198	6,582	0	7,175
09 Redecorations	0	0	0	161,802	0	161,802
10 Fixed internal furniture and fittings	0	0	0	0	0	0
11 External Areas	0	0	0	0	0	0
12 Outdoor sports facilities and fixed furniture	0	0	0	0	0	0
XX General Comments	0	0	0	0	0	0
Totals	0	395	700,721	374,625	0	1,075,741





## Site Condition Scores

**Site:** SIT1186 (WESTER HAILES EDUCATION CENTRE - WHEC)

**Survey Date:** 07/08/2017

**Address:** 5

EDINBURGH

LOTHIAN

EH14 2SU

**Type:**

**Listed Usage:**

**Usage:**

**GEA (m2):**

**GIA (m2):**

**NIA (m2):**

**Ward:**

**Number of Idwork:**

**Total Cost:**

## Site Element Summary

**Overall Score:**

**Score comment:**

Element	Score	Comment
01	C	
02	C	
03	C	
04	C	
05	C	
06	C	
07	C	
08	C	



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09	C
10	B
11	B
12	B
XX	



## Building Condition Scores

**Site:** SIT1186 (BLD00251)

**Survey Date:** 07/08/2017

**Building:** BLD00251 WESTER HAILES EDUCATION CENTRE - BLOCK A

**Address:** 5

EDINBURGH

LOTHIAN

EH14 2SU

**Type:** 04 BUILDING

**Year Built:**

**Listed Usage:** No

**Usage:** 23 HIGH SCHOOL

**GEA (m2):** 8511.03

**GIA (m2):** 7948.41

**NIA (m2):**

**Ward:** 7 Sighthill/Gorgie

**Number of Idwork:** 0

**Total Cost:** 0

## Building Element Summary

**Overall Score:** C - Poor

**Score comment:**

Element	Score	Comment
01	C	
02	C	
03	C	
04	C	
05	C	
06	B	



## Edinburgh - City Of Edinburgh Council

07	C
08	C
09	C
10	B
11	
12	
XX	



## Building Condition Scores

**Site:** SIT1186 (BLD02332)

**Survey Date:** 07/08/2017

**Building:** BLD02332 WESTER HAILES EDUCATION CENTRE - BLOCK B & C

**Address:** 5

EDINBURGH

LOTHIAN

EH14 2SU

**Type:** 04 BUILDING

**Year Built:**

**Listed Usage:** No

**Usage:** 23 HIGH SCHOOL

**GEA (m2):** 5387.91

**GIA (m2):** 5151.87

**NIA (m2):**

**Ward:** 7 Sighthill/Gorgie

**Number of Idwork:** 0

**Total Cost:** 0

## Building Element Summary

**Overall Score:** C - Poor

**Score comment:**

Element	Score	Comment
01	C	
02	C	
03	C	
04	C	
05	C	
06	B	



## Edinburgh - City Of Edinburgh Council

07	C
08	B
09	C
10	B
11	
12	
XX	



## Building Condition Scores

**Site:** SIT1186 (BLD02331)

**Survey Date:** 07/08/2017

**Building:** BLD02331 WESTER HAILES EDUCATION CENTRE - BLOCK D

**Address:** 5

EDINBURGH

LOTHIAN

EH14 2SU

**Type:** 04 BUILDING

**Year Built:**

**Listed Usage:** No

**Usage:** 23 HIGH SCHOOL

**GEA (m2):** 2493.63

**GIA (m2):** 2378.47

**NIA (m2):**

**Ward:** 7 Sighthill/Gorgie

**Number of Idwork:** 0

**Total Cost:** 0

## Building Element Summary

**Overall Score:** B - Satisfactory

**Score comment:**

Element	Score	Comment
01	B	
02	C	
03	B	
04	B	
05	C	
06	B	



## Edinburgh - City Of Edinburgh Council

07	A
08	B
09	B
10	B
11	
12	
XX	





## Building Condition Scores

**Site:** SIT1186 (BLD02330)

**Survey Date:** 07/08/2017

**Building:** BLD02330 WESTER HAILES EDUCATION CENTRE - BLOCK E

**Address:** 5

EDINBURGH

LOTHIAN

EH14 2SU

**Type:** 04 BUILDING

**Year Built:**

**Listed Usage:** No

**Usage:** 23 HIGH SCHOOL

**GEA (m2):** 327.63

**GIA (m2):** 302.24

**NIA (m2):**

**Ward:** 7 Sighthill/Gorgie

**Number of Idwork:** 0

**Total Cost:** 0

## Building Element Summary

**Overall Score:** B - Satisfactory

**Score comment:**

Element	Score	Comment
01	B	
02	B	
03	B	
04	A	
05	B	
06	B	



## Edinburgh - City Of Edinburgh Council

07	B
08	B
09	B
10	B
11	
12	
XX	



## Building Condition Scores

**Site:** SIT1186 (BLD02329)

**Survey Date:** 07/08/2017

**Building:** BLD02329 WESTER HAILES EDUCATION CENTRE - TU BLOCK F

**Address:** 5

EDINBURGH

LOTHIAN

EH14 2SU

**Type:** 23 TEMPORARY BUILDING

**Year Built:**

**Listed Usage:** No

**Usage:** 23 HIGH SCHOOL

**GEA (m2):** 449.62

**GIA (m2):** 436.03

**NIA (m2):**

**Ward:** 7 Sighthill/Gorgie

**Number of Idwork:** 0

**Total Cost:** 0

## Building Element Summary

**Overall Score:** C - Poor

**Score comment:**

Element	Score	Comment
01	C	
02	B	
03	B	
04	C	
05	B	
06	B	



## Edinburgh - City Of Edinburgh Council

07	C
08	C
09	C
10	B
11	
12	
XX	

### Identified Work (by location)

**Code:** IW00015063  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.01  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:** Decorate in line with recommended timber decorations to canopies.

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:**  
**Room:**  
**Cost:** £737.58  
**Remedy:**  
**Defect:** Paint wear to cast iron work.  
**Defect Location:** Canopy walkways.

### Identified Work (by location)

**Code:** IW00015059  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.02  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:** Includes gates, railings, handrails, chain link fence posts, bike hoops etc. Site wide.

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:**  
**Room:**  
**Cost:** £11261.37  
**Remedy:**  
**Defect:** Poor paint finish to external metalwork.  
**Defect Location:** Site wide.

### Identified Work (by location)

**Code:** IW00015072  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.02  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:** Quantity adjusted to allow for necessary costs.

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:**  
**Room:**  
**Cost:** £460.99  
**Remedy:**  
**Defect:** Paint wear to lamp post.  
**Defect Location:** Northwest corner.



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00015060	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	09 Redecorations	<b>Building:</b>	
<b>Subelement:</b>	09.01 External Decoration	<b>Room:</b>	
<b>Item:</b>	09.01.02	<b>Cost:</b>	£6914.88
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	
<b>Priority:</b>	03 Desirable - Within 3 to 5 years	<b>Defect:</b>	Poor paint finish to external metalwork.
		<b>Defect Location:</b>	South boundary railings.
<b>Comments:</b>	Includes gates, railings, handrails, chain link fence posts, bike hoops etc. Site wide.		
<b>Photo:</b>	No idwork image found.		



### Identified Work (by location)

**Code:** IW00015073  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.05  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:**  
**Room:**  
**Cost:** £1975.68  
**Remedy:**  
**Defect:** Poor paint to external timber handrails, fences and site furniture.  
**Defect Location:** Central pedestrian areas.

### Identified Work (by location)

**Code:** IW00015061  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.05  
**Condition:** C Poor  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:**  
**Room:**  
**Cost:** £6519.74  
**Remedy:** Redecorate all external timber work.  
**Defect:** Paint wear to external timbers.  
**Defect Location:** Canopy walkway soffits, front entrance infills, external handrails. Site wide.

### Identified Work (by location)

**Code:** IW00014621  
**Element:** 11 External Areas  
**Subelement:** 11.04 Roads & Car Parks  
**Item:** 11.04.05  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**  
**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:**  
**Room:**  
**Cost:** £17254.27  
**Remedy:** 3 - Generally paved areas. 4 - Repair fence and decorate. 6 - Repair brickwork,  
**Defect:** 1 - Cracked concrete slabs and vegetation to slabs 2 - Broken and displaced paving stones. 3 - Blocked site drainage noted throughout. 4 - Damaged fencing. 5 - Poor surface to road leading to running track, from adjacent public road. Consider surfacing in tarmac.  
**Defect Location:** 1 - Rear of Block E 2 - Central site circulation areas, nw corner and se corner of block a. 3 - Generally paved areas. 4 - Block a, north east corner. 5 - Front entrance roadway area off adjacent public road.

### Identified Work (by location)

**Code:** IW00015069  
**Element:** 11 External Areas  
**Subelement:** 11.04 Roads & Car Parks  
**Item:** 11.04.05  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:**  
**Room:**  
**Cost:** £7375.87  
**Remedy:**  
**Defect:** Wear to tarmac at main entrance roadway. May need resurfacing, year 3.  
**Defect Location:** 1 - front entrance roadway area off adjacent public road.  
2 - South turning bay, block b and c rear. Northwest gated entrance.

**Comments:** Subject to later condition review.

**Photo:**



### Identified Work (by location)

**Code:** IW00015074  
**Element:** 01 Roofs  
**Subelement:** 01.05 Roof Coverings  
**Item:** 01.05.05  
**Condition:** C Poor

**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251

**Room:**  
**Cost:** £882470.40

**Remedy:** 1 - Allow for replacement of roof domes 2 - Allow for replacement, upgrade of roof insulation. 3 - Allow for replacement of defective flashings, trims, gaskets, capping and other such detailing.

**Defect:** Poorly conditioned roof, with long history of sporadic water ingress. Replace with new built up flat roof.

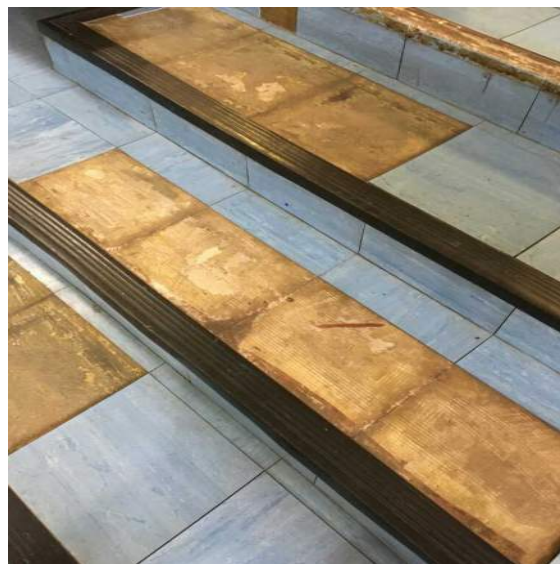
**Defect Location:** Block a roofs, excluding central plant room roof and west extension roof.

### Identified Work (by location)

**Code:** IW00015140  
**Element:** 02 Floors and stairs  
**Subelement:** 02.01 Floor Finishes  
**Item:** 02.01.07  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £223778.68  
**Remedy:** 2 - Strip out and replace non slip floor sheet to diving area.  
**Defect:** 1 - Defective vinyl floor finish (tiled or sheet) 2 - Wear to non slip stair covering in swimming pool 3 - Expected wear to the carpets 4 - Defective or badly worn carpet finish (tiled or broadloom) 5 - Defective or missing stair nosings  
**Defect Location:** 1 - 041, 062, 085-089, 072-073, 121-124, 147, 157-158, 165-172, 184-198, 025, 018,060,131, 160, 173 (Stairs) 2 - Swimming Pool; diving area 3 - 022 4 - 119, 125-130, 132-146, 148 5 - 025, 018, 060, 131, 160, 173



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00015112  
**Element:** 02 Floors and stairs  
**Subelement:** 02.01 Floor Finishes  
**Item:** 02.01.12  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

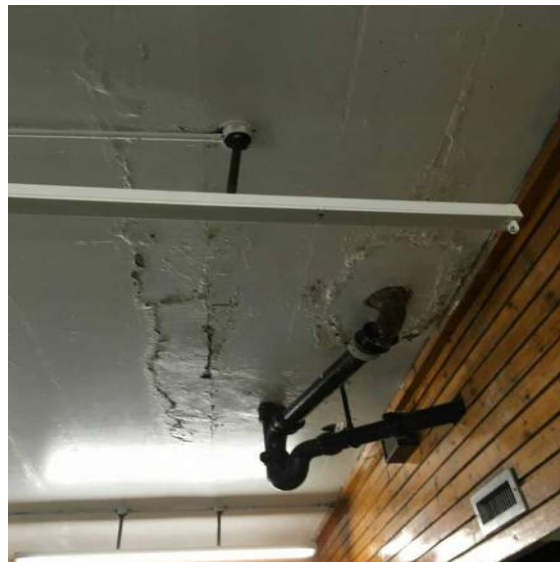
**Comments:**  
**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £58243.04  
**Remedy:**  
**Defect:** 1 - Concrete floor requires re-painting or protective coating applied where none exists 2 - Defective timber floor finish through wear  
**Defect Location:** 1 - Swimming Pool Plant Room Area & Substation 2 - 108, 099

### Identified Work (by location)

**Code:** IW00015119  
**Element:** 03 Ceilings  
**Subelement:** 03.02 Ceiling Structure  
**Item:** 03.02.02  
**Condition:** C Poor  
  
**Priority:** 02 Essential - Within 2 years

**Comments:**  
**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £248527.37  
**Remedy:** 1 - Take down mineral fibre ceiling and renew allowance for additional investigation works to leak and replacement of mineral fibre ceiling tiles  
  
**Defect:** 1 - Damage to ceiling from internal drainage leak. Investigate cause of leak and undertake remedial repairs to ceiling finish. 2 - Defective Fibre based board system; rescue any loose panels to ceiling 3 - Defective Fibre based board system with tired appearance. 4 - Staining to ceiling tiles from historic roof leaks 5 - Defective Grid System, tired and dated appearance  
  
**Defect Location:** 1 - 074 197 2 - Squash courts 3 - 176-183 4 - 188 5 - various rooms



### Identified Work (by location)

**Code:** IW00015062  
**Element:** 04 External walls windows and doors  
**Subelement:** 04.01 Ext Doors Glazing & Framing  
**Item:** 04.01.09  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £5729.47  
**Remedy:**  
**Defect:**

**Defect Location:**

1 - Damaged render at various areas. Signs of cracked and bossed render. 2 - Poorly conditioned external doorsets. 3 - Damaged plant room door.  
1 - Sporadically around building perimeters. 2 - West rear elevation, South elevation central area. 3 - Roof level plant room

### Identified Work (by location)

**Code:** IW00015057  
**Element:** 04 External walls windows and doors  
**Subelement:** 04.04 Ext Walls Structure & Foundations  
**Item:** 04.04.01  
**Condition:** C Poor

**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £362208.00  
**Remedy:** Replace all infills with suitably configured glazed curtain walling, to incorporate openable windows as necessary.  
**Defect:** All external timber glazed infills and associated windows and fascias in very poor condition.  
**Defect Location:** All building perimeters.



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

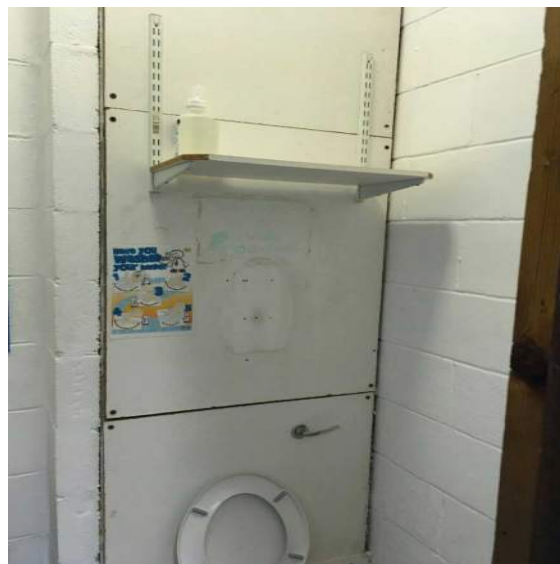
<b>Code:</b>	IW00015117	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	05 Internal walls and doors	<b>Building:</b>	BLD00251
<b>Subelement:</b>	05.02 Internal Doors & glazed screens	<b>Room:</b>	
<b>Item:</b>	05.02.04	<b>Cost:</b>	£21627.11
<b>Condition:</b>	C Poor	<b>Remedy:</b>	1 - Undertake repairs to concrete blockwork including pointing 2 - Allow for structural investigations and possible remedial works to cracking based upon engineers recommendation.
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	1 - Investigate Diagonal cracking at low level. 2 - Historic diagonal cracking present through blockwork wall. 3 - Defective finish to wall (any material, any substrate), cracked tiles 4 - Defective finish to wall (any material, any substrate), damage to tiled finish 5 - Damaged or defective timber internal door through wear and tear
<b>Comments:</b>	No photograph due to location	<b>Defect Location:</b>	1 - 010; door to staff area. 2 - 155 3 - 165, pool gallery 4 004-009, 011-017, 046-050 (Pool changing) 5 - 007, 008, 069, 058, 059, 012, 029, 031, 096, 106, 107, 109, 104, 108, 099, 146, 174, 194, 199,192, 112, 114
<b>Photo:</b>	No idwork image found.		

### Identified Work (by location)

**Code:** IW00015115  
**Element:** 06 Sanitary services  
**Subelement:** 06.03 Toilets  
**Item:** 06.03.03  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £12051.64  
**Remedy:**  
**Defect:** 1 - Defective IPS panels to rear of toilet 2 - WC seat defective or missing  
**Defect Location:** 1 - 056, 194, 197 2 - 197

### Identified Work (by location)

**Code:** IW00014809  
**Element:** 07 Mechanical services  
**Subelement:** 07.03 Gas / Oil / Fuel Services  
**Item:** 07.03.03  
**Condition:** D Bad  
**Priority:** 01 Urgent

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £2634.24  
**Remedy:** Replace corroded parts with new  
**Defect:** The existing Gas supply pipework has become corroded or has been damaged., The existing in line Gas manual and automatic shut off valves have become damaged or may no longer functioning as expected.

**Defect Location:** 206 gas meter room

**Comments:** Incoming mains gas pipework and associated valves heavily corroded and require replacement.

**Photo:**



### Identified Work (by location)

**Code:** IW00014811  
**Element:** 07 Mechanical services  
**Subelement:** 07.03 Gas / Oil / Fuel Services  
**Item:** 07.03.03  
**Condition:** C Poor

**Priority:** 02 Essential - Within 2 years

**Comments:** Current ventilation provision inadequate and does not comply with current building regulations. Only means of ventilation is small grille on door.

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £658.56  
**Remedy:** Provide adequate high and low level ventilation to gas meter room.  
**Defect:** Inadequate ventilation provided to gas meter house.  
**Defect Location:** 068 gas meter room

### Identified Work (by location)

**Code:** IW00014810  
**Element:** 07 Mechanical services  
**Subelement:** 07.03 Gas / Oil / Fuel Services  
**Item:** 07.03.03  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £2634.24  
**Remedy:** Replace with new  
**Defect:** Gas meter near end of design life.  
**Defect Location:** 068 gas meter room



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014835	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	07 Mechanical services	<b>Building:</b>	BLD00251
<b>Subelement:</b>	07.04 General Notes & Observations	<b>Room:</b>	
<b>Item:</b>	07.04.01	<b>Cost:</b>	£658.56
<b>Condition:</b>	C Poor	<b>Remedy:</b>	Provide ventilation as per the current building regulations.
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	No ventilation provided to store larger than 4m2, not compliant with the current building regulations.
<b>Comments:</b>	Large store without any ventilation provision.	<b>Defect Location:</b>	129 store
<b>Photo:</b>	No idwork image found.		



### Identified Work (by location)

**Code:** IW00014815  
**Element:** 07 Mechanical services  
**Subelement:** 07.05 Heating  
**Item:** 07.05.01  
**Condition:** C Poor  
  
**Priority:** 02 Essential - Within 2 years

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £10010.11  
**Remedy:** 1 - Remove existing pumpset and replace with new. 2 - Make connection water tight 3 - Complete installation  
**Defect:** 1 - 1No of twin pumpset not operational, second pump noisy. 2 - Leak in 3PV connection. 3 - Radiator installation incomplete  
**Defect Location:** 1 - 068 boiler room 2 - 003 external store 3 - 028 Children & families occ. Ther.

**Comments:** Facilities manager reported the faulty pumpset. Pumps appear fairly new.

**Photo:**



### Identified Work (by location)


**Code:** IW00014831  
**Element:** 07 Mechanical services  
**Subelement:** 07.05 Heating  
**Item:** 07.05.02  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**  
**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £2107.39  
**Remedy:**  
**Defect:** The existing electrically powered fan assisted wall mounted heaters are nearing or at the end of their CIBSE Economic Life of 10 years  
**Defect Location:** 130 conference room

### Identified Work (by location)

<b>Code:</b>	IW00014805	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	07 Mechanical services	<b>Building:</b>	BLD00251
<b>Subelement:</b>	07.07 Ventilation and Air Conditioning	<b>Room:</b>	
<b>Item:</b>	07.07.02	<b>Cost:</b>	£2634.24
<b>Condition:</b>	C Poor	<b>Remedy:</b>	Investigate why fan does not work, repair or replace as necessary.
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	1No of a twin supply fan not operational.
<b>Comments:</b>	Facilities manager reported that one of the twin fans is not operational.		
<b>Photo:</b>			

### Identified Work (by location)

<b>Code:</b>	IW00014800	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	07 Mechanical services	<b>Building:</b>	BLD00251
<b>Subelement:</b>	07.07 Ventilation and Air Conditioning	<b>Room:</b>	
<b>Item:</b>	07.07.02	<b>Cost:</b>	£987.84
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	
<b>Priority:</b>	03 Desirable - Within 3 to 5 years	<b>Defect:</b>	The existing Wall/Window/Ceiling mounted extract fans are approaching the end of their CIBSE Economic Life of 15 years.

**Comments:** Extract fan appears to be near end of economic life, however in satisfactory working condition and fully operational.

**Photo:**



**Defect Location:** 1 - 038 store 7.22 2 - Roof plant

### Identified Work (by location)

**Code:** IW00014836  
**Element:** 07 Mechanical services  
**Subelement:** 07.07 Ventilation and Air Conditioning  
**Item:** 07.07.03  
**Condition:** C Poor

**Priority:** 02 Essential - Within 2 years

**Comments:** 1 - Diffusers & grilles dirty & noisy throughout the building. 2 - AHU found open during survey.

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £13171.20  
**Remedy:** 1 - Clean and maintain ventilation grilles/diffusers. 2 - Investigate problems with the AHU, repair or replace as necessary.

**Defect:** 1 - Dirt build-up on grilles/diffusers 2 - AHU not operational, service door missing.

**Defect Location:** 1 - Throughout 2 - Roof plant

### Identified Work (by location)

**Code:** IW00014822  
**Element:** 07 Mechanical services  
**Subelement:** 07.08 Water Services  
**Item:** 07.08.03  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

Facilities manager noted that the set will be replaced in the coming weeks. The new set was already on site: Wilo COR-2 MHE803-2G

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £10536.96  
**Remedy:** Replace with new  
**Defect:** Cold water booster set beyond end of economic life.  
**Defect Location:** 067 plant




## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00015003	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD00251
<b>Subelement:</b>	08.03 Electrical Power	<b>Room:</b>	
<b>Item:</b>	08.03.03	<b>Cost:</b>	£10154.40
<b>Condition:</b>	C Poor	<b>Remedy:</b>	
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	No evidence of the appropriate electrical installation inspection and testing within the required time scale is present
<b>Comments:</b>	Last electrical inspection carried out July 2008, next electrical inspection due July 2013, electrical inspection appears to be several years overdue.		
<b>Photo:</b>	No idwork image found.		

### Identified Work (by location)

<b>Code:</b>	IW00015013	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD00251
<b>Subelement:</b>	08.03 Electrical Power	<b>Room:</b>	
<b>Item:</b>	08.03.04	<b>Cost:</b>	£48358.06
<b>Condition:</b>	C Poor	<b>Remedy:</b>	
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	The distribution board/boards require to be replaced
<b>Comments:</b>	Dorman Smith, DB/A8, 20Way, TP&N, Fuse board. Recommend replacing the DB with a new MCB DB		
<b>Photo:</b>			



## Identified Work (by location)

<b>Code:</b>	IW00015016	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD00251
<b>Subelement:</b>	08.04 Fire Alarm Systems	<b>Room:</b>	
<b>Item:</b>	08.04.01	<b>Cost:</b>	£230306.32
<b>Condition:</b>	C Poor	<b>Remedy:</b>	
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	Defective fire alarm system or installation of system required/recommended

**Comments:** Fire alarm system appears to be a manual type system with break glass units located at final exits. There is no automatic detection provided within the building. Recommend adding automatic detection to the fire alarm system.



### Identified Work (by location)

**Code:** IW00015079  
**Element:** 08 Electrical services  
**Subelement:** 08.05 Lighting  
**Item:** 08.05.02  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £329.28  
**Remedy:** Reattach as before, test and certify.  
**Defect:** Detached flood light.  
**Defect Location:** Roof level overlooking central pedestrian area.



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00015019	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD00251
<b>Subelement:</b>	08.05 Lighting	<b>Room:</b>	
<b>Item:</b>	08.05.03	<b>Cost:</b>	£256838.40
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	
<b>Priority:</b>	03 Desirable - Within 3 to 5 years	<b>Defect:</b>	Internal lighting system requires upgrade/improvement
<b>Comments:</b>	Internal lighting is provided by a mixture of fluorescent 600x600 recessed fittings, suspended and surface mounted batten fittings. There are several areas where consideration should be given to replacing the fittings with new LED fittings.		
<b>Photo:</b>	No idwork image found.		

### Identified Work (by location)

**Code:** IW00015080  
**Element:** 08 Electrical services  
**Subelement:** 08.06 Miscellaneous Electrical  
**Item:** 08.06.03  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £329.28  
**Remedy:** Reattach and repair length of lightning protection band.  
**Defect:** Detached lightning protection  
**Defect Location:** Roof level overlooking central pedestrian area.

### Identified Work (by location)

**Code:** IW00015082  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.02  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £1165.65  
**Remedy:** 2 - Prepare and decorate louvred metal vent panels.  
**Defect:** 1 - Poorly conditioned access steps 2 - Defective painter work to doors  
**Defect Location:** 1 - Roof level plant room 2 - Loading and service area elevations.

### Identified Work (by location)

**Code:** IW00015058  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.03  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £2370.81  
**Remedy:**  
**Defect:** Paint wear to external doorsets.  
**Defect Location:** All building perimeters.



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00015134  
**Element:** 09 Redecorations  
**Subelement:** 09.02 Internal Decoration  
**Item:** 09.02.01  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £13932.48  
**Remedy:**  
**Defect:** 1 - Defective stain to timber boarding/paintwork to plaster 2 - Deterioration of decorative finish  
**Defect Location:** 1 - Sportshalls 2 - Swimming pool changing



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00015135  
**Element:** 09 Redecorations  
**Subelement:** 09.02 Internal Decoration  
**Item:** 09.02.05  
**Condition:** C Poor

**Priority:** 02 Essential - Within 2 years

**Comments:** Use £20m2 rate  
**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £175229.64  
**Remedy:** 1 - Redecorate walls, woodwork and doorsets 2 - Prepare surfaces and redecorate walls, woodwork and doorsets

**Defect:** 1 - Deterioration of decorative finishes 2 - Wear and tear to decorative finishes

**Defect Location:** 1 - Throughout (exc. Swimming pool & pool changing) 2 - Pool





## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00015136  
**Element:** 09 Redecorations  
**Subelement:** 09.02 Internal Decoration  
**Item:** 09.02.06  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £6116.70  
**Remedy:**  
**Defect:** 1 - Defective stain to timber boarding/paintwork to plaster 2 - Defective paintwork to hand rails 3 - Defective stain to timber boarding/paintwork to plaster  
**Defect Location:** 1 - Dry Changing Rooms 2 - 118, 131, 116,160, 173, 191, 018, 025, 060, 096 3 - Pupil Toilets 150-154, 156-159



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00015118	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	09 Redecorations	<b>Building:</b>	BLD00251
<b>Subelement:</b>	09.02 Internal Decoration	<b>Room:</b>	
<b>Item:</b>	09.02.06	<b>Cost:</b>	£16076.76
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	1 - Redecorate timber panelling with varnish/stain 2 - Redecorate walls, ceiling and doorsets 3 - Redecorate ceiling with emulsion paint suited to pool environment
<b>Priority:</b>	03 Desirable - Within 3 to 5 years	<b>Defect:</b>	1 - Defective paintwork to timber panelling 2 - Decoration suffering from wear and tear 3 - Deteriorated decorative finish
<b>Comments:</b>		<b>Defect Location:</b>	1 - 022 2 - Ground Floor Plant Room 3 - Pool Hall
<b>Photo:</b>	No idwork image found.		

### Identified Work (by location)

**Code:** IW00015125  
**Element:** 10 Fixed internal furniture and fittings  
**Subelement:** 10.01 Fixed Furniture  
**Item:** 10.01.03  
**Condition:** C Poor  
  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD00251  
**Room:**  
**Cost:** £856.12  
**Remedy:** 1 - Rescue handrail to floor 2 - Remove damaged section of seating and replace  
**Defect:** 1 - Stainless steel handrail loose where fixed to the floor. 2 - Damage to viewing area benches  
**Defect Location:** 1 - 166 2 - 165 Gallery

### Identified Work (by location)

**Code:** IW00014663  
**Element:** 01 Roofs  
**Subelement:** 01.05 Roof Coverings  
**Item:** 01.05.05  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**  
**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £58440.61  
**Remedy:**  
**Defect:** 1 - Water ingress to ceiling, poor roof condition and ponding to roof. 2 - fascia boards - Rotten and poor condition 3 - Missing end caps to gutters  
**Defect Location:** External



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014685  
**Element:** 02 Floors and stairs  
**Subelement:** 02.01 Floor Finishes  
**Item:** 02.01.11  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £19519.71  
**Remedy:**  
**Defect:** Defective vinyl floor finish (tiled or sheet)  
**Defect Location:** 001 002 005 008 009

### Identified Work (by location)

**Code:** IW00014664  
**Element:** 03 Ceilings  
**Subelement:** 03.01 Ceiling Finish  
**Item:** 03.01.02  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £1185.40  
**Remedy:**  
**Defect:** Water stained panelling  
**Defect Location:** 011 006

### Identified Work (by location)

**Code:** IW00014666  
**Element:** 04 External walls windows and doors  
**Subelement:** 04.02 Ext Doors Ironmongery, Access Controls  
**Item:** 04.02.01  
**Condition:** D Bad  
**Priority:** 01 Urgent

**Comments:** helpdesk WO ref: 203085

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £237.08  
**Remedy:**  
**Defect:** Defective fire escape ironmongery  
**Defect Location:** 011

### Identified Work (by location)

**Code:** IW00014671  
**Element:** 04 External walls windows and doors  
**Subelement:** 04.07 Window Framing & Glazing  
**Item:** 04.07.06  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £53448.72  
**Remedy:** 1 - Remove damaged panels and renew  
**Defect:** 1 - Damaged composite boarding panel 2 - Pointing in poor condition 3 - Defective timber (Glazed/Solid) door. 4 - Damaged and rotten sections of timber softwood panelling to walls and skirt 5 - Existing windows life expired and tired.

### Comments:

### Photo:



### Defect Location:

1 - External 2 - External ramp 3 - 006 004 4/5 - External

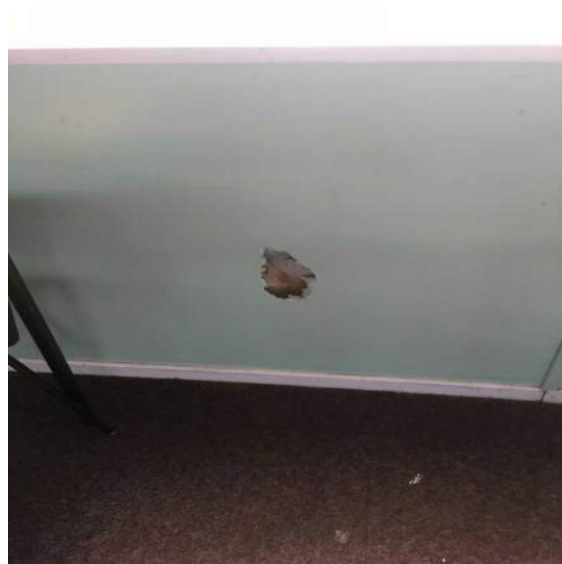


### Identified Work (by location)

**Code:** IW00014665  
**Element:** 05 Internal walls and doors  
**Subelement:** 05.02 Internal Doors & glazed screens  
**Item:** 05.02.04  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £480.74  
**Remedy:**  
**Defect:** 1 - Hole to plaster wall 2 - Damaged glass to internal door 3 - Damaged veneer to door  
**Defect Location:** 1 - 011 2 - 011 3 - 006



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014686  
**Element:** 05 Internal walls and doors  
**Subelement:** 05.03 Internal Wall Finish  
**Item:** 05.03.02  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:** Rate of £26/m2

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £13150.12  
**Remedy:** Redecorate walls, skirtings, doors and ceiling  
**Defect:** Deteriorated paintworkto walls,doors, skirtings and ceilings  
**Defect Location:** Throuhout



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014687  
**Element:** 05 Internal walls and doors  
**Subelement:** 05.03 Internal Wall Finish  
**Item:** 05.03.02  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:** Rate of £26/m2

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £1780.74  
**Remedy:** Redecorate walls, skirtings, doors and ceiling  
**Defect:** Deteriorated paintworkto walls,doors, skirtings and ceilings  
**Defect Location:** 005

### Identified Work (by location)

**Code:** IW00015156  
**Element:** 07 Mechanical services  
**Subelement:** 07.05 Heating  
**Item:** 07.05.02  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £842.95  
**Remedy:** New electric heaters  
**Defect:** Age expiring and visually poor heaters  
**Defect Location:** Throughout classrooms

### Identified Work (by location)

**Code:** IW00015155  
**Element:** 07 Mechanical services  
**Subelement:** 07.08 Water Services  
**Item:** 07.08.02  
**Condition:** C Poor  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £1185.40  
**Remedy:** New water heater  
**Defect:** Age expiring water heater  
**Defect Location:** Under sinks



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014719  
**Element:** 08 Electrical services  
**Subelement:** 08.03 Electrical Power  
**Item:** 08.03.03  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £557.03  
**Remedy:**  
**Defect:** No evidence of the appropriate electrical installation inspection and testing within the required time scale is present



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014720	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02329
<b>Subelement:</b>	08.03 Electrical Power	<b>Room:</b>	
<b>Item:</b>	08.03.04	<b>Cost:</b>	£5697.85
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	
<b>Priority:</b>	03 Desirable - Within 3 to 5 years	<b>Defect:</b>	Distribution boards beyond recommended lifespan but still operational
<b>Comments:</b>	FMS noted the building is due for demolition summer 2018		
<b>Photo:</b>	No idwork image found.		

### Identified Work (by location)

**Code:** IW00014721  
**Element:** 08 Electrical services  
**Subelement:** 08.03 Electrical Power  
**Item:** 08.03.05  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £22970.57  
**Remedy:**  
**Defect:** No use able low level outlets. Sockets are mounted on trunking where gas and water pipes are run causing a potencing fire hazard (unable to determine if gas is still connected). One socket broken from trunking

**Comments:** FMS noted building is due for demolition summer 2018

**Photo:**







## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014723	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02329
<b>Subelement:</b>	08.05 Lighting	<b>Room:</b>	
<b>Item:</b>	08.05.01	<b>Cost:</b>	£1975.68
<b>Condition:</b>	C Poor	<b>Remedy:</b>	Carry out survey to determine numbers of emergency fittings required
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	Appears that there is insufficient coverage
<b>Comments:</b>			
<b>Photo:</b>	No idwork image found.		



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014724	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02329
<b>Subelement:</b>	08.05 Lighting	<b>Room:</b>	
<b>Item:</b>	08.05.03	<b>Cost:</b>	£43069.82
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	Fittings beyond recommended lifespan but still operational
<b>Comments:</b>	FMS noted building is due for demolition summer 2018		
<b>Photo:</b>	No idwork image found.		



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014725	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02329
<b>Subelement:</b>	08.07 Security Systems	<b>Room:</b>	
<b>Item:</b>	08.07.02	<b>Cost:</b>	£3732.71
<b>Condition:</b>	C Poor	<b>Remedy:</b>	
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	Security system beyond recommended lifespan but still operational. Does not cover the full building with the uncovered area housing valuable equipment
<b>Comments:</b>	FMS noted building is due for demolition summer 2018		
<b>Photo:</b>	No idwork image found.		



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014682  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.05  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £3238.79  
**Remedy:**  
**Defect:** Defective painterwork to timber doors and lining sets, external render, gutters and downpipes, railings and woodwork  
**Defect Location:** External

### Identified Work (by location)

**Code:** IW00014669  
**Element:** 09 Redecorations  
**Subelement:** 09.02 Internal Decoration  
**Item:** 09.02.01  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £31.60  
**Remedy:**  
**Defect:** Flaking paint to ceiling  
**Defect Location:** 005 001

### Identified Work (by location)

**Code:** IW00014672  
**Element:** 11 External Areas  
**Subelement:** 11.01 Paths & Paved Pedestrian Areas  
**Item:** 11.01.08  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



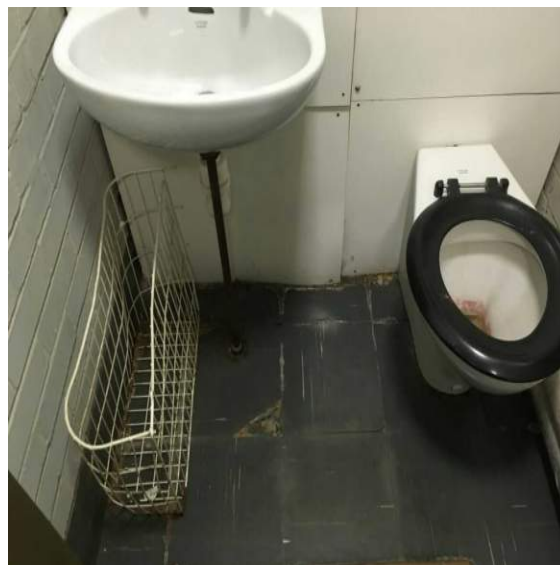
**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02329  
**Room:**  
**Cost:** £197.56  
**Remedy:**  
**Defect:** Damaged concrete to ramp  
**Defect Location:** External ramp

### Identified Work (by location)

**Code:** IW00014615  
**Element:** 02 Floors and stairs  
**Subelement:** 02.01 Floor Finishes  
**Item:** 02.01.01  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £2304.96  
**Remedy:**  
**Defect:** 1 - Damaged vinyl floor tiles 2 - Missing tiles to floor 3 - Defective vinyl floor finish (tiled or sheet) 4 - Defective or badly worn carpet finish (tiled or broadloom)  
**Defect Location:** 1 - 007 2 - 011 013 014 3 - 005 4 - 016



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014626  
**Element:** 02 Floors and stairs  
**Subelement:** 02.01 Floor Finishes  
**Item:** 02.01.11  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £19651.43  
**Remedy:**  
**Defect:** 1 - Defective vinyl floor finish (tiled or sheet) 2 - Defective or badly worn carpet finish (tiled or broadloom)  
**Defect Location:** 1 - 001 003 007 008 009 010 015 2 - 004, 002



### Identified Work (by location)

**Code:** IW00014617  
**Element:** 03 Ceilings  
**Subelement:** 03.01 Ceiling Finish  
**Item:** 03.01.05  
**Condition:** C Poor  
  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £2370.81  
**Remedy:** 2 - Inspect aboveceiling tile for leaks and undertake work as required including replacement of ceiling tile.  
**Defect:** 1 - Impact damage to ceiling tiles 2 - Water stained ceiling tile  
**Defect Location:** 1 - 004 002 017 2 - 002

### Identified Work (by location)

**Code:** IW00014616  
**Element:** 05 Internal walls and doors  
**Subelement:** 05.01 Door Ironmongery & Access Controls  
**Item:** 05.01.01  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £500.50  
**Remedy:** Renew pipework boxing  
**Defect:** 1 - Damaged boxing to pipework 2 - Damaged or defective ironmongery or other furniture and fittings to door. Yale lock loose  
**Defect Location:** 1 - 004 017 2 - 003



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014632  
**Element:** 05 Internal walls and doors  
**Subelement:** 05.03 Internal Wall Finish  
**Item:** 05.03.02  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:** Rate of £26/m2

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £8903.73  
**Remedy:** Redecorate walls, skirtings, doors and ceiling  
**Defect:** Deteriorated paintworkto walls,doors, skirtings and ceilings  
**Defect Location:** Throuhout

### Identified Work (by location)

**Code:** IW00014614  
**Element:** 06 Sanitary services  
**Subelement:** 06.01 Cubicle Walling  
**Item:** 06.01.01  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £921.98  
**Remedy:**  
**Defect:** Defective cubicle walling/partition  
**Defect Location:** 007 008

### Identified Work (by location)

**Code:** IW00015159  
**Element:** 07 Mechanical services  
**Subelement:** 07.08 Water Services  
**Item:** 07.08.02  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £2528.87  
**Remedy:** NewWater heater  
**Defect:** Visually poor hot water cylinder  
**Defect Location:** Store cupboard



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014707	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02330
<b>Subelement:</b>	08.03 Electrical Power	<b>Room:</b>	
<b>Item:</b>	08.03.02	<b>Cost:</b>	£658.56
<b>Condition:</b>	C Poor	<b>Remedy:</b>	
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	electrical signage installation required to electrical cupboard doors
<b>Comments:</b>			
<b>Photo:</b>	No idwork image found.		



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014708  
**Element:** 08 Electrical services  
**Subelement:** 08.03 Electrical Power  
**Item:** 08.03.03  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £385.82  
**Remedy:**  
**Defect:** No evidence of the appropriate electrical installation inspection and testing within the required time scale is present



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014712	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02330
<b>Subelement:</b>	08.05 Lighting	<b>Room:</b>	
<b>Item:</b>	08.05.01	<b>Cost:</b>	£1975.68
<b>Condition:</b>	C Poor	<b>Remedy:</b>	Carry out survey to determine additional fittings required
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	Some areas apparently to have insufficient coverage
<b>Comments:</b>			
<b>Photo:</b>	No idwork image found.		





## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014714	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02330
<b>Subelement:</b>	08.05 Lighting	<b>Room:</b>	
<b>Item:</b>	08.05.03	<b>Cost:</b>	£29832.76
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	
<b>Priority:</b>	03 Desirable - Within 3 to 5 years	<b>Defect:</b>	Fittings reaching the end of their recommended lifespan but still operational
<b>Comments:</b>			
<b>Photo:</b>	No idwork image found.		



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014716	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02330
<b>Subelement:</b>	08.07 Security Systems	<b>Room:</b>	
<b>Item:</b>	08.07.02	<b>Cost:</b>	£2585.49
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	
<b>Priority:</b>	03 Desirable - Within 3 to 5 years	<b>Defect:</b>	Security alarm linked to block A but equipment is reaching end of recommended lifespan
<b>Comments:</b>			
<b>Photo:</b>	No idwork image found.		

### Identified Work (by location)

**Code:** IW00014623  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.04  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £4135.75  
**Remedy:** 1 - Coat metal fixing to cage 2 - Defective painterwork to timber doors and lining sets 3 - Defective painter work to external render /roughcast  
**Defect:** 1 - Rust staining to wall from cage 2 - Defective painterwork to timber doors and lining sets 3 - Defective painter work to external render /roughcast  
**Defect Location:** 1 - Side elevation 2/3 - External

### Identified Work (by location)

**Code:** IW00014622  
**Element:** 11 External Areas  
**Subelement:** 11.01 Paths & Paved Pedestrian Areas  
**Item:** 11.01.08  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02330  
**Room:**  
**Cost:** £131.71  
**Remedy:**  
**Defect:** Cracked concrete  
**Defect Location:** Main entrance



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014641  
**Element:** 02 Floors and stairs  
**Subelement:** 02.01 Floor Finishes  
**Item:** 02.01.01  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**  
**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £12354.58  
**Remedy:**  
**Defect:** 1 - Concrete floor requires re-painting or protective coating applied where none exists 2 - Defective vinyl floor finish (tiled or sheet) 3 - Cracking to concrete floor 4 - Carpet not fitted properly to floor. Seams are open to carpet  
**Defect Location:** 1 - 001 003 004 012 046 2 - 019 020 018 014 008 056 029 025 3 - 007 4 - 033



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014637  
**Element:** 02 Floors and stairs  
**Subelement:** 02.01 Floor Finishes  
**Item:** 02.01.01  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**  
**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £65856.00  
**Remedy:**  
**Defect:** 1 - Defective vinyl floor finish (tiled or sheet) 2 - Defective or badly worn carpet finish (tiled or broadloom)  
**Defect Location:** 1 - 010 018 020 021 022 023 029 041 044 045 049 056 061 008 2 - 015 043 063 032

### Identified Work (by location)

**Code:** IW00014660  
**Element:** 04 External walls windows and doors  
**Subelement:** 04.04 Ext Walls Structure & Foundations  
**Item:** 04.04.04  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £487.33  
**Remedy:** 1 - Replace seals to doors  
**Defect:** 1 - Seal to door dislodged 2 - Pointing in poor condition below concrete slab  
**Defect Location:** 1 - 034 029 2 - 002

### Identified Work (by location)

**Code:** IW00014652  
**Element:** 05 Internal walls and doors  
**Subelement:** 05.01 Door Ironmongery & Access Controls  
**Item:** 05.01.01  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £7059.76  
**Remedy:** 2 - Renew pipework boxing 3 - Infill gap with fore resisting construction  
**Defect:** 1 - Damaged or defective timber internal door doors with large gaps at meeting rails 2 - Damaged boxing to pipework 3 - Penetration to walling 4 - Damaged or defective ironmongery or other furniture and fittings to door,  
**Defect Location:** 1 - 026 019 002 005 013 2 - 018 015 041 3 - 007 4 - 044

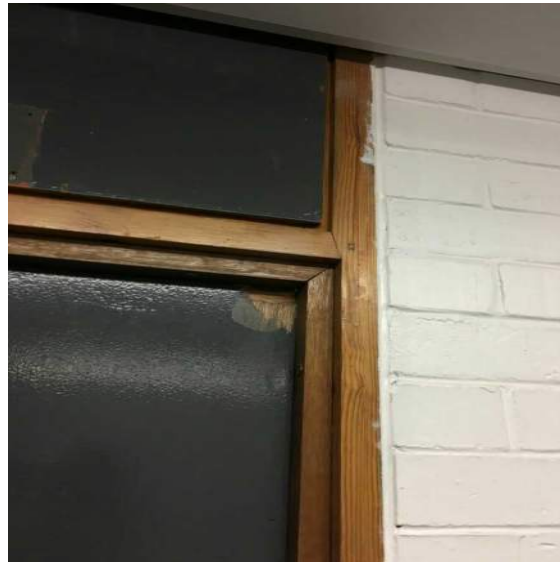


### Identified Work (by location)

**Code:** IW00014651  
**Element:** 05 Internal walls and doors  
**Subelement:** 05.02 Internal Doors & glazed screens  
**Item:** 05.02.04  
**Condition:** B Satisfactory  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



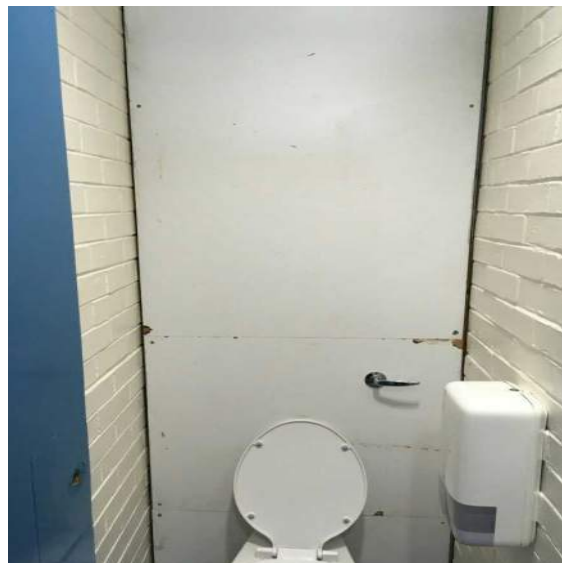
**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £237.08  
**Remedy:**  
**Defect:** Damaged timber door  
**Defect Location:** 022

### Identified Work (by location)

**Code:** IW00014648  
**Element:** 06 Sanitary services  
**Subelement:** 06.01 Cubicle Walling  
**Item:** 06.01.01  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £1382.97  
**Remedy:**  
**Defect:** Defective cubicle walling/partition  
**Defect Location:** 020 023



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014864  
**Element:** 07 Mechanical services  
**Subelement:** 07.04 General Notes & Observations  
**Item:** 07.04.01  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:** No grille or fan in large store room  
**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £658.56  
**Remedy:** Provide ventilation as per current building regulations.  
**Defect:** No ventilation provided to store bigger than 4m2 in floor area as required by current building regulations.  
**Defect Location:** 055 store



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00015026	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02331
<b>Subelement:</b>	08.03 Electrical Power	<b>Room:</b>	
<b>Item:</b>	08.03.03	<b>Cost:</b>	£5013.81
<b>Condition:</b>	C Poor	<b>Remedy:</b>	
<b>Priority:</b>	02 Essential - Within 2 years	<b>Defect:</b>	1 - Defective electrical signage or installation required 2 - No evidence of the appropriate electrical installation inspection and testing within the required time scale is present
<b>Comments:</b>	Electrical signage required on 3No. distribution boards		
<b>Photo:</b>	No idwork image found.		



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014644  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.04  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £17180.50  
**Remedy:** Redecorate metal doorsets  
**Defect:** Defective painterwork to metal and timber doors and lining sets  
Defective painter work to hand rails  
Defective painter work to external render /roughcast  
**Defect Location:** External



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00014634  
**Element:** 09 Redecorations  
**Subelement:** 09.02 Internal Decoration  
**Item:** 09.02.08  
**Condition:** B Satisfactory  
  
**Priority:** 03 Desirable - Within 3 to 5 years  
  
**Comments:** Rate of £26/m2  
**Photo:** No idwork image found.

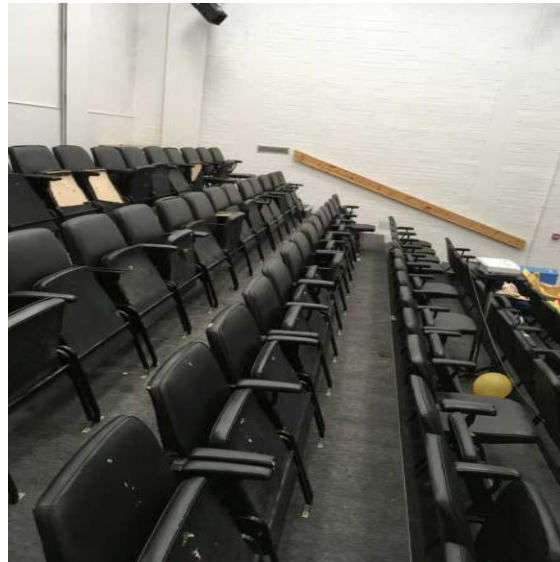
**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £72394.17  
**Remedy:** Redecorate walls, skirtings, doors and ceiling handrails and radiators  
**Defect:** 1 - Deteriorated paintwork to walls, doors, skirtings and ceilings, handrails and radiators  
**Defect Location:** Throughout

### Identified Work (by location)

**Code:** IW00014653  
**Element:** 10 Fixed internal furniture and fittings  
**Subelement:** 10.01 Fixed Furniture  
**Item:** 10.01.02  
**Condition:** B Satisfactory  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £6585.60  
**Remedy:** Allow for overhaul and repairs to seating  
**Defect:** Damaged seat and wear to searing  
**Defect Location:** 043

### Identified Work (by location)

**Code:** IW00014656  
**Element:** 10 Fixed internal furniture and fittings  
**Subelement:** 10.01 Fixed Furniture  
**Item:** 10.01.03  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £10234.02  
**Remedy:**  
**Defect:** 1 - Whole staff breakout area requires replacement/refurbishment 2 - Single unit to kitchen/food preparation area damaged/defective, replacement required

**Comments:**

**Photo:**



**Defect Location:**

1 - 045 2 - 063

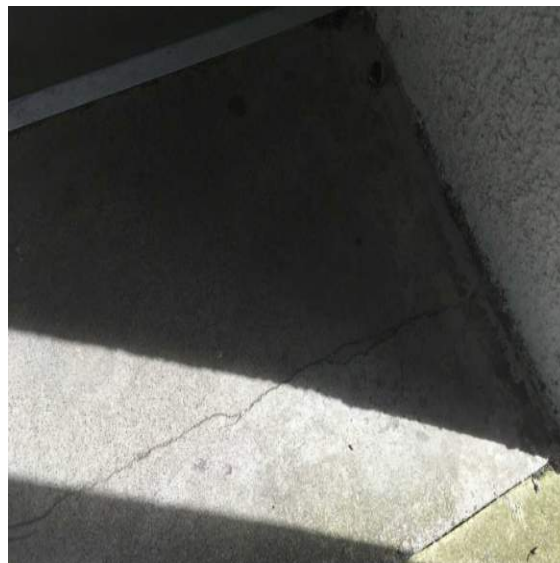


### Identified Work (by location)

**Code:** IW00014657  
**Element:** 11 External Areas  
**Subelement:** 11.01 Paths & Paved Pedestrian Areas  
**Item:** 11.01.08  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02331  
**Room:**  
**Cost:** £263.42  
**Remedy:**  
**Defect:** Cracked concrete  
**Defect Location:** 002 019

### Identified Work (by location)

**Code:** IW00015109  
**Element:** 01 Roofs  
**Subelement:** 01.05 Roof Coverings  
**Item:** 01.05.05  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £105797.66  
**Remedy:**  
**Defect:** Existing GRP liquid applied covering is currently performing satisfactorily with some minor repairs required. In yr 5 it is expected that the roof covering will require replacement.

**Defect Location:** Roof

**Comments:**

**Photo:**



### Identified Work (by location)

**Code:** IW00015106  
**Element:** 01 Roofs  
**Subelement:** 01.05 Roof Coverings  
**Item:** 01.05.07  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £263.42  
**Remedy:** Undertake liquid GRP repairs to isolated areas across roof  
**Defect:** Liquid applied GRP finish is showing deterioration to upstand, change of angles and corners. Cracked and split finish were previous repairs appear to have been undertaken. No indication of new water ingress and site staff confirmed any recent issues have been resolved.  
**Defect Location:** Roof

**Comments:** Desirable to install new single ply system to roof in year 5, current system appears to be performing satisfactorily with minor maintenance.

**Photo:**





## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00015089  
**Element:** 02 Floors and stairs  
**Subelement:** 02.01 Floor Finishes  
**Item:** 02.01.05  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**  
**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £18044.54  
**Remedy:**  
**Defect:** 1 - Carpet showing early signs of wear and tear 2 - Defective vinyl floor finish (tiled or sheet) 3 - Defective matting  
**Defect Location:** 1 - 007 2 - 016, 028 3 - 004, 012, 017, 051, 052

### Identified Work (by location)

**Code:** IW00015088  
**Element:** 02 Floors and stairs  
**Subelement:** 02.01 Floor Finishes  
**Item:** 02.01.07  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £405896.87  
**Remedy:**  
**Defect:** 1 - Defective or badly worn carpet finish (tiled or broadloom) 2 - Missing carpet tiles 3 - Defective vinyl floor finish (tiled or sheet) 4 - Defective or missing stair nosings  
**Defect Location:** 1 - 080, 123 2 - 093 3 - various rooms and stairwells 4 - 047, 078, 088, 103, 116, 131, 142

**Comments:**

**Photo:**



### Identified Work (by location)

**Code:** IW00015099  
**Element:** 03 Ceilings  
**Subelement:** 03.01 Ceiling Finish  
**Item:** 03.01.04  
**Condition:** B Satisfactory

**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £2054.70  
**Remedy:** 1 - Install new suspended ceiling 3 - Install section of plasterboard to replace missing section and make decoration good.

**Defect:** 1 - Recommend installing suspended ceiling in store 2 - Defective suspended ceiling tiles, stained from historical leaks. Missing ceiling tiles 3 - Damaged section of plasterboard, section of plasterboard missing

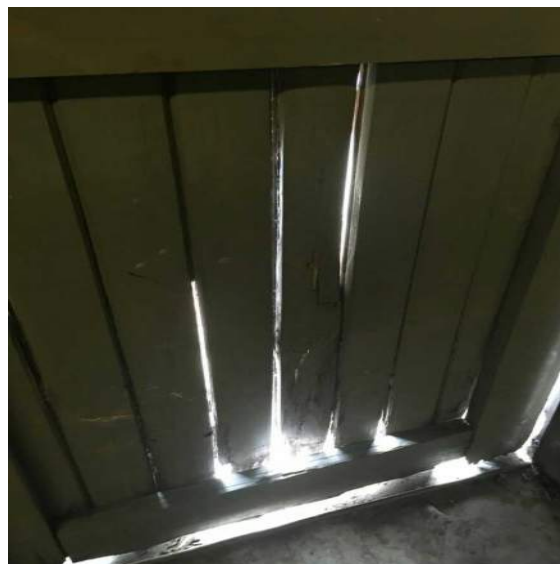
**Defect Location:** 1 - 093, 122, 147 2 - 036, 064, 123, 143 3 - 074

### Identified Work (by location)

**Code:** IW00015105  
**Element:** 04 External walls windows and doors  
**Subelement:** 04.01 Ext Doors Glazing & Framing  
**Item:** 04.01.09  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £987.84  
**Remedy:**  
**Defect:** Defective door which is rotten and requires replacement  
**Defect Location:** 3 roof top plant room

### Identified Work (by location)

**Code:** IW00015104  
**Element:** 04 External walls windows and doors  
**Subelement:** 04.07 Window Framing & Glazing  
**Item:** 04.07.03  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:** Especially prevalent to West, South & North Elevations.

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £156473.85  
**Remedy:** Refurbish all seals to window units to prevent wind driven water ingress.  
**Defect:** Defective double glazed unit, water ingress through defective external seals, causing damage to internal fabric and finish.  
**Defect Location:** 3rd, 2nd & 1st floor external





## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00015084	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	05 Internal walls and doors	<b>Building:</b>	BLD02332
<b>Subelement:</b>	05.02 Internal Doors & glazed screens	<b>Room:</b>	
<b>Item:</b>	05.02.04	<b>Cost:</b>	£79027.20
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	
<b>Priority:</b>	03 Desirable - Within 3 to 5 years	<b>Defect:</b>	Doors showing signs of wear and tear
<b>Comments:</b>	Allowance for repairs to 20nr doors and door frames.	<b>Defect Location:</b>	Throughout
<b>Photo:</b>	No idwork image found.		

### Identified Work (by location)

**Code:** IW00015085  
**Element:** 05 Internal walls and doors  
**Subelement:** 05.03 Internal Wall Finish  
**Item:** 05.03.02  
**Condition:** C Poor

**Priority:** 02 Essential - Within 2 years

### Comments:

#### Photo:



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £17991.85  
**Remedy:** 3 - Strip out and remove water damaged sills and replace with new. 4 - Remove loose damaged blockwork and pointing. Reinststate with new blockwork and pointing.  
**Defect:** 1 - Damaged or defective timber internal door 2 - Replace missing kick plate to door 3 - Rotten and warped MDF internal sill caused by water ingress from leaking window units.  
**Defect Location:** 1 - Various locations throughout, 088, 089 2 - 029 3 - Various locations throughout 3rd, 2nd & 1st floors to perimeter of building

### Identified Work (by location)

**Code:** IW00015147  
**Element:** 07 Mechanical services  
**Subelement:** 07.05 Heating  
**Item:** 07.05.02  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £1317.12  
**Remedy:** TRVs to be installed  
**Defect:** TRVs missing on several radiators throughout school  
**Defect Location:** Throughout school

### Identified Work (by location)

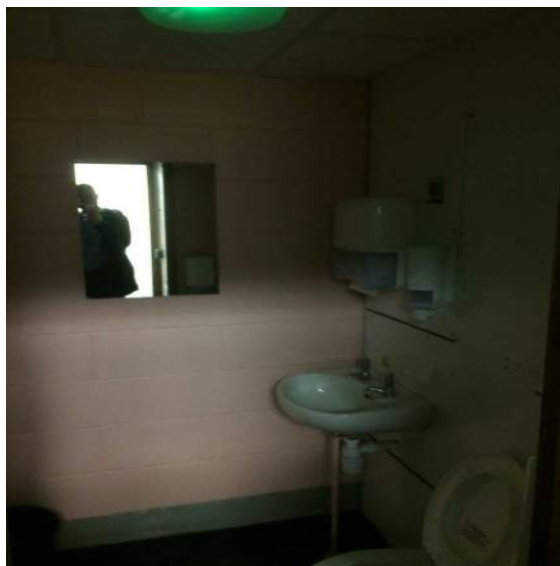
**Code:** IW00015149  
**Element:** 07 Mechanical services  
**Subelement:** 07.07 Ventilation and Air Conditioning  
**Item:** 07.07.02  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £8232.00  
**Remedy:** 1 - Extract fan required 3 - New extract fan  
**Defect:** 1 - No extract ventilation in single toilet on each floor 2  
- The existing Wall/Window/Ceiling mounted extract fans are approaching the end of their CIBSE Economic Life of 15 years. 3 - Age expiring extract fan

**Defect Location:** 1 - Toilet block on each level 2 - 098 squash court, 102 squash court, 114 community hall, Attic plant room, Roof plant, 182 kitchen area, 171 toilet, 128 comms 3 - Kitchen wall, Level 1 store

### Comments:

### Photo:

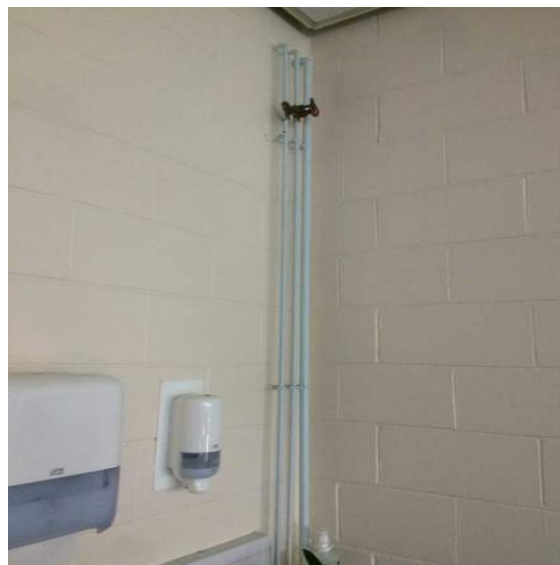


### Identified Work (by location)

**Code:** IW00015148  
**Element:** 07 Mechanical services  
**Subelement:** 07.08 Water Services  
**Item:** 07.08.01  
**Condition:** C Poor  
  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £110677.59  
**Remedy:** 1 - Insulation to be installed on all water services pipework 2 - Insulate pipework in exposed areas  
**Defect:** 1 - No insulation on exposed pipework 2 - No insulation on dhw pipework flow or return  
**Defect Location:** 1 - All exposed areas 2 - Exposed areas



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

<b>Code:</b>	IW00014693	<b>Site:</b>	SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC
<b>Element:</b>	08 Electrical services	<b>Building:</b>	BLD02332
<b>Subelement:</b>	08.03 Electrical Power	<b>Room:</b>	
<b>Item:</b>	08.03.03	<b>Cost:</b>	£6582.21
<b>Condition:</b>	B Satisfactory	<b>Remedy:</b>	
<b>Priority:</b>	03 Desirable - Within 3 to 5 years	<b>Defect:</b>	Testing due 2020
<b>Comments:</b>			
<b>Photo:</b>	No idwork image found.		

## Identified Work (by location)

**Code:** IW00014703  
**Element:** 08 Electrical services  
**Subelement:** 08.04 Fire Alarm Systems  
**Item:** 08.04.01  
**Condition:** D Bad  
**Priority:** 01 Urgent

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £395.13  
**Remedy:** Investigate and repair call point  
**Defect:** Fire alarm panel shows that there is a fault with a call point in block C 1st floor south stair

### Comments:

### Photo:

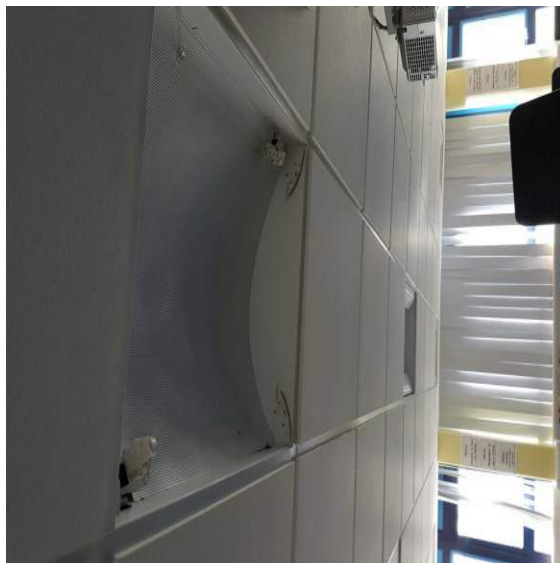


### Identified Work (by location)

**Code:** IW00014704  
**Element:** 08 Electrical services  
**Subelement:** 08.05 Lighting  
**Item:** 08.05.03  
**Condition:** C Poor  
**Priority:** 02 Essential - Within 2 years

**Comments:**

**Photo:**



**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £197.56  
**Remedy:** Repair/replace fitting  
**Defect:** Faulty light fitting in IT room  
**Defect Location:** Room 081 first floor of drawing





## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00015107  
**Element:** 09 Redecorations  
**Subelement:** 09.01 External Decoration  
**Item:** 09.01.05  
**Condition:** B Satisfactory  
**Priority:** 03 Desirable - Within 3 to 5 years

**Comments:**  
**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £20308.66  
**Remedy:**  
**Defect:** 1 - Defective painter work to external render /roughcast due to weathering 2 - Defective painter work to hand rails 3 - Defective plintwork to timber fascia , soffits & barge boards  
**Defect Location:** 1 - External to 1st floor level 2 - External, to exit ramps 3 - Roof



## Edinburgh - City Of Edinburgh Council

### Identified Work (by location)

**Code:** IW00015102  
**Element:** 09 Redecorations  
**Subelement:** 09.02 Internal Decoration  
**Item:** 09.02.05  
**Condition:** B Satisfactory  
  
**Priority:** 03 Desirable - Within 3 to 5 years  
  
**Comments:** Apply £20m2 rate  
**Photo:** No idwork image found.

**Site:** SIT1186 WESTER HAILES EDUCATION CENTRE - WHEC  
**Building:** BLD02332  
**Room:**  
**Cost:** £141492.92  
**Remedy:** Redecorate walls, internal woodwork handrails and doorsets.  
**Defect:** Expected wear and tear to decorative finish  
**Defect Location:** Throughout to all areas with suspended ceilings 049, 078, 088, 103, 116, 131, 142

**Total Idwork Cost: £4259313.38**