

Date 30 July 2026
Your Ref
Our Ref 11622

Enquiries to Richard Mutch
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Dear

ENVIRONMENTAL INFORMATION – BACKLOG MAINTENANCE

I write in response to your request for information in relation to St Johns Hospital and backlog maintenance.

Question:

1. A complete breakdown of the backlog of repairs the St John's Hospital (Livingston) requires including essential safety critical ones.

Please make it clear what each repair is and by category which repairs are considered essential.

Please also make it clear how many repairs in total are outstanding.

Answer:

The current SAMS property appraisal data for St John's Hospital identifies 509 individual assessed repair/appraisal items in the attached EA4 report.

See enclosed spreadsheet.

The breakdown by risk category is as follows:

- High Risk: 16 items – £811,514.57
- Significant Risk: 202 items – £13,651,587.06
- Moderate Risk: 164 items – £13,193,478.98
- Low Risk: 75 items – £7,187,088.72
- Assessed: 52 items – £861,893.61

For the purpose of identifying the most essential and safety-critical priorities, the 16 High Risk items represent the highest-priority category within the current risk assessment data.

These include:

- Replacement of older generator contactors in the Boiler House

- Replacement of HV tripping batteries in the Boiler House substations
- Replacement of the HV main switchboard / circuit breakers
- Replacement of old theatre ventilation and surgical control panels
- Replacement of an original goods lift serving the Central Laundry sorting area
- Associated lift control panel item
- Replacement of end-of-life high-voltage transformers
- Replacement of end-of-life tripping batteries
- Medical gas outlet items associated with end-of-life systems
- Replacement of original end-of-life condensate pipework and lagging
- Replacement of end-of-life medical gas distribution pipework serving Ward 18
- Replacement of medical gas distribution pipework serving Wards 14 and 15 / Edinburgh Cancer Centre areas
- Associated medical gas outlet items
- Replacement of end-of-life medical gas distribution pipework serving Wards 21, 22 and 23 (MAU)
- Associated medical gas outlet items

The total value of the High Risk category is £811,514.57.

It should be noted that the SAMS report categorises items according to recorded risk ratings (High, Significant, Moderate, Low and Assessed). The term “essential” is not a separate formal category within the report. Therefore, High Risk items have been identified above as the highest-priority / potentially safety-critical category. Significant Risk items may also require priority intervention depending on the nature of the defect, operational requirements and local engineering or clinical risk assessment.

Question:

2. The current total cost of outstanding backlog of repairs.

Answer:

Total of all items shown in EA4: £35,705,562.95

Question:

3. A breakdown of each repair that has been made in the last six months and the total money that was spent on them.

Answer:

This level of detail is not held in a centrally extractable format and in order to assemble we would need to review and manually scrutinise all Pre planned preventative maintenance undertaken, repairs reported/requested, minor works and backlog maintenance reports (4500+ records) for the issue and outcome and then manually review invoices to collate costs – all of

which would exhaust the hours included to provide the detail requested and could also lead to inaccuracies.

Under the EIRs NHS Lothian is not required to create new records to enable it to respond to your enquiry. Even if NHS Lothian did this – and there would be significant cost implications in doing so – it would be unable to respond in full to your request. The information requested is therefore exempt under Regulation 10(4)(b)(c).

I hope the information provided helps with your request.

If you are unhappy with our response to your request, you do have the right to request us to review it. Your request should be made within 40 working days of receipt of this letter, and we will reply within 20 working days of receipt. If our decision is unchanged following a review and you remain dissatisfied with this, you then have the right to make a formal complaint to the Scottish Information Commissioner within 6 months of receipt of our review response. You can do this by using the Scottish Information Commissioner's Office online appeals service at www.itspublicknowledge.info/Appeal. If you remain dissatisfied with the Commissioner's response you then have the option to appeal to the Court of Session on a point of law.

If you require a review of our decision to be carried out, please write to the FOI Reviewer at the email address at the head of this letter. The review will be undertaken by a Reviewer who was not involved in the original decision-making process.

FOI responses (subject to redaction of personal information) may appear on NHS Lothian's Freedom of Information website at: <https://org.nhslothian.scot/FOI/Pages/default.aspx>

Yours sincerely

ALISON MACDONALD
Executive Director, Nursing
Cc: Chief Executive
Enc.

Board Name	Site Name	Block Name	Element	Sub-Element	Comments	Total Cost	Remedial Action	Risk Rating
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	02 External Fabric	02.02 Windows & Ironmongery	Mess Room Timber Framed Windows Weathered Replace	£1,284.78	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	02 External Fabric	02.03 External Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Manual Shutter Door for Plantroom and Clinical Store	£10,211.85	Replace	Low
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	02 External Fabric	02.03 External Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Transport Garage Corroded Double Door, Replace	£3,176.84	Replace	Low
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	04 Internal Fabric	04.02 Floor Coverings	Vinyl Floors in First Floor Stairs, Corridor, Changing and Mess Room damaged Replace	£4,697.45	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	04 Internal Fabric	04.99 Other	Missing and Damaged on First Floor, Replace	£3,191.20	Repair, Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	07 Drainage & External Services	07.03 Site Lighting	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 8 Number Old Wall Lights Near Doors, Replace	£4,084.74	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	10 Steam Systems	10.00 Whole Element	Old Steam Pipework to Internal Heaters and Estates Building in Duct-Replace with Insulation	£19,571.03	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	16 Fixed Plant/Equipment	16.03 Disinfection Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Bin Store Washer and Sterilizer, Replace	£19,147.22	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	16 Fixed Plant/Equipment	16.06 Miscellaneous Equipment	Bin Store Electrical Bin Loading, Tipper - Replace	£12,764.81	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.02 Generators	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. For Each Generators, Older Contactors, Replace	£12,764.81	Replace	High
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 2 Number Switch Panels	£51,595.38	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Power Factor Correction Panel	£39,688.36	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board - Panel B4(W46/52816) A3 LD Vital Energi Office	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. LV Switchboard - Generators Replace	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Boards - W46/52816 A3 LD, Replace	£24,916.92	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. HV Tripping Batteries - Ni Cad	£5,493.98	Replace	High
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. HV Main Switchboard OCB, 630 Amps, 6 Circuit Breakers	£155,806.03	Replace	High
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Distribution Boards OL1, BL1, BP1, BL2 and BL3 - Replace	£9,104.50	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Wiring Out with Main Boiler Room and Bin Wash, Replace	£103,115.19	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	BOILER HOUSE	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 20 Number Older Light Fitting out with Main Boiler Room, Replace	£5,105.93	Replace	Moderate

NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.01 Internal Walls & Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Wall tiles original and end of life.	£12,294.56	Re-tile.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.01 Internal Walls & Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Pointing required in switchrooms, non customer facing.	£655.09	Carry out pointing.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.02 Floor Coverings	Carpet in poor condition.	£3,614.35	Replace flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.02 Floor Coverings	Floor tiles original and end of life.	£22,606.50	Replace flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.02 Floor Coverings	Painted, areas starting to wear. Non customer facing.	£65,734.56	Paint floor.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.02 Floor Coverings	Vinyl flooring original and end of life.	£228,298.76	Replace flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.02 Floor Coverings	30% Older Vinyl Floors in Stores, Female Change and Some Corridors. Some Damaged	£65,764.26	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.02 Floor Coverings	Old Damaged Vinyl Floor in Processing Rooms	£6,576.43	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Majority of ceiling tiles are end of life & some showing damage. Coffee / sandwich area is in good condition.	£133,864.08	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£12,365.13		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£12,365.13		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£3,091.28		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 1 single door damaged.	£1,270.74	Replace door.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 2 double doors damaged.	£4,991.68	Replace doors.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Damaged Doors and Broken WC Sliding Doors	£7,624.42	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Non customer facing.	£38,268.62	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life in canteen, slight damage / fray.	£14,363.16	Re-wallpaper.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	04 Internal Fabric	04.99 Other	Repair and Improve Some Wall and Floor Protection	£12,764.80	Repair and Improve	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Small kitchen units end of life.	£2,760.11	Replace kitchen units.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£104,888.39	Replace radiators	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	11 Heating Systems	11.04 Heating Pumps	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Pressurisation unit (CHW) end of life.	£4,771.49	Replace pressurisation unit.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	11 Heating Systems	11.04 Heating Pumps	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. CHW pumps & LTHW pump end of life.	£14,188.09	Replace pumps.	Moderate

NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£455,177.93	Replace 8 kitchen extract hoods and install fire suppression system. : Spare parts on site	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 80% of air handling units are past life cycle.	£807,665.92	Replace AHUs	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	12 Ventilation Systems	12.02 Distribution Ductwork	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 3 Number Broken Damaged Theatre Wall Louvres	£1,914.72	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	12 Ventilation Systems	12.04 Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£8,791.79		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	12 Ventilation Systems	12.04 Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ventilation control panels end of life.	£47,172.37	Replace control systems.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	12 Ventilation Systems	12.04 Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 9 Number Old Theatre Ventilation and Surgical Control Panels	£45,953.33	Replace	High
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	12 Ventilation Systems	12.05 Room Split / Chillers / Compressors	End of life.	£118,901.68	Replace cold room systems.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	13 Medical Gas Systems	13.02 Distribution	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Pipework end of life.	£12,184.01	Replace pipework.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	13 Medical Gas Systems	13.07 Medical Air Compressors / Vacuum Pumps	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Twin vacuum pumps end of life in medical gas room.	£13,697.28	Replace pump set & controls.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	14 Hot & Cold Water Systems	14.03 Distribution Pipework	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Pipework in poor condition.	£346,205.98	Replace pipework.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	14 Hot & Cold Water Systems	14.04 Pumps	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. CWS booster pumps end of life.	£8,322.66	Replace pumps.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	14 Hot & Cold Water Systems	14.07 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Price included with pipework.	£0.00		Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	16 Fixed Plant/Equipment	16.02 Bedpan Disposal	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£6,800.82		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Section Panel G 6 for X-Ray	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section boards end of life. Main incomer has been replaced / UPS systems in good condition.	£59,800.60	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£39,867.07	Replace section boards & isolators.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Board PN, LN, PE and LE for X-Ray	£7,283.60	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Distribution boards end of life.	£45,347.00	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£28,146.41	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Majority of wiring systems end of life.	£350,528.81	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. At End of Working Life, Replace Small Power and Lighting Wiring	£203,008.03	Replace	Moderate

NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£431,799.70	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Internal luminaires end of life.	£260,994.39	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Recovery Ward Nurse call System	£18,268.35	Replace if Required	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE1	18 Communication Systems	18.99 Other	Original Theatre Tanoy Systems Not in Use	£13,403.05	Replace if Required	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.02 Floor Coverings	Clinical labs, corridor and staff rooms vinyl has been replaced. The rest of the flooring is original and end of life. Carpet in poor condition in reception offices.	£105,504.67	Replace vinyl flooring & carpet with vinyl.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.02 Floor Coverings	End of life	£131,528.52	Replace vinyl flooring	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.02 Floor Coverings	End of life	£9,397.31	Replace carpet flooring	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.02 Floor Coverings	Carpet in medical records in poor condition.	£47,605.34	Replace carpet.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Clinical labs has been upgraded, 50% older tiles and end of life.	£34,225.37	Replace ceiling tiles as required.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 50% of ceiling tiles original and end of life.	£54,974.07	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life (75% original, 25% replaced 2010 onwards)	£57,341.14	Replace ceiling tiles	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£14,000.73		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£6,182.57		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£26,912.44	Redecorate throughout areas	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. All areas.	£38,719.09	Repaint.	Low

NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Paintwork throughout.	£28,687.25	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Fixed furniture end of life.	£19,189.62	Replace fixed furniture in occupational therapy kitchen, phycology kitchen and DSR units.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£14,239.15	Replace fitted units	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Laboratory worktops in poor condition, with the exception of the clinical labs.	£116,813.88	Replace laboratory worktops.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	11 Heating Systems	11.01 Distribution Pipework	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£56,457.70	Replace LTHW pipework	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£24,578.05	Replace radiators	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Radiators end of life.	£63,828.56	Replace radiators.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£86,149.20	Replace radiators.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	11 Heating Systems	11.05 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£0.00	Replace pipework insulation. Price included within LTHW pipework cost	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£10,293.55	Replace ventilation fans	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Hospital at night shower extract fans end of life.	£7,245.31	Replace extract fans.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Destratification fans in medical records.	£6,127.11	Replace fans.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	16 Fixed Plant/Equipment	16.03 Disinfection Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£11,895.27		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£14,950.15	Replace switchgear.	Significant

NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£19,933.53	Replace switchgear/section boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section boards end of life.	£24,916.92	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£28,146.41	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£37,528.55	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Distribution boards end of life.	£46,910.69	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£262,766.51	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£246,509.75	Replace wiring system	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Electrical wiring systems end of life.	£354,655.04	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Internal lighting end of life.	£252,542.95	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£183,544.58	Replace internal lighting	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£195,648.92	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Emergency lighting end of life.	£29,344.13	Replace emergency luminaires.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£21,326.89	Replace emergency lighting	Significant

NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£48,190.64	Replace nurse call system	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL AREA PHASE2	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. OPD6 end of life.	£38,298.65	Replace nurse call system.	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	02 External Fabric	02.02 Windows & Ironmongery	Original Windows and Vents Leaking and High Level Automatic Vents not Working Replace	£256,955.70	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	02 External Fabric	02.03 External Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Replace Damaged External Door Mostly Plantroom Doors	£15,445.42	Replace Damaged Doors	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	02 External Fabric	02.03 External Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old 5 number Roller Shutter Doors to Loading Bays, Nearing End of Life	£7,461.67	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	03 Roof	03.01 Coverings - Pitched	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£209,311.00		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	03 Roof	03.03 Roof Lights	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Costed in Roof Replacement Above	£0.00		Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	04 Internal Fabric	04.02 Floor Coverings	Old Carpet in Some Staff Office Rooms	£1,445.74	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	04 Internal Fabric	04.02 Floor Coverings	Concrete Floors in Bays and Plantroom	£24,171.45	Clean, Treat and Paint	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	09 Boilers & Calorifiers	09.03 Calorifiers / Heat Exchangers	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Steam Calorifier for Domestic Hot Water	£2,552.96	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	09 Boilers & Calorifiers	09.05 Controls / Meters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Heating Control Panels, Replace	£18,868.95	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	10 Steam Systems	10.00 Whole Element	Original Corroded Steam Pipe System for Heating and Laundry Equipment	£136,116.48	Replace with Insulation	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£54,718.24		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Old Steam Wall Heaters Office Locations	£20,423.70	Disconnected	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	11 Heating Systems	11.04 Heating Pumps	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£2,282.70		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Roof Extract Fans, Replace	£88,718.00	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Wall and Duct Extract Fans, Replace	£7,720.16	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	12 Ventilation Systems	12.02 Distribution Ductwork	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Old High Level Supply and Extract Ducts and Grilles	£441,055.33	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	12 Ventilation Systems	12.04 Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Ventilation and Heating Control Panels, Replace	£28,303.42	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	12 Ventilation Systems	12.99 Other	Costed with Ductwork, Replace if Required	£0.00		Moderate

NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	14 Hot & Cold Water Systems	14.04 Pumps	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Domestic Hot Water Circulation Pump, Replace. Other Pumps Newer	£1,390.09	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	15 Lifts & Hoists	15.02 Goods Lifts	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Old 2500kg Goods Lift Serving Sorting Area	£191,916.42	Replace	High
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	15 Lifts & Hoists	15.04 Control Panel	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Costed with Lift Above.	£0.00		High
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.05 Laundry Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Calanders No 1 and 2	£51,059.25	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.05 Laundry Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Dupress Machines No 1 and 2	£20,423.70	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.05 Laundry Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Vacfeed No 1 (Calander 2)	£19,147.22	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.05 Laundry Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Stack and Fold No 2	£25,529.63	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.05 Laundry Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Steam Dryers No 1 and 2	£102,118.51	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.05 Laundry Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Tunnel Master No 2	£446,768.47	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.05 Laundry Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Spreader No 1 (Calander 1)	£19,147.22	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.05 Laundry Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Folding Machines No 1 and 2	£76,588.88	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.06 Miscellaneous Equipment	Old Trolley Wash	£102,118.51	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	16 Fixed Plant/Equipment	16.06 Miscellaneous Equipment	Old Monorail loading and Sorting System with Fencing and Controls	£293,590.71	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Isolation Switches for Ventilation and Heating Plant. Others Newer	£31,998.19	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Section Boards LD 114214, 114215 and 114216	£29,900.30	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 7 number Old Distribution Boards, Laundry No 4, LL2, LP2, LL3, LP3 and LL5, LP5. Other DB's Newer 50%.	£12,746.30	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL LAUNDRY	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Replace Upgrade Power and Lighting Wiring with Distribution Boards, 50% Area used.	£225,564.48	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	01 Structure	01.99 Other	Old Gas Meter for Central Stores Replace	£638.24	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	04 Internal Fabric	04.01 Internal Walls & Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Damage to Some Plasterboard and Other Walls Repair	£2,552.96	Repair	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	04 Internal Fabric	04.02 Floor Coverings	Replace Worn damaged Carpets in East Offices	£8,674.44	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	04 Internal Fabric	04.02 Floor Coverings	Repaint Walkways in Large Central Store Area and Clean Concrete floors	£5,438.58	Repaint Walkways	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	04 Internal Fabric	04.02 Floor Coverings	Replace Damaged Vinyl Floors in Stores and Disposal Room, Return to Concrete and paint	£2,417.14	Replace	Significant

NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£3,271.20		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£12,365.13		Assessed
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Some Decoration Required in Central Store Area	£5,276.95	Some Decoration	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Decoration of Offices, Corridors and Staff Areas	£5,980.54	Decorate	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Radiators at End of Working Life	£13,306.59	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Aging Extract System in Disposal Room Replace	£8,244.02	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	12 Ventilation Systems	12.02 Distribution Ductwork	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Extract Duct in Disposal Garage	£0.00	Replace, Costed with Extract Fan	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	16 Fixed Plant/Equipment	16.99 Other	Replace NHS Original Storage Shelving in Central Stores Area. Community Shelving Not Including	£40,847.41	Replace Shelving	Low
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 100 Amp Switches for Compactor and Pharmacy Compressor	£2,417.66	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Section Board L-18 at End of Life	£4,983.38	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards PN, LN , PE and LE	£2,208.31	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Rewire from Old Distribution Boards 80% Area	£209,452.73	Rewire	Significant
NHS Lothian	St JOHNS HOSPITAL	CENTRAL STORES	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£39,127.13		Assessed
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.01 Internal Walls & Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Small areas of damage due to traffic, brickwork wall edges.	£2,311.44	Repair damaged brickwork.	Low
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.02 Floor Coverings	Vinyl flooring original and end of life.	£88,993.14	Replace vinyl flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.02 Floor Coverings	Vinyl flooring original and end of life. Plant room exit (Domestics) steps missing nosing.	£159,213.40	Replace vinyl flooring, fix nosing to steps.	Low
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 50% of ceiling tiles original and end of life.	£84,647.11	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 50% of ceiling tiles original and end of life.	£23,657.21	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life (75% original, 25% Replaced New)	£92,155.40	Replace ceiling tiles	Moderate

NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Various areas, majority of finish is brickwork (unpainted)	£5,276.95	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Various areas, majority of finish is brickwork (unpainted)	£8,794.92	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.99 Other	Damaged due to traffic.	£6,382.41	Replace wall protection.	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	04 Internal Fabric	04.99 Other	Damaged due to traffic.	£6,382.41	Replace wall protection.	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Kitchen units in telecoms end of life.	£7,119.57	Replace fixed furniture.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£48,921.28	Replace radiators	Moderate
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Radiators original and end of life.	£37,072.55	Replace radiators.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Radiators original and end of life.	£66,324.73	Replace radiators.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	12 Ventilation Systems	12.04 Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Cold room control panels end of life.	£19,887.58	Replace control panels.	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	12 Ventilation Systems	12.05 Room Split / Chillers / Compressors	PABX A/C units.	£6,881.51	Replace air conditioning systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	15 Lifts & Hoists	15.01 Passenger Lifts	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Passenger lift cars end of life.	£2,298,700.35	Replace lift cars.	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	16 Fixed Plant/Equipment	16.06 Miscellaneous Equipment		£82,477.04		Assessed
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board Panel G-12 and SGA for Streets and Other Areas at End of life	£24,916.92	Replace switchgear/section boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board Panel G 12-2 for Theatres at End of life	£12,458.46	Replace switchgear/section boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board Panel G-10 for X-Ray and Street at End of life	£12,458.46	Replace switchgear/section boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board Panel SGB and DB 7 for Streets and Stairs at End of life	£24,916.92	Replace switchgear/section boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board Panel SGC for Streets at End of life	£12,458.46	Replace switchgear/section boards	Significant

NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£29,900.30	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section boards end of life. UPS systems in good condition.	£14,950.15	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£54,817.21	Replace switchgear/section boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board Panel G-9 for OPD 3 and Street at End of life	£12,458.46	Replace switchgear/section boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards PN, LN, PE and LE at End of Life	£6,254.76	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards PN, LN, PE and LE at End of Life	£6,254.76	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards PN, LN, PE and LE With Newer Fuses at End of Life	£7,283.60	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards PN, LN, LE and PLC at End of Life	£6,254.76	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards PN, LN and LE at End of Life	£4,691.07	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards PN, LN, PE and LE at End of Life	£10,945.83	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£31,273.79	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 80% of electrical distribution boards end of life.	£18,764.28	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£54,729.14	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£394,737.84	Replace wiring system	Moderate
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£152,618.55	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£273,042.58	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£113,635.69	Replace internal luminaires.	Moderate

NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£203,300.22	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£33,009.73	Replace emergency luminaires.	Significant
NHS Lothian	St JOHNS HOSPITAL	CIRCULATION AREAS (MAIN HOSPITAL)	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£59,056.13	Replace emergency luminaires.	Significant
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	04 Internal Fabric	04.02 Floor Coverings	Vinyl 90% original & carpet both end of life.	£59,222.37	Replace flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 75% of ceiling tiles are end of life.	£29,083.65	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£3,091.28		Assessed
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Damaged Double Door to Theatre	£2,495.84	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Fixed furniture past life cycle.	£4,624.05	Replace fixed furniture.	Low
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Replace Od Preparation Room Wall and Sink Unit	£1,276.48	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Radiators end of life.	£30,384.42	Replace radiators.	Moderate
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	13 Medical Gas Systems	13.05 Outlets	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£39,359.07		Assessed
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Section Board G-17 with Mix of Age Switches	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£4,983.38	Replace section boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£6,254.76	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards PN, LN, PE and LE with Newer Fuses	£7,283.60	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£125,085.17	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of Working Life, Lighting and Small Power Wiring	£75,725.22	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Nurse Call System, Not Used	£0.00	Not Used and Costed	Low
NHS Lothian	St JOHNS HOSPITAL	EAST AREAS PHASE1	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Nurse call system end of life.	£36,679.69	Replace nurse call system.	Significant
NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	06 External Grounds & Gardens	06.02 Walls, Fencing & Gates		£1,821.21		Assessed
NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	09 Boilers & Calorifiers	09.03 Calorifiers / Heat Exchangers	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original 2 Number Steam to LTHW Heating Calorifiers Replace	£6,952.99	Replace	Significant

NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	09 Boilers & Calorifiers	09.03 Calorifiers / Heat Exchangers	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Steam DHW Calorifier Replace	£4,789.36	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	10 Steam Systems	10.00 Whole Element	Original Steam Pipes and Condensate Tank, Pumps and Pipes. Replace and Remove Not in Use Pipes	£2,050.03	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 6 Number Roof Extract Fans for WC's and Other Rooms, Replace	£20,916.42	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	12 Ventilation Systems	12.04 Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Upgrade Controls with Extract Fans	£0.00	Upgrade Costed with Extract Fans	Significant
NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Switch Section Board W34/38034, Replace	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards WL1 and WHW on above Section Board, Replace	£4,601.72	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Replace Original Wiring with Original Distribution Boards 50%	£45,459.73	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	ESTATES DEPT.	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Workshop Lighting with Wiring Replace	£69,578.99	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	FLAMMABLE GOODS STORE - WEST	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Install emergency escape light in store	£1,991.27	Overhaul/repair	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	02 External Fabric	02.01 External Walls & Finishes	Visible cracking of cement panelling (3-4%)	£379,544.28	Replace cement panelling (all areas covered)	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	02 External Fabric	02.02 Windows & Ironmongery	Original aluminium windows, certain wards have been replaced. Cracked window in 19B.01.15 & second floor west corridor window is missing / boarded up.	£3,979,280.28	Replace windows.	Low
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	02 External Fabric	02.03 External Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. External roller shutters end of life.	£79,051.40	Replace roller shutter doors.	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	04 Internal Fabric	04.01 Internal Walls & Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Included priced with external wall.	£0.00		Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	04 Internal Fabric	04.02 Floor Coverings	Some light damage to paintwork on floor, non customer facing.	£92,472.11	Paint plant room & lift plant room floors.	Low
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Non customer facing.	£7,035.93	Paint tank & lift plant rooms.	Low
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	06 External Grounds & Gardens	06.02 Walls, Fencing & Gates	Damage at stores and compactor entrances due to traffic (north)	£5,685.39	Repair brickwork.	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	07 Drainage & External Services	07.01 Drainage / Sewerage	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original cast iron drainage.	£592,287.65	Replace drainage.	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	07 Drainage & External Services	07.03 Site Lighting	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 60% end of life.	£24,868.41	Replace wall mounted luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Electric heaters in plant areas past life cycle.	£24,210.51	Replace electric heaters	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	11 Heating Systems	11.04 Heating Pumps	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. CHW pump 101097 (4 other pumps are in good condition)	£3,989.00	Replace pump.	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 70% of AHUs past life cycle.	£1,465,537.49	Replace AHUs.	Significant

NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle.	£212,650.30	Replace roof mounted fans.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	12 Ventilation Systems	12.02 Distribution Ductwork	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. External ductwork in poor condition. (Ventilation and LEV systems)	£152,197.38	Replace external ductwork.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	12 Ventilation Systems	12.04 Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle.	£132,082.63	Replace control panels.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	12 Ventilation Systems	12.99 Other	Sections of insulation damaged in plant rooms.	£19,024.67	Replace / repair insulation on supply ductwork.	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	14 Hot & Cold Water Systems	14.05 Valves / Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle.	£9,943.79	Replace tank level control system.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	16 Fixed Plant/Equipment	16.99 Other	Past life cycle.	£18,030.28	Replace pipework.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.01 HV Network	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. High voltage transformers end of life.	£96,849.19	Replace transformers.	High
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.01 HV Network	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Tripping batteries end of life.	£10,987.95	Replace tripping batteries.	High
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle.	£91,889.64	Replace section boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle.	£17,296.32	Replace isolators.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Power factor correction end of life in phase 2.	£23,027.72	Replace PFC.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. LV Switchboards end of life.	£93,725.64	Replace LV switch boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle (might not need replaced depending on new switchgear type)	£60,983.90	Replace distribution boards (theatre plant has been replaced)	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle.	£589,777.01	Replace electrical wiring & bonding.	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£29,001.15	Replace wiring systems.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£8,636.93	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle.	£175,643.39	Replace internal luminaires.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£6,272.63	Replace emergency luminaires.	Significant
NHS Lothian	St JOHNS HOSPITAL	MAIN BLOCK	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle.	£9,296.35	Replace internal emergency luminaires.	Significant
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	02 External Fabric	02.02 Windows & Ironmongery	Old PVC Framed Double Glazed Windows, Some Already Replaced	£53,960.70	Leaking and some Seals Gone, Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	02 External Fabric	02.03 External Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Main Entrance Automatic Doors	£29,502.04	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	03 Roof	03.02 Coverings - Flat	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Flat Roof Entrance Canopy	£1,276.48	Steel Columns and Timber Soffit Needs Treating and Decoration	Moderate

NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	04 Internal Fabric	04.02 Floor Coverings	Original Carpet in Reception and Some Staff Office Rooms	£21,686.11	Worn Out and Some Trip Hazards Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	09 Boilers & Calorifiers	09.05 Controls / Meters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Control Panel	£4,971.89	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Old Original steel radiators. Some Already Replaced	£27,572.00	Replace with LST type in Patient Areas	Moderate
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	14 Hot & Cold Water Systems	14.04 Pumps	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Domestic Hot Water Return Pump in Plantroom	£893.54	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Main Section Board 200A	£9,966.77	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Electrical Meter	£1,276.48	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards L2 & P2	£3,127.38	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards L1 & P1	£3,127.38	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Lighting and Small Power Wiring	£215,897.43	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Mixture of Older and Newer Light Fittings	£52,973.97	Replace Original Older Fittings with LED	Moderate
NHS Lothian	St JOHNS HOSPITAL	MULTI-PURPOSE UNIT	19 Alarms & Detection Systems	19.99 Other	Intruder Alarm System	£8,309.89	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	04 Internal Fabric	04.02 Floor Coverings	Special care baby unit in good condition & ward 12 is currently under renovation. In ward 11 & 10 the majority of vinyl original.	£107,184.48	Replace vinyl flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	04 Internal Fabric	04.02 Floor Coverings	Carpet original and end of life in wards 11 & 10.	£7,228.70	Replace carpet.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Special care baby unit in good condition & ward 12 is currently under renovation. In wards 11 & 10 approximately 80% of suspended ceiling tiles end of life.	£60,981.40	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£9,273.85		Assessed
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£3,091.28		Assessed
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£1,635.60		Assessed
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Special care baby unit fixed furniture in good condition. Ward 12 under renovation. Three small units in ward 11 & 10 end of life.	£7,137.82	Replace fixed furniture.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Wards 11 & 10. SCBU in good condition & ward 12 being replaced.	£59,727.01	Replace radiators.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Older Radiators in Consultant and Other Rooms. 60% Area Used	£8,610.15	Replace Old Radiators	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	13 Medical Gas Systems	13.02 Distribution	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Wards 11 & 10. SCBU in good condition & ward 12 being replaced.	£92,970.08	Replace pipework.	Significant

NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	13 Medical Gas Systems	13.05 Outlets	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Price included with distribution.	£0.00		Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	16 Fixed Plant/Equipment	16.02 Bedpan Disposal	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 10, end of life.	£7,297.96	Replace macerator.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	16 Fixed Plant/Equipment	16.04 Catering Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Dishwasher in ward 11 end of life.	£2,552.96	Replace dishwasher.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section boards end of life. UPS system in good condition.	£29,900.30	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Section Board G-2 with Old Switches	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Distribution boards end of life.	£31,273.79	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Boards PN, LN, PE and LE	£6,254.76	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Wards 11 & 10. SCBU in good condition & ward 12 being replaced.	£245,881.39	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of Working Life, Lighting and Small Power Wiring	£57,196.71	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Wards 11 & 10. SCBU in good condition & ward 12 being replaced.	£183,076.72	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Wards 11 & 10. SCBU in good condition & ward 12 being replaced.	£21,272.52	Replace internal emergency luminaires.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE1	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Wards 11 & 10 nurse call systems end of life.	£48,067.80	Replace nurse call systems.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.01 Internal Walls & Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Hole in the wall in E-Health, entrance corridor.	£390.87	Repair hole in the wall.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.02 Floor Coverings	70% of vinyl flooring original and end of life in Ward 24 (MHD) Flooring in Ward 20 & 25 has been replaced in in good condition.	£20,205.60	Replace vinyl flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.02 Floor Coverings	Carpet original and end of life in Ward 24 (MHD)	£3,614.35	Replace carpet.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.02 Floor Coverings	Carpet in poor condition throughout all areas (E-Health, consultants offices & admin block)	£68,206.43	Replace carpet.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.02 Floor Coverings	Carpet in education centre original (60%) & plastics. Carpet in resuscitation department offices is original. CHAMS & OPD5 flooring is in good condition.	£62,189.26	Replace carpet.	Low

NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.02 Floor Coverings	Vinyl original in education centre (kitchen, D.S.R, comms corridor & toilets) Resuscitation department (corridor & toilets) CHAMS & OPD5 flooring is in good condition with the exception of the toilets.	£15,865.16	Replace vinyl flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.02 Floor Coverings	Vinyl original & end of life in admin block.	£16,714.46	Replace vinyl floor.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 90% of ceiling tiles original and end of life in Ward 24 (MHD) Ward 20 & 25 have been replaced.	£13,811.82	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 50% of ceiling tiles original and end of life.	£28,007.74	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£6,182.57		Assessed
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£9,273.85		Assessed
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Paintwork end of life throughout.	£19,726.29	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 24 (MHD)	£5,404.30	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£27,616.04	Redecorate throughout areas	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. All areas.	£53,717.76	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	04 Internal Fabric	04.99 Other	Missing in areas throughout.	£10,211.85	Install wall and door protection where missing.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Fixed furniture end of life in E-Health / consultants areas & admin block.	£10,695.51	Replace fixed furniture.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Desk & two small units in Ward 24 (MHD) end of life.	£2,400.10	Replace fixed furniture.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£28,478.30	Replace fitted units (50% original, 50% 2018)	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Kitchen unit in the education centre, small unit with sink in the resuscitation department (doctors mess) OPD5 reception desks and small unit with sink in 18C.1.11.	£18,260.53	Replace fixed furniture.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£119,520.94	Replace radiators.	Moderate

NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original and end of life in Ward 24 (MHD)	£12,024.46	Replace radiators.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. E-Health / consultants rooms & admin block	£43,890.60	Replace radiators.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£24,578.05	Replace radiators	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	12 Ventilation Systems	12.05 Room Split / Chillers / Compressors		£12,825.48		Assessed
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	13 Medical Gas Systems	13.02 Distribution	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£24,419.11		Assessed
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	13 Medical Gas Systems	13.05 Outlets	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Price included with distribution.	£0.00		High
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. E-Health / consultants rooms & admin block end of life.	£19,933.53	Replace switchgear & isolator.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£14,950.15	Replace switchgear/section boards	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life in Ward 24 (MHD) Wards 25 & 20 have been replaced.	£9,966.77	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section boards end of life.	£29,900.30	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£40,655.93	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. E-Health / consultants rooms & admin block end of life.	£34,401.17	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life in Ward 24 (MHD) Wards 25 & 20 have been replaced.	£15,636.90	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Distribution boards end of life.	£56,292.83	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£252,954.45	Replace wiring system	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. E-Health / consultants rooms & admin block end of life.	£180,686.82	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life in Ward 24 (MHD) Wards 25 & 20 have been replaced.	£49,501.73	Replace wiring systems.	Moderate

NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£492,038.30	Replace wiring systems.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Approaching end of life	£188,343.13	Replace internal lighting	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. E-Health / consultants rooms & admin block end of life.	£134,534.58	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life in Ward 24 (MHD) Wards 25 & 20 have been replaced.	£36,857.68	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£366,358.57	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Approaching end of life	£21,884.45	Replace emergency lighting	Moderate
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£42,568.89	Replace internal emergency luminaires.	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£74,207.29	Replace nurse call system	Significant
NHS Lothian	St JOHNS HOSPITAL	NORTH AREAS PHASE2	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 24 (MHD) end of life.	£17,419.18	Replace nurse call system.	Significant
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	04 Internal Fabric	04.01 Internal Walls & Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Some Damaged Wall and Plaster Repair Required	£1,276.48	Repair Damaged Walls	Moderate
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	04 Internal Fabric	04.02 Floor Coverings	Vinyl Floor Showing Age Replace Most Area	£87,372.52	Replace in 73% of Area	Moderate
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	04 Internal Fabric	04.02 Floor Coverings	Worn and Damaged Floor Carpet Tiles and Carpet in Offices and Patient Areas	£10,843.05	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£6,182.57		Assessed
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Aging Pharmacy Assembly Desks and Shelving	£13,786.00	Replace	Low
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 2 Number Aging Original Sinks	£1,675.84	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 8 Number Original Roof Extract Fans, Cover Stores As well	£30,890.85	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	12 Ventilation Systems	12.02 Distribution Ductwork	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Ductwork from Roof AHU's and Extract Fans	£79,269.47	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	12 Ventilation Systems	12.04 Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 2 Number Original Ventilation Control Panels Replace	£18,868.95	Replace	Moderate

NHS Lothian	St JOHNS HOSPITAL	PHARMACY	12 Ventilation Systems	12.05 Room Split / Chillers / Compressors	2 Number Old A/C Units one being R22	£11,677.25	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	12 Ventilation Systems	12.99 Other	Costed with Ductwork	£0.00	Costed with Ductwork	Significant
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Section Panel L-20 for Pharmacy	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Board for Antiseptic Room and Corridor	£0.00	Being Replaced	Significant
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Distribution Board PN, LN, PE and LE	£6,254.76	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	PHARMACY	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Wiring Replace with Distribution Boards	£196,588.30	Replace in Most Area 82% Area	Significant
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 1	02 External Fabric	02.02 Windows & Ironmongery		£3,591.78		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 1	03 Roof	03.01 Coverings - Pitched	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£2,379.05		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 1	06 External Grounds & Gardens	06.02 Walls, Fencing & Gates	Heavily Corroded Fence Posts to Training Courtyard	£1,069.18	Replace Fence	Significant
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 1	06 External Grounds & Gardens	06.03 Roads & Car Parks	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Clean and De Weed Training Courtyard	£1,276.48	Repair	Significant
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 1	11 Heating Systems	11.05 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Missing in Boiler Cupboards Install.	£2,170.02	Install	Moderate
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 1	14 Hot & Cold Water Systems	14.07 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£2,022.19		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 2	02 External Fabric	02.02 Windows & Ironmongery	Main Entrance Door and Window Frames Requires Decoration	£1,276.48	Decorate	Moderate
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 2	03 Roof	03.01 Coverings - Pitched	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£2,379.05		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 2	03 Roof	03.99 Other	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£1,189.53		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 2	04 Internal Fabric	04.02 Floor Coverings		£26,945.12		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 2	04 Internal Fabric	04.02 Floor Coverings	Aging Vinyl Floor in Rest of Building	£37,579.58	Replacement of Old Vinyl Floors	Significant
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 2	07 Drainage & External Services	07.01 Drainage / Sewerage	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Repair 3 Number Loose manhole Covers and Repair Holes	£1,531.78	Repair Covers and Holes	Significant
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 2	09 Boilers & Calorifiers	09.05 Controls / Meters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£7,137.16		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 2	11 Heating Systems	11.05 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Missing in Boiler Cupboards Install.	£1,531.78	Install	Moderate
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 2	14 Hot & Cold Water Systems	14.07 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Missing in Boiler Cupboards Install.	£1,531.78	Install	Moderate
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 3	02 External Fabric	02.01 External Walls & Finishes		£1,189.53		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 3	02 External Fabric	02.02 Windows & Ironmongery		£7,183.55		Assessed

NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 3	03 Roof	03.01 Coverings - Pitched	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£2,379.05		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 3	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£24,533.99		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 3	09 Boilers & Calorifiers	09.05 Controls / Meters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 3 Number Outside Gas Meters for Heating Boilers, One Container Door Broken Repair	£382.94	Repair or Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 3	16 Fixed Plant/Equipment	16.05 Laundry Equipment	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£7,137.16		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 4	02 External Fabric	02.02 Windows & Ironmongery		£86,202.64		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 4	02 External Fabric	02.03 External Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£594.76		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 4	03 Roof	03.04 Rainwater Goods	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£1,189.53		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 4	11 Heating Systems	11.05 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Missing in Boiler Cupboards Install.	£1,531.78	Install	Moderate
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 4	14 Hot & Cold Water Systems	14.07 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Missing in Boiler Cupboards Install.	£1,531.78	Install	Moderate
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 5	02 External Fabric	02.02 Windows & Ironmongery	Decorate Window Frames	£1,276.48	Decorate	Moderate
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 5	02 External Fabric	02.03 External Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£11,895.27		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 5	03 Roof	03.01 Coverings - Pitched	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£1,189.53		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 5	06 External Grounds & Gardens	06.03 Roads & Car Parks	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£1,189.53		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 5	06 External Grounds & Gardens	06.04 Paths & Paved Areas	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£594.76		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 5	09 Boilers & Calorifiers	09.03 Calorifiers / Heat Exchangers	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£475.81		Assessed
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 5	11 Heating Systems	11.05 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Missing in Plant Room Install.	£255.30	Install	Moderate
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 5	12 Ventilation Systems	12.01 Ventilation Plant	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Female WC Extract Fan Broken, Very Noisy Replace	£957.36	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	RESIDENCES BLOCK 5	14 Hot & Cold Water Systems	14.07 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Missing Pipe Insulation in Boiler Room and Check Roof Void.	£638.24	Install	Moderate
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	01 Structure	01.02 Frames	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Cracked concrete noted on the roof outside the coffee lounge area on the second floor.	£8,031.88	Budget cost allowance here for further specialist core sampling and analysis to ascertain the extent and cause of the issue.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	01 Structure	01.03 Floors & Stairs	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£20,957.28		Assessed
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	02 External Fabric	02.01 External Walls & Finishes	Cracking beginning to appear on the theatre plant room cement panelling.	£20,219.49	Replace panelling.	Significant

NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	03 Roof	03.02 Coverings - Flat	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Past life cycle. Applies to all sections of roof on 2nd, 1st & ground floor. East tank room has a leak near the roof access hatch. The roof above dental decontamination has been replaced.	£2,152,005.42	Replace roof felt.	Significant
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	03 Roof	03.03 Roof Lights	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Roof lighting in poor condition.	£11,995.73	Replace roof lighting.	Significant
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	06 External Grounds & Gardens	06.02 Walls, Fencing & Gates	Roughly 50% of roof edge protection guard rails have been replaced. Past life cycle (Works are being carried out during survey)	£74,955.59	Replace edge protection.	Significant
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	06 External Grounds & Gardens	06.03 Roads & Car Parks	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Worn HRA roads & hardstanding's. Cracked paving slabs.	£143,677.02	Recover roadways and hardstanding's to include parking areas. Repair cracked paving.	Low
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	06 External Grounds & Gardens	06.03 Roads & Car Parks	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Worn road & car park markings.	£40,796.88	Recover paintwork.	Low
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	06 External Grounds & Gardens	06.03 Roads & Car Parks	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Worn parking areas.	£0.00	Priced above.	Low
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	06 External Grounds & Gardens	06.06 Ancillary Buildings	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Gas meter housing door in poor condition.	£3,176.84	Replace door.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	07 Drainage & External Services	07.03 Site Lighting	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 80% of street lighting posts are original.	£11,692.57	Replace street lighting.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SITE AND EXTERNAL AREAS	10 Steam Systems	10.00 Whole Element	Condensate pipework is original and end of life.	£29,356.54	Replace condensate pipework & lagging.	High
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.02 Floor Coverings	Areas with original carpet (end of life) in ward 14 & 15 access corridor & an office in the staff changing area (call centre office)	£9,178.28	Replace carpet.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.02 Floor Coverings	Original vinyl in ward 14 with the exception of the corridor in the ward. Ward 14 access corridor has original vinyl with the exception of the offices, which have been replaced. Staff changing areas and dental have been replaced.	£50,059.75	Replace vinyl flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.02 Floor Coverings	Aging Carpark Entrance Corridor Carpet, Replace	£1,084.31	Replace Worn Carpet	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.02 Floor Coverings	Ward 18 & Ward 18 / 19 Corridor, end of life. Burns Unit & Ward 19 in good condition.	£78,836.31	Replace vinyl flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 18 & Ward 18 / 19 Corridor, end of life. Burns Unit & Ward 19 in good condition.	£41,913.98	Replace ceiling tiles.	Low

NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 50% of ceiling tiles original and end of life in ward 14, ward 14 & 15 access corridor / hooper hand unit & staff changing areas. Edinburgh cancer centre & dental have been replaced.	£58,309.64	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Some Damaged and Stained Ceiling Tiles, Replace	£1,498.46	Replace Stained Ceiling Tiles	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. All areas.	£54,309.31	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 18 & Ward 18 / 19 Corridor.	£14,760.33	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	04 Internal Fabric	04.99 Other	Ward 19 & 19A & Ward 18 & Ward 18 / 19 Corridor.	£9,573.61	Install wall protection where missing.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Fixed furniture ward 14 / 15 access corridor & office area in staff changing area.	£11,896.36	Replace fixed furniture (with sink)	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 14, ward 14 / 15 access corridor & staff changing areas. Cancer centre & dental have both been renovated in the past 8-12 years.	£91,376.33	Replace radiators.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 18 & Ward 18 / 19 Corridor, end of life.	£13,136.57	Replace radiators.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	11 Heating Systems	11.03 Controls	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Improve Heating Controls in Some Bedrooms Ward 1	£2,552.96	Improve Heating Controls	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	11 Heating Systems	11.04 Heating Pumps	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 4 Number Heating Circulation Pumps, Past Life Cycle	£9,634.88	Replace	Significant

NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	13 Medical Gas Systems	13.02 Distribution	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 18, end of life.	£51,120.45	Replace pipework.	High
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	13 Medical Gas Systems	13.02 Distribution	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 14 & ward 15 Edinburgh cancer centre.	£134,080.16	Replace pipework.	High
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	13 Medical Gas Systems	13.05 Outlets	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Price included with distribution.	£0.00		High
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	13 Medical Gas Systems	13.05 Outlets	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Price included with distribution.	£0.00		High
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£19,933.53	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 2 Number Isolator Switches, Past Life Cycle	£2,417.66	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board Wards L-15, Past Life Cycle	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Section Board G-14	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Section Board G-16	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original Section Board G-15	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board Wards L-14, Past Life Cycle	£12,458.46	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 2 Number Isolator Switches E14 and Ne 14, Past Life Cycle	£3,626.48	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 2 Number Isolator Switches, Past Life Cycle	£2,417.66	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section Board Wards G-16, Past Life Cycle	£12,458.46	Replace	Significant

NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section boards end of life.	£29,900.30	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. LE, PE Lighting and Power 12 Way Distribution Boards, Past Life Cycle	£3,127.38	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original G-14 Distribution Boards PN, LN, PE and LE with Newer Fuses	£6,254.76	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original G-16 Distribution Boards PN, LN, PE and LE with Newer Fuses	£6,254.76	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Original G-15 Distribution Boards PN, LN, PE and LE with Newer Fuses	£6,254.76	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Distribution boards end of life.	£37,528.55	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. LN, PN Lighting and Power 8 Way Distribution Boards, Past Life Cycle	£2,969.10	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. LN, PN Lighting and Power 12 Way Distribution Boards, Past Life Cycle	£3,127.38	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. LE, PE Lighting and Power 12 Way Distribution Boards, Past Life Cycle	£3,127.38	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life.	£18,764.28	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. LN, PN Lighting and Power 12 Way Distribution Boards, PL with New Fuses. Past Life Cycle	£3,127.38	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. LE, PE Lighting and Power 12 Way Distribution Boards, PE with New Fuses. Past Life Cycle	£3,127.38	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 14, ward 14 / 15 access corridor & staff changing areas. Cancer centre & dental have both been renovated in the past 8-12 years.	£376,173.88	Replace wiring systems.	Moderate

NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 18 & Ward 18 / 19 Corridor, end of life.	£135,200.13	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 18 & Ward 18 / 19 Corridor, end of life.	£100,666.41	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 14, ward 14 / 15 access corridor & staff changing areas. Cancer centre & dental have both been renovated in the past 8-12 years.	£280,089.02	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Lighting Past Life Cycle, Replace	£34,787.61	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£30,327.86		Assessed
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	17 Electrical System	17.08 Emergency Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Emergency Lighting Past Life Cycle, Replace	£10,105.88	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 14 end of life.	£34,231.73	Replace nurse call system.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE1	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 18, end of life.	£38,596.61	Replace nurse call systems.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	04 Internal Fabric	04.02 Floor Coverings	70% of vinyl flooring original and end of life.	£104,153.68	Replace vinyl flooring.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	04 Internal Fabric	04.02 Floor Coverings	End of life	£145,620.87	Replace vinyl flooring	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£58,065.40	Replace ceiling tiles (75% Original, 25% 2015)	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	04 Internal Fabric	04.03 Ceilings Finishes	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. 65% of ceiling tiles original and end of life.	£51,418.72	Replace ceiling tiles.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	04 Internal Fabric	04.05 Internal Doors & Ironmongery	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£15,485.86		Assessed
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 21, 22 & 23 (MAU)	£27,857.72	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Mother & baby unit.	£7,818.32	Repaint.	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£27,264.24	Redecorate throughout areas	Low

NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Nurse station in Ward 23 (MAU) end of life.	£6,382.41	Replace nurse station.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Worktop fittings in sluice end of life (Ward 21) worktop in DSR Ward 23 (MAU)	£3,221.88	Replace sink, sink fittings & worktops.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	05 Internal Fittings & Fixtures	05.02 Unit Furniture	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£28,478.30	Replace fitted units (50% original)	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	11 Heating Systems	11.01 Distribution Pipework	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£57,195.71	Replace LTHW Heating Pipework	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£24,264.95	Replace Radiators	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	11 Heating Systems	11.02 Heat Emitters	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 21, 22 & 23 (MAU)	£61,982.87	Replace pipework & insulation.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	11 Heating Systems	11.05 Insulation	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life. Price included within pipework cost	£0.00	Replace LTHW pipework insulation.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	13 Medical Gas Systems	13.02 Distribution	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 21, 22 & 23 (MAU) end of life.	£77,185.71	Replace pipework.	High
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	13 Medical Gas Systems	13.05 Outlets	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£791.93	Replace medical gas AVSU valves and outlets	Low
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	13 Medical Gas Systems	13.05 Outlets	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Price included with distribution.	£0.00		High
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	16 Fixed Plant/Equipment	16.02 Bedpan Disposal	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 23(MAU) end of life.	£7,297.96	Replace sluice unit.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Section boards end of life.	£14,950.15	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 21, 22 & 23 (MAU) end of life.	£9,966.77	Replace switchgear.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	17 Electrical System	17.03 Switchgear	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£14,950.15	Replace switchgear/section boards	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£18,764.28	Replace distribution boards	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 21, 22 & 23 (MAU) end of life.	£12,509.52	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	17 Electrical System	17.04 Distribution Boards	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Distribution boards end of life. Four have been replaced.	£18,764.28	Replace distribution boards.	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 21, 22 & 23 (MAU) end of life.	£255,168.20	Replace wiring systems.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	17 Electrical System	17.05 Wiring Systems / Bonding	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£249,732.10	Replace wiring system	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	17 Electrical System	17.07 Luminaires	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 21, 22 & 23 (MAU) end of life.	£189,991.44	Replace internal luminaires.	Moderate
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. End of life	£73,262.37	Replace nurse call system	Significant
NHS Lothian	St JOHNS HOSPITAL	SOUTH AREAS PHASE2	18 Communication Systems	18.04 Nurse Call Systems	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Ward 21 & 23(MAU) end of life.	£35,340.43	Replace nurse call systems.	Significant
NHS Lothian	St JOHNS HOSPITAL	WATER TANKS	01 Structure	01.02 Frames	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£1,880.64		Assessed
NHS Lothian	St JOHNS HOSPITAL	WATER TANKS	02 External Fabric	02.05 External Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026. Cyclic Redecoration required	£3,761.28		Assessed

NHS Lothian	St JOHNS HOSPITAL	WATER TANKS	04 Internal Fabric	04.06 Internal Decoration	Modelled Lifecycle data added by NHSScotland Assure via Micad on 24 March 2026.	£1,880.64		Assessed
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	02 External Fabric	02.01 External Walls & Finishes	Minor damage to brickwork at sensor	£242.48	Overhaul / repair	Moderate
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	02 External Fabric	02.01 External Walls & Finishes	Loose / deteriorated pointing	£358.66	Overhaul / repair	Moderate
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	04 Internal Fabric	04.01 Internal Walls & Finishes	Cracking noted to wall finish	£103.14	Overhaul / repair	Low
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	04 Internal Fabric	04.01 Internal Walls & Finishes	Impact damage noted to wall finish	£206.27	Overhaul / repair	Low
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	04 Internal Fabric	04.01 Internal Walls & Finishes	Former fixing holes noted to wall	£515.68	Overhaul / repair	Low
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	04 Internal Fabric	04.01 Internal Walls & Finishes	Cracking noted to blockwork wall	£484.97	Overhaul / repair	Low
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	04 Internal Fabric	04.04 Ceilings - Suspended	Missing section of grid	£131.48	Replace	Low
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	04 Internal Fabric	04.04 Ceilings - Suspended	Stained / damaged / missing ceiling tiles	£721.31	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	04 Internal Fabric	04.06 Internal Decoration	Allow for cyclical redecoration	£4,315.23	Redecorate	Low
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	04 Internal Fabric	04.06 Internal Decoration	Allow for cyclical redecoration	£2,443.19	Redecorate	Moderate
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	06 External Grounds & Gardens	06.03 Roads & Car Parks	Cracking noted to bitmac surface	£814.74	Overhaul / repair	Moderate
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	06 External Grounds & Gardens	06.04 Paths & Paved Areas	Cracked paving slabs	£462.33	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	12 Ventilation Systems	12.01 Ventilation Plant	Reached end of useful lifespan	£40,952.60	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	12 Ventilation Systems	12.02 Distribution Ductwork	Reached end of useful lifespan	£73,866.61	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	12 Ventilation Systems	12.04 Controls	Reached end of useful lifespan	£8,224.32	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	17 Electrical System	17.03 Switchgear	Reached end of useful lifespan	£129,324.00	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	17 Electrical System	17.04 Distribution Boards	Reached end of useful lifespan	£53,453.87	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	17 Electrical System	17.05 Wiring Systems / Bonding	Reached end of useful lifespan	£56,267.23	Replace	Moderate
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	17 Electrical System	17.05 Wiring Systems / Bonding	Reached end of useful lifespan	£27,414.41	Replace	Significant
NHS Lothian	St JOHNS HOSPITAL	WEST AREA 2	17 Electrical System	17.06 Fittings	Reached end of useful lifespan	£7,132.83	Replace	Moderate