



**Corporate Landlord  
Resources  
Condition Survey Report    File No. 2972  
Overall Grade: - A**

Location:

TULLOS SWIMMING POOL  
Girdleness Road, Torry  
Aberdeen. AB11 8FJ

Survey Date

10/05/2018

Weather

Dry



**Description**

The building was constructed in 1978 and has granite walls. Main access to the building is from the rear car park. Staff and public enter the building through the main entrance doors into a reception space with counter leading to the changing area. The pool sits behind and is connected to Tullos Primary School. The car park is to the rear.

## GRADING CRITERIA

D	0 -2 Years	(Less than 40%) - Bad (Life expired and/or serious risk of imminent failure)
C	2- 4 Years	(Between 40% and 60%) - Poor (Showing major defects and/or not operating efficiently)
B	4- 6 Years	(Between 60% and 85%) - Satisfactory (Performing adequately but showing minor deterioration)
A	6+ Years	(More than 85%) - Good (Performing well and operating efficiently)

ELEMENT	OVERALL CONDITION GRADING
- Roof (Structure & Coverings)	A
Notes: Sarnafil or similar single ply roof covering on timber rafters on Glulam beam support structure. Evidence of water ingress at roof junction between swimming pool and changing rooms. Permanent edge protection to roof. Overall good condition applied.	
- Roof (Drainage)	A
Notes: Roof finish laid towards parapets with roof outlets dropping into building before popping out to drop externally. UPVC downpipes coated with anti-climb paint at upper level. Cast Iron at lower level. No evidence of blockages or overflow. Overall good condition applied.	
- Floors & Stairs	A
Notes: Concrete floors and stairs in good condition	
- Ceilings	A
Notes: Painted timber T & G boards to Pool areas. Exposed grid suspended ceiling to changing room areas. Fibreglass ceilings to family changing areas all in good condition.	
- External Walls	B
Notes: Random sized granite facing block walls in satisfactory condition. Expansion joint filler and sealant missing in places. Overall satisfactory condition applied.	

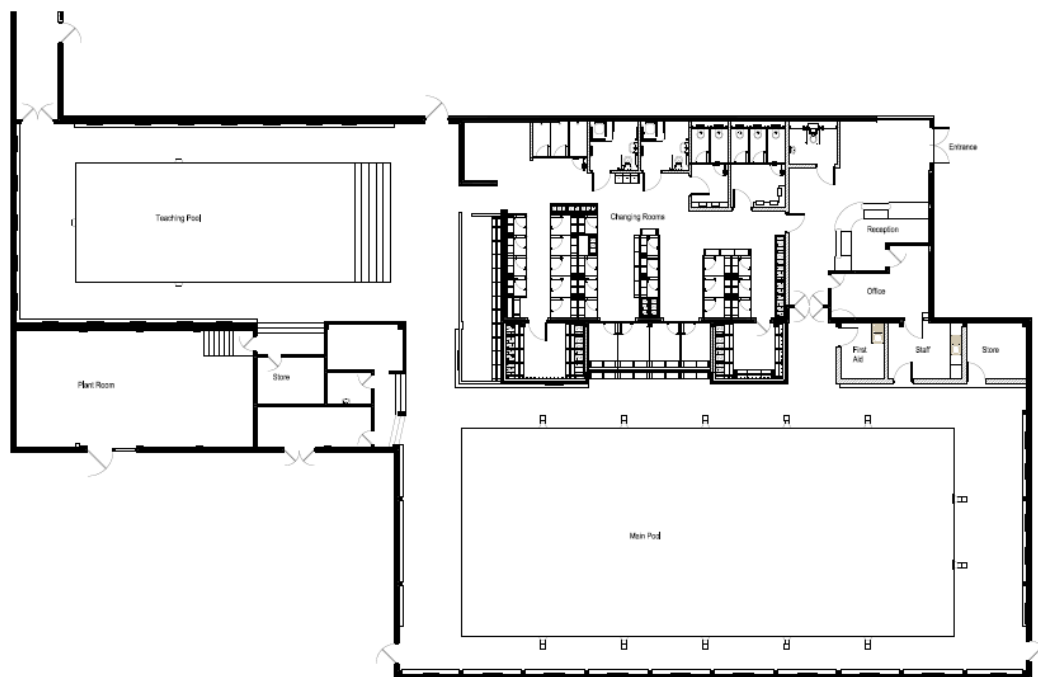
ELEMENT	OVERALL CONDITION GRADING
- Windows	B
Notes: Powder coated double glazed aluminium entrance doors and side panels. Timber windows at high level to main pool, one window viewed from ground level appears to have warped bottom rail bead. Overall satisfactory condition applied.	
- External Doors	A
Notes: Powder coated double glazed aluminium entrance doors with painted timber fire escape doors elsewhere. Overall good condition applied.	
- External Ramps / Stairs / Fire Escapes	B
Notes: Concrete plats and stairs at escape doors where applicable. Overall satisfactory condition applied.	
- Internal Walls	A
Notes: Generally solid walls in good condition.	
- Internal Doors	A
Notes: Veneered to reception area, First Aid, Staff and Store. Laminate faced to changing room areas. Painted timber elsewhere. Overall good condition applied.	
- Sanitary Services	A
Notes: Sanitary fittings all in good condition	
- Mechanical (Heating)	-
Notes: To be completed by inspector.	
- Mechanical (Water)	-
Notes: To be completed by inspector.	
- Mechanical (Ventilation)	-
Notes: To be completed by inspector.	


ELEMENT	OVERALL CONDITION GRADING
- Mechanical (Air Conditioning)	-
Notes: To be completed by inspector.	
- Electrical (General)	-
Notes: To be completed by inspector.	
- Electrical (Lifts)	N/A
Notes: To be completed by inspector.	
- Decoration	A
Notes: Decoration in good condition throughout.	
- Fixtures & Fittings	A
Notes: Lockers, reception counter and kitchen units in good condition.	
- Roads & Car Parks	B
Notes: Blacktop car park with parking spaces clearly lined. Overall satisfactory condition applied.	
- Paths / Playgrounds / Equipment	A
Notes: Concrete slab paths in good condition	
- Walls / Fences / Gates	A
Notes: Coated metal mesh and post fencing panels between swimming pool and playing fields. Overall good condition applied.	
- Surface Drainage / Shelters / External Lighting	B
Notes: Car Park falls away from building and drains well. 2No external lights at high level to car park situated on swimming pool wall. Overall satisfactory condition applied.	

ELEMENT	OVERALL CONDITION GRADING
- Sports Facilities	N/A
Notes:	
- Matters Raised by Building Management	
None	
- Investment Requirements	
None	
- Accessibility	
Access Audit date 03/07/2015 Grade B	

**OVERALL GRADE: - A**

Further notes:



Rev.	Date	Description	By	Rev.
 <p><b>ABERDEEN</b> CITY COUNCIL Asset Management and Operations <b>ENTERPRISE, PLANNING AND</b> <b>INFRASTRUCTURE</b> Business Hub 4, Ground Floor North Marischal College, Broad Street Aberdeen AB10 1AG Telephone (01224) 520000 Fax (01224) 522100</p>				
<p>Rev. Aberdeen City Council</p>				
<p>Rev. Tullos Swimming Pool</p>				
<p>Rev.</p>				
<p>Rev. as on Sep 2014</p>		<p>Rev. 1/100</p>		
<p>Rev.</p>		<p>Rev.</p>		
<p>Rev.</p>		<p>Rev.</p>		