

### CS001270

| Survey Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Survey Date                                                   | Survey Status | Surveyor | Organisation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------|----------|--------------|
| <p>condition survey of external areas (Park Area) carried out 05/11/2018 28/6/2019 survey covered the Public Convenience Public Toilet - This building is a traditional stone built, flat roofed property in Edinburgh City Centre adjacent to Nicolson Square gardens. The roof has a large single glazed roof light to the centre of the roof. The property is primarily constructed of regular coursed. Polished ashlar sandstone with each elevation extending to a perimeter parapet. The rear elevation and the wall surrounding the basement entrance are constructed of random coursed manufactured stone. The windows to the property are single glazed, timber softwood casements with Georgian wired glass and protective metal grilles fitted. Doors to both ground and basement are timber.</p> | 28/06/2019                                                    | COMPLETE      |          | CEC          |
| Owner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                               |               |          |              |
| Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SIT0782 NICOLSON SQUARE<br>GROUND (AND PUBLIC<br>CONVENIENCE) |               |          |              |

### Address

NICOLSON SQUARE

EDINBURGH  
LOTHIAN  
EH8 9BH

**Number of Active Buildings** 2

**Number of Active Rooms** 8

**Score** B - Satisfactory

### General Summary

Park Grounds - lighting to grounds appears not to be working, some surface damage to pathways. Public Toilet - Toilets were refurbished circa 2014 but there are issues to external fabric (roof to Female toilet) and water ingress to Male Toilet. Staff report problems with keeping floor finishes clean.

### Mechanical Summary

Public Toilet - Most of the mechanical equipment installed in this building is in fair condition and not likely to require any major expenditure over the next 5 years.

### Electrical Summary

Public Toilet - The electrical system is operating satisfactorily. The electrical systems have been refurbished. There are some adjustments required to power and lighting installation.

### Identified Work Summary

| Idwork Element                                   | Not Selected | Identified Work Element Total by Priority |        |        |    | Total  |
|--------------------------------------------------|--------------|-------------------------------------------|--------|--------|----|--------|
|                                                  |              | 01                                        | 02     | 03     | 04 |        |
| 01 Roofs                                         | 0            | 0                                         | 1,352  | 24,343 | 0  | 25,696 |
| 02 Floors and stairs                             | 0            | 3,597                                     | 25,425 | 0      | 0  | 29,023 |
| 03 Ceilings                                      | 0            | 676                                       | 6,559  | 0      | 0  | 7,235  |
| 04 External walls windows and doors              | 0            | 0                                         | 6,492  | 0      | 0  | 6,492  |
| 05 Internal walls and doors                      | 0            | 0                                         | 1,927  | 0      | 0  | 1,927  |
| 06 Sanitary services                             | 0            | 0                                         | 0      | 0      | 0  | 0      |
| 07 Mechanical services                           | 0            | 0                                         | 0      | 500    | 0  | 500    |
| 08 Electrical services                           | 0            | 0                                         | 676    | 0      | 0  | 676    |
| 09 Redecorations                                 | 0            | 0                                         | 3,976  | 0      | 0  | 3,976  |
| 10 Fixed internal furniture and fittings         | 0            | 0                                         | 676    | 2,434  | 0  | 3,111  |
| 11 External Areas                                | 0            | 0                                         | 0      | 1,515  | 0  | 1,515  |
| 12 Outdoor sports facilities and fixed furniture | 0            | 0                                         | 0      | 0      | 0  | 0      |
| XX General Comments                              | 0            | 0                                         | 0      | 0      | 0  | 0      |
| Totals                                           | 0            | 4,274                                     | 47,084 | 28,793 | 0  | 80,150 |

## Building Summary BLD01460 NICOLSON SQUARE PUBLIC CONVENIENCE

| Idwork Element                                   | Not Selected | Identified Work Element Total by Priority |        |        |    | Total  |
|--------------------------------------------------|--------------|-------------------------------------------|--------|--------|----|--------|
|                                                  |              | 01                                        | 02     | 03     | 04 |        |
| 01 Roofs                                         | 0            | 0                                         | 1,352  | 24,343 | 0  | 25,696 |
| 02 Floors and stairs                             | 0            | 3,597                                     | 25,425 | 0      | 0  | 29,023 |
| 03 Ceilings                                      | 0            | 676                                       | 6,559  | 0      | 0  | 7,235  |
| 04 External walls windows and doors              | 0            | 0                                         | 6,492  | 0      | 0  | 6,492  |
| 05 Internal walls and doors                      | 0            | 0                                         | 1,927  | 0      | 0  | 1,927  |
| 06 Sanitary services                             | 0            | 0                                         | 0      | 0      | 0  | 0      |
| 07 Mechanical services                           | 0            | 0                                         | 0      | 500    | 0  | 500    |
| 08 Electrical services                           | 0            | 0                                         | 676    | 0      | 0  | 676    |
| 09 Redecorations                                 | 0            | 0                                         | 3,976  | 0      | 0  | 3,976  |
| 10 Fixed internal furniture and fittings         | 0            | 0                                         | 676    | 2,434  | 0  | 3,111  |
| 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            | 4,274                                     | 47,084 | 27,278 | 0  | 78,635 |

### Site Condition Scores

**Site:** SIT0782 (NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE))

**Survey Date:** 28/06/2019

**Address:**

EDINBURGH

LOTHIAN

EH8 9BH

**Type:** 10 MIXED

**Listed Usage:**

**Usage:** CPU\_PUB PUBLIC CONVENIENCE

**Ward:** 15 Southside/Newington

**Number of Idwork:** 25

**Total Cost:** £80,150

### Site Element Summary

**Overall Score:** B - Satisfactory

**Score comment:** Gents Toilet area has issues with defective ceiling linings and suspected water ingress from access steps. Recently recovered pavement area above toilet should be monitored to ensure it has been successful.

| Element                               | Sub Element | Score | Comment                              |
|---------------------------------------|-------------|-------|--------------------------------------|
| 01 - Roofs                            |             | C     | see Building score for Public Toilet |
| 02 - Floors and stairs                |             | C     | see Building score for Public Toilet |
| 03 - Ceilings                         |             | C     | see Building score for Public Toilet |
| 04 - External walls windows and doors |             | C     | see Building score for Public Toilet |
| 05 - Internal walls and doors         |             | B     | see Building score for Public Toilet |
| 06 - Sanitary services                |             | A     | see Building score for Public Toilet |
| 07 - Mechanical services              |             | B     | see Building score for Public Toilet |
| 08 - Electrical services              |             | B     | see Building score for Public Toilet |
| 09 - Redecorations                    |             | B     | see Building score for Public Toilet |

## Edinburgh - City Of Edinburgh Council CPM Live System

|                                                    |   |                                                                                                |
|----------------------------------------------------|---|------------------------------------------------------------------------------------------------|
| 10 - Fixed internal furniture and fittings         | B | see Building score for Public Toilet                                                           |
| 11 - External Areas                                | A | external lighting around both features may not be functioning minor defects to pathway surface |
| 12 - Outdoor sports facilities and fixed furniture | A | bench seating and planters in fair condition                                                   |
| XX - General Comments                              |   |                                                                                                |

## Building Condition Scores

**Site:** SIT0782 (BLD01460)

**Survey Date:** 28/06/2019

**Building:** BLD01460 NICOLSON SQUARE PUBLIC CONVENIENCE

**Address:** (35)

(35)

EDINBURGH

LOTHIAN

EH8 9BX

**Type:** CPU\_PUB PUBLIC CONVENIENCE

**Year Built:**

**Listed Usage:** No

**Usage:** En\_35\_80\_90 TOILET BUILDINGS

**GEA (m2):** 99.68

**GIA (m2):** 80.63

**NIA (m2):**

**Ward:** 15 Southside/Newington

**Number of Idwork:** 23

**Total Cost:** £78,635

## Building Element Summary

**Overall Score:** B - Satisfactory

**Score comment:** Toilets were refurbished circa 2014 but there are issues to external fabric (roof to Female toilet) and water ingress to Male Toilet. Staff report problems with keeping floor finishes clean.

| Element | Sub Element | Score | Comment |
|---------|-------------|-------|---------|
|---------|-------------|-------|---------|

## Edinburgh - City Of Edinburgh Council CPM Live System

|                                            |   |                                                                                                                                                                                                                                                   |
|--------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01 - Roofs                                 | C | "roof" to Gents Toilet (paved area above) has recently been re-covered but will need to be monitored to ensure that it has been successful<br>Female Toilet - Severe water ingress and dampness noted internally; externally walls are saturated  |
| 02 - Floors and stairs                     | C | steps to Gents Toilet area in poor condition, defective finish and missing stair nosings, water ingress causing damage to internal finishes<br>below some damage to Gents toilet floor finish and staff report that it is difficult to keep clean |
| 03 - Ceilings                              | C | damage to ceiling lining in Gents Toilet caused by water ingress, recent recovering of "roof" above may have solved issue but ceilings need to be made good so that it can be checked                                                             |
| 04 - External walls windows and doors      | C | Female Toilet - Vegetation distorting masonry, Defective stone mullion, Isolated areas of open joints to masonry                                                                                                                                  |
| 05 - Internal walls and doors              | B | some defective wall tiles to Gents toilet attendants room                                                                                                                                                                                         |
| 06 - Sanitary services                     | A | Gents toilet fittings in fair condition, assumed to have been refreshed circa 2014                                                                                                                                                                |
| 07 - Mechanical services                   | B | Most of the mechanical equipment installed in this building is in fair condition and not likely to require any major expenditure over the next 5 years.                                                                                           |
| 08 - Electrical services                   | B | The electrical system is operating satisfactorily. The electrical systems have been refurbished. There are some adjustments required to power and lighting installation.                                                                          |
| 09 - Redecorations                         | B | ceiling to Gents toilet will be required once defective linings have been replaced                                                                                                                                                                |
| 10 - Fixed internal furniture and fittings | B | service cupboard in Gents toilet attendants room requires replacement, "kitchen station" in same room would benefit from long term upgrade                                                                                                        |
| 11 - External Areas                        |   | see Site score                                                                                                                                                                                                                                    |



## Edinburgh - City Of Edinburgh Council CPM Live System

12 - Outdoor sports facilities and fixed furniture

XX - General Comments

### Identified Work (by location)

|                             |                                            |                         |                                                                                                                                             |
|-----------------------------|--------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024701                                 | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                                                                                     |
| <b>Element:</b>             | 01 Roofs                                   | <b>Building:</b>        | BLD01460                                                                                                                                    |
| <b>Subelement:</b>          | 01.05 Coverings (incl. glazed roof lights) | <b>Room:</b>            |                                                                                                                                             |
| <b>Item:</b>                | 01.05.02 Asphalt Roofs Flat                | <b>Cost:</b>            | £1,352                                                                                                                                      |
| <b>Condition:</b>           | C Poor                                     | <b>Remedy:</b>          | Roof survey by specialists advised ; provisional sum allowed for renewal included else where; cost for inspection only<br>Target year: 2019 |
| <b>Priority:</b>            | 02 Essential - Within 2 years              | <b>Defect:</b>          | Severe water ingress and dampness noted internally; externally walls are saturated                                                          |
| <b>Manufacturer:</b>        |                                            | <b>Defect Location:</b> | Roof level ; ladies toilet                                                                                                                  |
| <b>Date of Manufacture:</b> |                                            | <b>Model Number:</b>    |                                                                                                                                             |
| <b>Northing:</b>            |                                            | <b>Easting:</b>         |                                                                                                                                             |
| <b>Revenue:</b>             | Y                                          | <b>Capital:</b>         | N                                                                                                                                           |
| <b>Comments:</b>            |                                            |                         |                                                                                                                                             |
| <b>Photo:</b>               |                                            |                         |                                                                                                                                             |



### Identified Work (by location)

|                             |                                            |                         |                                                                                                          |
|-----------------------------|--------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024250                                 | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                                                  |
| <b>Element:</b>             | 01 Roofs                                   | <b>Building:</b>        | BLD01460                                                                                                 |
| <b>Subelement:</b>          | 01.05 Coverings (incl. glazed roof lights) | <b>Room:</b>            |                                                                                                          |
| <b>Item:</b>                | 01.05.02 Asphalt Roofs Flat                | <b>Cost:</b>            | £24,343                                                                                                  |
| <b>Condition:</b>           | B Satisfactory                             | <b>Remedy:</b>          | monitor and allow for further possible work to make area watertight<br>Target year: 2022                 |
| <b>Priority:</b>            | 03 Desirable - Within 3 to 5 years         | <b>Defect:</b>          | the area above the basement Gents toilet area has recently been recovered with a water proofing membrane |
| <b>Manufacturer:</b>        |                                            | <b>Defect Location:</b> | paved area above Gents Toilet                                                                            |
| <b>Date of Manufacture:</b> |                                            | <b>Model Number:</b>    |                                                                                                          |
| <b>Northings:</b>           |                                            | <b>Easting:</b>         |                                                                                                          |
| <b>Revenue:</b>             | N                                          | <b>Capital:</b>         | Y                                                                                                        |
| <b>Comments:</b>            |                                            |                         |                                                                                                          |

Photo:



### Identified Work (by location)

**Code:** IW00024243

**Element:** 02 Floors and stairs

**Subelement:** 02.01 Floor Finishes

**Item:** 02.01.10 Tiled

**Condition:** C Poor

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

**Manufacturer:**

**Date of Manufacture:**

**Northing:**

**Revenue:** Y

**Comments:**

**Photo:**



**Site:** SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)

**Building:** BLD01460

**Room:**

**Cost:** £1,082

**Remedy:** replace tiles with appropriate floor finish  
Target year: 2019

**Defect:** floor tiles in poor condition, mixture of tiles, damage to tiles and applied coating breaking up

**Defect Location:** access steps to Gents Toilet, landing at foot of steps

**Model Number:**

**Easting:**

**Capital:** N

### Identified Work (by location)

|                             |                                                                                     |                         |                                                                                                                                                                                                               |
|-----------------------------|-------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024242                                                                          | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                                                                                                                                                       |
| <b>Element:</b>             | 02 Floors and stairs                                                                | <b>Building:</b>        | BLD01460                                                                                                                                                                                                      |
| <b>Subelement:</b>          | 02.01 Floor Finishes                                                                | <b>Room:</b>            |                                                                                                                                                                                                               |
| <b>Item:</b>                | 02.01.11 Vinyl                                                                      | <b>Cost:</b>            | £3,597                                                                                                                                                                                                        |
| <b>Condition:</b>           | D Bad                                                                               | <b>Remedy:</b>          | make good defective floor finish and replace nosing<br>Target year: 2019                                                                                                                                      |
| <b>Priority:</b>            | 01 Urgent                                                                           | <b>Defect:</b>          | missing stair nosing and defective floor finish below<br>exposing tiles damage to ceiling in Attendants Room<br>(below steps) likely to be caused by defective floor<br>finish (see separate Identified Work) |
| <b>Manufacturer:</b>        |                                                                                     | <b>Defect Location:</b> | access steps to Gents Toilet                                                                                                                                                                                  |
| <b>Date of Manufacture:</b> |                                                                                     | <b>Model Number:</b>    |                                                                                                                                                                                                               |
| <b>Northing:</b>            |                                                                                     | <b>Easting:</b>         |                                                                                                                                                                                                               |
| <b>Revenue:</b>             | Y                                                                                   | <b>Capital:</b>         | N                                                                                                                                                                                                             |
| <b>Comments:</b>            |                                                                                     |                         |                                                                                                                                                                                                               |
| <b>Photo:</b>               |  |                         |                                                                                                                                                                                                               |

### Identified Work (by location)

**Code:** IW00024245

**Element:** 02 Floors and stairs

**Subelement:** 02.01 Floor Finishes

**Item:** 02.01.11 Vinyl

**Condition:** C Poor

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

**Manufacturer:**

**Date of Manufacture:**

**Northing:**

**Revenue:** Y

**Comments:**

**Photo:**



**Site:** SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)

**Building:** BLD01460

**Room:**

**Cost:** £10,819

**Remedy:** replace floor finish with appropriate specification  
Target year: 2020

**Defect:** defective floor finish where (assumed) barrier removed  
staff comments on difficulty in keeping floor finish clean

**Defect Location:** Gents Toilet main area

**Model Number:**

**Easting:**

**Capital:** N

### Identified Work (by location)

|                             |                                                                                     |                         |                                                                          |
|-----------------------------|-------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024702                                                                          | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                  |
| <b>Element:</b>             | 02 Floors and stairs                                                                | <b>Building:</b>        | BLD01460                                                                 |
| <b>Subelement:</b>          | 02.01 Floor Finishes                                                                | <b>Room:</b>            |                                                                          |
| <b>Item:</b>                | 02.01.11 Vinyl                                                                      | <b>Cost:</b>            | £13,524                                                                  |
| <b>Condition:</b>           | C Poor                                                                              | <b>Remedy:</b>          | Replace floor finish with appropriate specification<br>Target year: 2020 |
| <b>Priority:</b>            | 02 Essential - Within 2 years                                                       | <b>Defect:</b>          | Defective areas of vinyl                                                 |
| <b>Manufacturer:</b>        |                                                                                     | <b>Defect Location:</b> | Ladies and Accessible toilet                                             |
| <b>Date of Manufacture:</b> |                                                                                     | <b>Model Number:</b>    |                                                                          |
| <b>Northing:</b>            |                                                                                     | <b>Easting:</b>         |                                                                          |
| <b>Revenue:</b>             | Y                                                                                   | <b>Capital:</b>         | N                                                                        |
| <b>Comments:</b>            | Flooring has been subjected to vandalism /fire raising                              |                         |                                                                          |
| <b>Photo:</b>               |  |                         |                                                                          |

### Identified Work (by location)

|                             |                                                                                       |                         |                                                             |
|-----------------------------|---------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------|
| <b>Code:</b>                | IW00024248                                                                            | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)     |
| <b>Element:</b>             | 03 Ceilings                                                                           | <b>Building:</b>        | BLD01460                                                    |
| <b>Subelement:</b>          | 03.01 Ceiling Finish                                                                  | <b>Room:</b>            |                                                             |
| <b>Item:</b>                | 03.01.03 Lath and Plaster                                                             | <b>Cost:</b>            | £676                                                        |
| <b>Condition:</b>           | D Bad                                                                                 | <b>Remedy:</b>          | repair/replace defective cupboard unit<br>Target year: 2019 |
| <b>Priority:</b>            | 01 Urgent                                                                             | <b>Defect:</b>          | plaster ceiling to underside of access steps                |
| <b>Manufacturer:</b>        |                                                                                       | <b>Defect Location:</b> | Gents Toilet attendants room                                |
| <b>Date of Manufacture:</b> |                                                                                       | <b>Model Number:</b>    |                                                             |
| <b>Northing:</b>            |                                                                                       | <b>Easting:</b>         |                                                             |
| <b>Revenue:</b>             | Y                                                                                     | <b>Capital:</b>         | N                                                           |
| <b>Comments:</b>            | damage to ceiling likely to be as a result of water ingress from entrance steps above |                         |                                                             |
| <b>Photo:</b>               |    |                         |                                                             |

### Identified Work (by location)

|                             |                               |                         |                                                                                                                       |
|-----------------------------|-------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024745                    | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                                                               |
| <b>Element:</b>             | 03 Ceilings                   | <b>Building:</b>        | BLD01460                                                                                                              |
| <b>Subelement:</b>          | 03.01 Ceiling Finish          | <b>Room:</b>            |                                                                                                                       |
| <b>Item:</b>                | 03.01.04 Plasterboard         | <b>Cost:</b>            | £1,691                                                                                                                |
| <b>Condition:</b>           | C Poor                        | <b>Remedy:</b>          | replace defective ceiling linings , in completion of roof works, and paint surface on completion<br>Target year: 2020 |
| <b>Priority:</b>            | 02 Essential - Within 2 years | <b>Defect:</b>          | Damage to ceiling caused by water ingress from defective roof coverings                                               |
| <b>Manufacturer:</b>        |                               | <b>Defect Location:</b> | Ladies and Accessible Toilet                                                                                          |
| <b>Date of Manufacture:</b> |                               | <b>Model Number:</b>    |                                                                                                                       |
| <b>Northing:</b>            |                               | <b>Easting:</b>         |                                                                                                                       |
| <b>Revenue:</b>             | Y                             | <b>Capital:</b>         | N                                                                                                                     |
| <b>Comments:</b>            |                               |                         |                                                                                                                       |
| <b>Photo:</b>               |                               |                         |                                                                                                                       |



### Identified Work (by location)

|                             |                                                                                     |                         |                                                                                              |
|-----------------------------|-------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024246                                                                          | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                                      |
| <b>Element:</b>             | 03 Ceilings                                                                         | <b>Building:</b>        | BLD01460                                                                                     |
| <b>Subelement:</b>          | 03.01 Ceiling Finish                                                                | <b>Room:</b>            |                                                                                              |
| <b>Item:</b>                | 03.01.06 SW timber tongue and grooved channel lining                                | <b>Cost:</b>            | £4,869                                                                                       |
| <b>Condition:</b>           | C Poor                                                                              | <b>Remedy:</b>          | replace defective ceiling lining and paint surface on completion<br>Target year: 2020        |
| <b>Priority:</b>            | 02 Essential - Within 2 years                                                       | <b>Defect:</b>          | damage to ceiling caused by water ingress through "roof" which is paved area at ground level |
| <b>Manufacturer:</b>        |                                                                                     | <b>Defect Location:</b> | Gents Toilet main area                                                                       |
| <b>Date of Manufacture:</b> |                                                                                     | <b>Model Number:</b>    |                                                                                              |
| <b>Northing:</b>            |                                                                                     | <b>Easting:</b>         |                                                                                              |
| <b>Revenue:</b>             | Y                                                                                   | <b>Capital:</b>         | N                                                                                            |
| <b>Comments:</b>            |                                                                                     |                         |                                                                                              |
| <b>Photo:</b>               |  |                         |                                                                                              |

### Identified Work (by location)

|                             |                                                                                   |                         |                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024743                                                                        | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                 |
| <b>Element:</b>             | 04 External walls windows and doors                                               | <b>Building:</b>        | BLD01460                                                                |
| <b>Subelement:</b>          | 04.05 External Wall Finish                                                        | <b>Room:</b>            |                                                                         |
| <b>Item:</b>                | 04.05.04 Pointed                                                                  | <b>Cost:</b>            | £2,705                                                                  |
| <b>Condition:</b>           | C Poor                                                                            | <b>Remedy:</b>          | Rake out and re-point with appropriate lime mortar<br>Target year: 2019 |
| <b>Priority:</b>            | 02 Essential - Within 2 years                                                     | <b>Defect:</b>          | Isolated areas of open joints to masonry                                |
| <b>Manufacturer:</b>        |                                                                                   | <b>Defect Location:</b> | All elevations                                                          |
| <b>Date of Manufacture:</b> |                                                                                   | <b>Model Number:</b>    |                                                                         |
| <b>Northings:</b>           |                                                                                   | <b>Easting:</b>         |                                                                         |
| <b>Revenue:</b>             | Y                                                                                 | <b>Capital:</b>         | N                                                                       |
| <b>Comments:</b>            | Some previous pointing has been crudely executed with inappropriate cement mortar |                         |                                                                         |
| <b>Photo:</b>               |                                                                                   |                         |                                                                         |



### Identified Work (by location)

|                             |                                                                                     |                         |                                                                                       |
|-----------------------------|-------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024700                                                                          | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                               |
| <b>Element:</b>             | 04 External walls windows and doors                                                 | <b>Building:</b>        | BLD01460                                                                              |
| <b>Subelement:</b>          | 04.05 External Wall Finish                                                          | <b>Room:</b>            |                                                                                       |
| <b>Item:</b>                | 04.05.07 Stone Finish                                                               | <b>Cost:</b>            | £2,029                                                                                |
| <b>Condition:</b>           | C Poor                                                                              | <b>Remedy:</b>          | Hands on inspection required to determine integrity of structure<br>Target year: 2019 |
| <b>Priority:</b>            | 02 Essential - Within 2 years                                                       | <b>Defect:</b>          | Vegetation distorting masonry                                                         |
| <b>Manufacturer:</b>        |                                                                                     | <b>Defect Location:</b> | Blocking course /cope at roof level                                                   |
| <b>Date of Manufacture:</b> |                                                                                     | <b>Model Number:</b>    |                                                                                       |
| <b>Northing:</b>            |                                                                                     | <b>Easting:</b>         |                                                                                       |
| <b>Revenue:</b>             | Y                                                                                   | <b>Capital:</b>         | N                                                                                     |
| <b>Comments:</b>            | FM aware                                                                            |                         |                                                                                       |
| <b>Photo:</b>               |  |                         |                                                                                       |

### Identified Work (by location)

|                             |                                                                                    |                         |                                                           |
|-----------------------------|------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------|
| <b>Code:</b>                | IW00024742                                                                         | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)   |
| <b>Element:</b>             | 04 External walls windows and doors                                                | <b>Building:</b>        | BLD01460                                                  |
| <b>Subelement:</b>          | 04.05 External Wall Finish                                                         | <b>Room:</b>            |                                                           |
| <b>Item:</b>                | 04.05.07 Stone Finish                                                              | <b>Cost:</b>            | £1,758                                                    |
| <b>Condition:</b>           | C Poor                                                                             | <b>Remedy:</b>          | Replacement of masonry unit required<br>Target year: 2019 |
| <b>Priority:</b>            | 02 Essential - Within 2 years                                                      | <b>Defect:</b>          | Defective stone mullion                                   |
| <b>Manufacturer:</b>        |                                                                                    | <b>Defect Location:</b> | Ground floor window                                       |
| <b>Date of Manufacture:</b> |                                                                                    | <b>Model Number:</b>    |                                                           |
| <b>Northing:</b>            |                                                                                    | <b>Easting:</b>         |                                                           |
| <b>Revenue:</b>             | Y                                                                                  | <b>Capital:</b>         | N                                                         |
| <b>Comments:</b>            | Fixings of metal grills have expanded causing stone to shear                       |                         |                                                           |
| <b>Photo:</b>               |  |                         |                                                           |

### Identified Work (by location)

|                             |                                                                                     |                         |                                                         |
|-----------------------------|-------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------|
| <b>Code:</b>                | IW00024746                                                                          | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE) |
| <b>Element:</b>             | 04 External walls windows and doors                                                 | <b>Building:</b>        | BLD01460                                                |
| <b>Subelement:</b>          | 04.07 Window Framing & Glazing                                                      | <b>Room:</b>            |                                                         |
| <b>Item:</b>                | 04.07.05 Timber framed, double glazed                                               | <b>Cost:</b>            | £0                                                      |
| <b>Condition:</b>           | A Good                                                                              | <b>Remedy:</b>          | no works identified<br>Target year: 2023                |
| <b>Priority:</b>            | 04 Long Term - Beyond 5 years                                                       | <b>Defect:</b>          | Sash and case windows in good condition                 |
| <b>Manufacturer:</b>        |                                                                                     | <b>Defect Location:</b> | All elevations                                          |
| <b>Date of Manufacture:</b> |                                                                                     | <b>Model Number:</b>    |                                                         |
| <b>Northing:</b>            |                                                                                     | <b>Easting:</b>         |                                                         |
| <b>Revenue:</b>             | Y                                                                                   | <b>Capital:</b>         | N                                                       |
| <b>Comments:</b>            | Windows nailed/screwed shut ; timbers sound only redecoration required              |                         |                                                         |
| <b>Photo:</b>               |  |                         |                                                         |

### Identified Work (by location)

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|-----------------------------|------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------|
| <b>Code:</b>                | IW00024251                                                                         | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE) |
| <b>Element:</b>             | 05 Internal walls and doors                                                        | <b>Building:</b>        | BLD01460                                                |
| <b>Subelement:</b>          | 05.03 Internal Wall Finish                                                         | <b>Room:</b>            |                                                         |
| <b>Item:</b>                | 05.03.02 Linings/finishes on internal walls (wall finish)                          | <b>Cost:</b>            | £710                                                    |
| <b>Condition:</b>           | C Poor                                                                             | <b>Remedy:</b>          | Target year: 2020                                       |
| <b>Priority:</b>            | 02 Essential - Within 2 years                                                      | <b>Defect:</b>          | defective and missing wall tiles                        |
|                             |                                                                                    | <b>Defect Location:</b> | Gents Toilet attendants room                            |
| <b>Manufacturer:</b>        |                                                                                    | <b>Model Number:</b>    |                                                         |
| <b>Date of Manufacture:</b> |                                                                                    | <b>Easting:</b>         |                                                         |
| <b>Northing:</b>            |                                                                                    | <b>Capital:</b>         | N                                                       |
| <b>Revenue:</b>             | Y                                                                                  |                         |                                                         |
| <b>Comments:</b>            |                                                                                    |                         |                                                         |
| <b>Photo:</b>               |  |                         |                                                         |

### Identified Work (by location)

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|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------|
| <b>Code:</b>                | IW00024747                                                                                                                                                                                 | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)   |
| <b>Element:</b>             | 05 Internal walls and doors                                                                                                                                                                | <b>Building:</b>        | BLD01460                                                  |
| <b>Subelement:</b>          | 05.03 Internal Wall Finish                                                                                                                                                                 | <b>Room:</b>            |                                                           |
| <b>Item:</b>                | 05.03.02 Linings/finishes on internal walls (wall finish)                                                                                                                                  | <b>Cost:</b>            | £1,217                                                    |
| <b>Condition:</b>           | C Poor                                                                                                                                                                                     | <b>Remedy:</b>          | Hack off defective plaster and renew<br>Target year: 2020 |
| <b>Priority:</b>            | 02 Essential - Within 2 years                                                                                                                                                              | <b>Defect:</b>          | Defective areas of plaster                                |
| <b>Manufacturer:</b>        |                                                                                                                                                                                            | <b>Defect Location:</b> | Ladies Toilet ; isolates areas                            |
| <b>Date of Manufacture:</b> |                                                                                                                                                                                            | <b>Model Number:</b>    |                                                           |
| <b>Northing:</b>            |                                                                                                                                                                                            | <b>Easting:</b>         |                                                           |
| <b>Revenue:</b>             | Y                                                                                                                                                                                          | <b>Capital:</b>         | N                                                         |
| <b>Comments:</b>            | Dampness caused by water ingress at ground level has caused plaster to loose adhesion; continue to monitor; on confirmation that area has dried out due to recent waterproofing re-plaster |                         |                                                           |
| <b>Photo:</b>               |                                                                                                         |                         |                                                           |

### Identified Work (by location)

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|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------|
| <b>Code:</b>                | IW00024748                                                                                                                                                                                                                              | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE) |
| <b>Element:</b>             | 06 Sanitary services                                                                                                                                                                                                                    | <b>Building:</b>        | BLD01460                                                |
| <b>Subelement:</b>          | 06.03 Toilets                                                                                                                                                                                                                           | <b>Room:</b>            |                                                         |
| <b>Item:</b>                | 06.03.04 full installation                                                                                                                                                                                                              | <b>Cost:</b>            | £0                                                      |
| <b>Condition:</b>           | A Good                                                                                                                                                                                                                                  | <b>Remedy:</b>          | No replacement envisaged<br>Target year: 2020           |
| <b>Priority:</b>            | 02 Essential - Within 2 years                                                                                                                                                                                                           | <b>Defect:</b>          | The sanitary ware has recently been upgraded            |
| <b>Manufacturer:</b>        |                                                                                                                                                                                                                                         | <b>Defect Location:</b> | Ladies, Gents and Assisted WC                           |
| <b>Date of Manufacture:</b> |                                                                                                                                                                                                                                         | <b>Model Number:</b>    |                                                         |
| <b>Northing:</b>            |                                                                                                                                                                                                                                         | <b>Easting:</b>         |                                                         |
| <b>Revenue:</b>             | Y                                                                                                                                                                                                                                       | <b>Capital:</b>         | N                                                       |
| <b>Comments:</b>            | The overall condition of the floor , wall and ceiling finishes are poor . This is attributed to water ingress from defective roof coverings. If these items are not addressed the overall condition of the facilities with deteriorate. |                         |                                                         |
| <b>Photo:</b>               |                                                                                                                                                      |                         |                                                         |

### Identified Work (by location)

|                             |                                        |                         |                                                                                                                    |
|-----------------------------|----------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024265                             | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                                                            |
| <b>Element:</b>             | 07 Mechanical services                 | <b>Building:</b>        | BLD01460                                                                                                           |
| <b>Subelement:</b>          | 07.07 Ventilation and Air Conditioning | <b>Room:</b>            |                                                                                                                    |
| <b>Item:</b>                | 07.07.02 Extract Fans                  | <b>Cost:</b>            | £500                                                                                                               |
| <b>Condition:</b>           | C Poor                                 | <b>Remedy:</b>          | Remove the existing and Replace the ventilation extract fan at high level in disabled toilet.<br>Target year: 2020 |
| <b>Priority:</b>            | 03 Desirable - Within 3 to 5 years     | <b>Defect:</b>          | Extract fan in poor condition                                                                                      |
| <b>Manufacturer:</b>        |                                        | <b>Defect Location:</b> | Disabled Toilet                                                                                                    |
| <b>Date of Manufacture:</b> |                                        | <b>Model Number:</b>    |                                                                                                                    |
| <b>Northing:</b>            |                                        | <b>Easting:</b>         |                                                                                                                    |
| <b>Revenue:</b>             | Y                                      | <b>Capital:</b>         | N                                                                                                                  |
| <b>Comments:</b>            |                                        |                         |                                                                                                                    |
| <b>Photo:</b>               | No idwork image found.                 |                         |                                                                                                                    |

### Identified Work (by location)

|                             |                               |                         |                                                                                                      |
|-----------------------------|-------------------------------|-------------------------|------------------------------------------------------------------------------------------------------|
| <b>Code:</b>                | IW00024342                    | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                                              |
| <b>Element:</b>             | 08 Electrical services        | <b>Building:</b>        | BLD01460                                                                                             |
| <b>Subelement:</b>          | 08.03 Electrical Power        | <b>Room:</b>            |                                                                                                      |
| <b>Item:</b>                | 08.03.02 Electrical Signage   | <b>Cost:</b>            | £676                                                                                                 |
| <b>Condition:</b>           | B Satisfactory                | <b>Remedy:</b>          | Supply and install relevant warning notices and circuit information throughout.<br>Target year: 2021 |
| <b>Priority:</b>            | 02 Essential - Within 2 years | <b>Defect:</b>          | Defective electrical signage or installation required                                                |
| <b>Manufacturer:</b>        |                               | <b>Defect Location:</b> | Throughout                                                                                           |
| <b>Date of Manufacture:</b> |                               | <b>Model Number:</b>    |                                                                                                      |
| <b>Northings:</b>           |                               | <b>Easting:</b>         |                                                                                                      |
| <b>Revenue:</b>             | Y                             | <b>Capital:</b>         | N                                                                                                    |
| <b>Comments:</b>            |                               |                         |                                                                                                      |
| <b>Photo:</b>               | No idwork image found.        |                         |                                                                                                      |

### Identified Work (by location)

**Code:** IW00024244

**Element:** 09 Redecorations

**Subelement:** 09.01 External Decoration

**Item:** 09.01.02 Metalwork

**Condition:** C Poor

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

**Manufacturer:**

**Date of Manufacture:**

**Northing:**

**Revenue:** Y

**Comments:**

**Photo:**



**Site:** SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)

**Building:** BLD01460

**Room:**

**Cost:** £189

**Remedy:** Target year: 2019

**Defect:** surface corrosion to stair handrail and entrance gate

**Defect Location:** access steps to Gents Toilet

**Model Number:**

**Easting:**

**Capital:** N

### Identified Work (by location)

**Code:** IW00024750

**Element:** 09 Redecorations

**Subelement:** 09.01 External Decoration

**Item:** 09.01.03 Timber Door

**Condition:** C Poor

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

**Manufacturer:**

**Date of Manufacture:**

**Northing:**

**Revenue:** Y

**Comments:**

**Photo:**

**Site:** SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)

**Building:** BLD01460

**Room:**

**Cost:** £406

**Remedy:** Redecorate as required  
Target year: 2019

**Defect:** Graffiti to doors

**Defect Location:** Access doors

**Model Number:**

**Easting:**

**Capital:** N



### Identified Work (by location)

**Code:** IW00024749

**Element:** 09 Redecorations

**Subelement:** 09.02 Internal Decoration

**Item:** 09.02.08 Internal Decoration Package

**Condition:** C Poor

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

**Manufacturer:**

**Date of Manufacture:**

**Northings:**

**Revenue:** Y

**Comments:**

**Photo:**



**Site:** SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)

**Building:** BLD01460

**Room:**

**Cost:** £3,381

**Remedy:** Redecorate as required  
Target year: 2019

**Defect:** Refresh of all painted surfaces required

**Defect Location:** All areas including internal doors

**Model Number:**

**Easting:**

**Capital:** N

### Identified Work (by location)

**Code:** IW00024247

**Element:** 10 Fixed internal furniture and fittings

**Subelement:** 10.01 Fixed Furniture

**Item:** 10.01.02 General storage/cupboard

**Condition:** C Poor

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

**Manufacturer:**

**Date of Manufacture:**

**Northing:**

**Revenue:** Y

**Comments:**

**Photo:**



**Site:** SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)

**Building:** BLD01460

**Room:**

**Cost:** £676

**Remedy:** repair/replace defective cupboard unit  
Target year: 2020

**Defect:** cupboard housing for services in poor condition

**Defect Location:** Gents Toilet attendants room

**Model Number:**

**Easting:**

**Capital:** N

### Identified Work (by location)

**Code:** IW00024249

**Element:** 10 Fixed internal furniture and fittings

**Subelement:** 10.01 Fixed Furniture

**Item:** 10.01.03 Kitchen Furniture

**Condition:** B Satisfactory

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

**Manufacturer:**

**Date of Manufacture:**

**Northing:**

**Revenue:** Y

**Comments:**

**Photo:**



**Site:** SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)

**Building:** BLD01460

**Room:**

**Cost:** £2,434

**Remedy:** Target year: 2021

**Defect:** kitchen fittings are functional but will require upgrading within the next 5 years

**Defect Location:** Gents Toilet attendants room

**Model Number:**

**Easting:**

**Capital:** N

### Identified Work (by location)

|                             |                                        |                         |                                                                                         |
|-----------------------------|----------------------------------------|-------------------------|-----------------------------------------------------------------------------------------|
| <b>Code:</b>                | IW00022203                             | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE)                                 |
| <b>Element:</b>             | 11 External Areas                      | <b>Building:</b>        |                                                                                         |
| <b>Subelement:</b>          | 11.01 Paths and Paved Pedestrian Areas | <b>Room:</b>            |                                                                                         |
| <b>Item:</b>                | 11.01.02 Fixture/Fitting               | <b>Cost:</b>            | £1,317                                                                                  |
| <b>Condition:</b>           | B Satisfactory                         | <b>Remedy:</b>          | check and ensure lighting is functioning or remove if not required<br>Target year: 2021 |
| <b>Priority:</b>            | 03 Desirable - Within 3 to 5 years     | <b>Defect:</b>          | lighting to ground area may not be functioning                                          |
| <b>Manufacturer:</b>        |                                        | <b>Defect Location:</b> | around fountain and pillar                                                              |
| <b>Date of Manufacture:</b> |                                        | <b>Model Number:</b>    |                                                                                         |
| <b>Northings:</b>           |                                        | <b>Easting:</b>         |                                                                                         |
| <b>Revenue:</b>             | Y                                      | <b>Capital:</b>         | N                                                                                       |
| <b>Comments:</b>            |                                        |                         |                                                                                         |
| <b>Photo:</b>               |                                        |                         |                                                                                         |



### Identified Work (by location)

|                             |                                                                                    |                         |                                                         |
|-----------------------------|------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------|
| <b>Code:</b>                | IW00022204                                                                         | <b>Site:</b>            | SIT0782 NICOLSON SQUARE GROUND (AND PUBLIC CONVENIENCE) |
| <b>Element:</b>             | 11 External Areas                                                                  | <b>Building:</b>        |                                                         |
| <b>Subelement:</b>          | 11.01 Paths and Paved Pedestrian Areas                                             | <b>Room:</b>            |                                                         |
| <b>Item:</b>                | 11.01.05 Tarmac surface                                                            | <b>Cost:</b>            | £198                                                    |
| <b>Condition:</b>           | B Satisfactory                                                                     | <b>Remedy:</b>          | make good defective area<br>Target year: 2021           |
| <b>Priority:</b>            | 03 Desirable - Within 3 to 5 years                                                 | <b>Defect:</b>          | some surface damage to pathway                          |
| <b>Manufacturer:</b>        |                                                                                    | <b>Defect Location:</b> | area at "crossroad" to pathways                         |
| <b>Date of Manufacture:</b> |                                                                                    | <b>Model Number:</b>    |                                                         |
| <b>Northing:</b>            |                                                                                    | <b>Easting:</b>         |                                                         |
| <b>Revenue:</b>             | Y                                                                                  | <b>Capital:</b>         | N                                                       |
| <b>Comments:</b>            |                                                                                    |                         |                                                         |
| <b>Photo:</b>               |  |                         |                                                         |

**Total Idwork Cost: £80,150**

