

# PHOTO OF ASSET

EAST Lothian Council Area

BUILDING NAME

Text with brief overview of asset for context

## SERVICES & FACILITES OFFERED

Community Centre/Village Hall	Café	Youth Centre
Library	Kitchen	School
Adult Resource Centre	Public Toilets	
Interview Rooms	Nursery/Playgroup	
Large Hall	Council Office (for staff)	
Meeting Rooms	Bookable Hot Desks	
Museum/Gallery	Area Housing	

Size (GIFA)

Gross Internal Floor Area refers to the total area within the perimeter of a building, measured at each floor level. This measurement includes all areas enclosed by the external walls, such as internal walls, partitions, and service accommodations like toilets and changing rooms

Condition

A, B, C or D

Suitability

A, B, C or D

Lifecycle Cost

Future Condition Investment Required

Utilisation	CUSTOMER POINT INTERACTIONS	
	LIBRARY VISITOR COUNT	
	BOOKINGS	

Adaptability to NZC

A, B, C or D

Climate Resilience

Very Low Risk, Low Risk, Medium Risk, High Risk

## Size (GIFA)

Gross Internal Floor Area (GIFA) refers to the total area of the building, measured at each floor level. This measurement includes all areas enclosed by the external walls, including facilities such as toilets and changing rooms.

## Condition

A measure of the physical condition of the building, taking into account the overall structure and components, such as the roof, walls, floors, electrical and mechanical systems.

**Data source:** Condition Surveys and desktop review by ELC

A	Good - Performing as intended and operating efficiently
B	Satisfactory - Performing as intended but showing minor deterioration
C	Poor - Showing major defects and/or not operating as intended
D	Bad - Life expired and/or serious risk of imminent failure

## Suitability

An assessment of how 'fit for purpose' the building is based on an assessment of its ability to provide an effective and efficient means of supporting the delivery of the service provided from it.

**Data source:** ELC questionnaire assessments carried out by the Head of Establishment

A	Good - Performing well and operating efficiently
B	Satisfactory - Performing well but with minor problems
C	Poor - Showing major problems and/or not operating optimally
D	Bad - Does not support the delivery of services

## Adaptability to Net Zero Carbon

An assessment of the potential for the building to be adapted to help meet Net Zero Carbon (NZC) targets by, for example, incorporating a local low carbon heat source or improved insulation, thermal performance and ventilation.

**Data source:** Desktop assessments by ELC

A	Easily adaptable. Little or no work required: Building already performs below operational carbon targets (e.g., target kWh/m <sup>2</sup> /year for non-domestic). The building is inherently energy efficient, with modern insulation, high performance windows, and efficient heating and ventilation systems. It may already utilise renewable energy sources, such as solar panels, and requires minimal modifications to achieve NZC status.
B	Minimal work required, mostly upgrades: Requires energy performance improvements to meet benchmarks. The building has some energy efficient features but lacks comprehensive systems to support NZC. Upgrades like enhanced insulation, window replacements, and the integration of renewable energy systems are necessary. These modifications are feasible without significant structural changes
C	Major work required - Major overhaul of systems and materials required: The building is energy inefficient, possibly due to outdated construction materials, poor insulation, or reliance on fossil fuels. Achieving NZC would require major renovations, such as overhauling the building structure, replacing mechanical systems, and installing renewable energy sources. These efforts involve substantial investment and may face structural limitations.
D	NZC unachievable - Unfeasible to achieve NZC due to structural or cost limits: Not possible to meet operational or embodied carbon thresholds, or no space for renewables. The building's design, structural constraints, or historical status make NZC unachievable. Factors may include protected architectural features that cannot be altered, structural limitations preventing necessary upgrades, or prohibitive costs relative to the building's value.

## Climate Resilience

A measure of the capacity of the building to be prepared for, respond to, and recover from the impacts of hazardous climatic events. The data is split into the following categories:-

- River flooding
- Surface Water & small watercourse flooding
- Coastal flooding
- Building design and the presence of elements which may struggle to cope with extreme rain events such as flat roofs, internal gutters, valley gutters, parapet walls, complex roof detailing etc.

**Data source:** SEPA flood risk maps and building construction

Very Low	No foreseeable risk of flooding
Low	Low risk of flooding. Each year this area has 0.1% chance of flooding.
Medium	Medium risk of flooding. Each year this area has a 0.5% chance of flooding
High	High risk of flooding. Each year this area has a 10% chance of flooding.

## Lifecycle cost

**Future Condition Investment Required**  
An estimate of the amount of investment required over the next 10 years to address current or anticipated condition issues.  
**Data source:** Building fabric and mechanical/electrical services condition surveys.

## Utilisation

Building utilisation has been reviewed under the categories shown below that ELC have collected data for.  
**Data source:** As noted below

CUSTOMER POINT INTERACTIONS	Applicable only to buildings with ELC customer service desks <b>Data source:</b> ELC Customer Platform system records
LIBRARY VISITOR COUNT	Visitor count for 2024 (Jan – Dec) <b>Data source:</b> documented via sensors attached to library doors
MUSEUM VISITOR COUNT	Total Visitor count for the period 2024/2025 (Apr – Mar) Only at properties where Museum present. <b>Data source:</b> Manual count by staff
BOOKINGS	Booking data over a specified time period <b>Data source:</b> All spaces booking data as provided by ELC Room Booking system or local booking system where present.