

West Lothian Council

Condition Survey

Deer Farm Building 001 – Animal Shed

**Beecraigs Country Park, Linlithgow,
EH49 6PL**

August 2025

EH25054:1



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Appendix A – Photographic Schedule

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Revision Record

Revision	Date	Section Changed	Changes	Author	Checked By
-	28/08/2025	-	-	BM	GA

2.0 Introductions and Background

- 2.1 Summers-Inman received instruction on 28th July 2025 from Anthony Carruthers of West Lothian Council, to carry out a condition survey of the building fabric, mechanical and electrical services of Deer Farm located on Beecraigs Country Park, Linlithgow, EH49 6PL.
- 2.2 The purpose of the survey report is to evaluate the condition of the external and internal building fabric, mechanical and electrical services, and to ascertain estimated costs to form the basis for an on-going planned maintenance programme for up to 5-years, post condition surveys.
- 2.3 The instruction consists initially of non-disruptive stock condition surveys to 3no Agricultural Sheds (Animal Shed, Viewing Shed and Deer Shed) location on Deer Farm at Beecraigs Country Park. This report relates to the Animal Shed.
- 2.4 The scope of survey includes, but is not limited to, the following:
- Building fabric: Structure, roof, floors, walls, sanitary services, decoration, external areas, drainage.
- Mechanical services: Hot and cold water.
- Electrical services: Main distribution, small power installation, lighting installation, emergency lighting Installation.
- 2.5 The subject property is situated on Deer Farm in Beecraigs Country Park. Beecraigs Country Park is situated approximately 2 miles South of Linlithgow.
- 2.6 The subject property is a one storey agricultural shed, constructed of concrete pad foundations and a steel portal frame, and was constructed circa. 1988. The left, right and rear elevations comprise of concrete block from floor to mid-height with wooden slats from mid-height to roof, with corrugated metal cladding at the top to match the roof covering. The main roof area is of corrugated metal roofing which includes corrugated translucent glad reinforced plastic (GRP). The rear of the property is surrounded by vegetation and trees. To the right of the property, attached is a cow and deer handling system.
- 2.7 This survey report includes commentary on the condition of the building fabric, mechanical and electrical services including recommendations for any necessary repair, replacement and maintenance works. Appended to the report are:
- Appendix A – Schedule of Photographs
Appendix B – Budget Costs
- 2.8 For the purposes of this report the front elevation of the building is taken as facing South-East. All left-hand side and right-hand side annotations are taken as facing the element.
- 2.9 The survey was undertaken by Beth McDonald on Monday 11th August 2025. Weather conditions during the inspection were warm, dry, and overcast with an outside temperature of approximately 20°C.
- 2.10 The extent of our survey involved a visual, non-disruptive inspection of the building fabric and structure. The roof coverings and associated elements were inspected from ground level using a pole-mounted camera.

3.0 Definitions

The following definitions and terms form the basis on which the following report is prepared:

Observations:

Category	Observation	Description
A	Good	Performing as intended and operating efficiently
B	Satisfactory	Performing as intended but exhibiting minor deterioration
C	Poor	Exhibiting major defects and/or not operating as intended
D	Bad	Life expired and/or serious risk of imminent failure. Risk of injury?

Timescales:

Category	Observation	Description
1.1	Immediate Life expired and/or serious risk of imminent failure	Work required to be carried out immediately where the element is currently in Condition D.
1.2	Life expired and/or serious risk of failure within 2 years	Work required to be carried out where the element is predicted to become Condition D within 2 years. This is recommended works required within 2 years that if not carried out would result in the closure of premises; and or present high risk to the health and of occupants; and/or present a serious breach of legislation
1.3	Life expired and/or serious risk of failure within 5 years	Work required to be carried out where the element is predicted to become Condition D within 5 years. This is recommended works required within 5 years that if not carried out would result in the closure of premises; and or present high risk to the health and of occupants; and/or present a serious breach of legislation.
2	Medium Priority	Work required to prevent deterioration of the fabric or services (i.e. is currently or will become Condition C or D within 2 years but not sufficiently serious to result in building closure)
3	Standard Priority	Work required to prevent deterioration of the fabric or services (i.e. is currently or will become Condition C or D within 5 years but not sufficiently serious to result in building closure)
4	Low Priority	Work required to prevent deterioration of the fabric or services (i.e. is currently or will become Condition C or D within 10 years)

4.0 Survey Findings and Recommendations

BUILDING FABRIC

4.1 Structure

- 4.1.1 The substructure is assumed to comprise concrete pad foundations, beneath the column footings, based on visible external indicators and typical construction practice for buildings of this type. This assumption is made on the basis of a visual survey only.
- 4.1.2 The superstructure comprises of corrugated metal roofing system, structurally supported by a steel frame consisting of columns and beams.

Condition and Recommendations

- 4.1.3 The substructure was observed to be in satisfactory condition with no significant defects noted.
- 4.1.4 The superstructure was observed to be in satisfactory condition with no significant defects noted.

4.2 Roof

- 4.2.1 The roof structure consists of a pitched steel frame with steel columns and beams.
- 4.2.2 The frame supports corrugated metal sheeting that forms the front and rear slopes.
- 4.2.3 Translucent corrugated roof lights are installed on both pitches to allow natural light into the building.

Condition and Recommendations

- 4.2.4 The roof structure was observed to be in satisfactory condition with no significant defects noted.
- 4.2.5 The corrugated metal sheeting was observed to be in satisfactory condition. It is recommended that a standard priority is set to remove debris, treat rust spots with inhibitor or paint, and is inspected for leaks or damages and repair where required.
- 4.2.6 The corrugated roof lights were observed to be in satisfactory condition. It is recommended that a standard priority is set to clean thoroughly, inspect for cracks or brittleness and apply a protective coating such as deglaze to prolong the lifespan.

4.3 Floors

Description

- 4.3.1 The floor structure consists of a reinforced concrete slab, providing a robust and stable base for the building.

Condition and Recommendations

- 4.3.2 The floor structure was observed to be in satisfactory condition. Access was restricted by stored materials within the building; however no significant defects were visible.

4.4 Walls

Description

- 4.4.1 The external wall structure of the lower section of the left, right and rear elevations comprises concrete block, which is showing cement pointing as friable in isolated areas.
- 4.4.2 The external wall structure of the left, right and rear elevations comprises wooden slats from mid-height to roof. This is showing to be weathered and aged due to weather exposure.
- 4.4.3 On the left, right and rear elevations, there is also a section of metal cladding attached to the top of the wooden slats which match the roof covering.
- 4.4.4 The external wall structure of the front elevation comprises of three steel gates.

Condition and Recommendations

- 4.4.5 The concrete block was observed to be in satisfactory condition. It is recommended that all friable mortar be raked and repointed as a standard priority.
- 4.4.6 The wooden slates were observed to be in satisfactory condition. However, due to the aging condition, it is recommended that the long-term replacement of the timber cladding be set a medium priority.
- 4.4.7 The metal cladding was observed to be in satisfactory condition with no significant defects noted.
- 4.4.8 The steel gates were observed to be in satisfactory condition. It is recommended at a low priority that the middle gate is rehung to secure the building. There are no visible defects noted to the remaining gates.

4.5 Sanitary Services

Description

- 4.5.1 There were no sanitary services noted within the property.

4.6 Decoration

Description

- 4.6.1 Stained timber cladding found at rear, left and right elevations.

Condition and Recommendations

- 4.6.2 The timber cladding was observed to be in poor condition. It is recommended as a medium priority that all the timber is redecorated with wood stain.

4.7 External Areas

Description

- 4.7.1 The front and left of the building comprises paved surrounding for access and parking of vehicles.

- 4.7.2 The rear of the building is a build-up of vegetation and trees, which restricted access to this elevation during the survey.
- 4.7.3 The front of the building are channels and gullies used for drainage and waste management purposes.
- 4.7.4 The site perimeter comprises of metal wired and wooden fencing. There is a metal gate to the North of the compound.

Condition and Recommendations

- 4.7.5 The paved surrounding is in satisfactory condition. Removal of vegetation growth from slab joints should be completed as a low priority.
- 4.7.6 The vegetation and landscaping to the rear of the building is in satisfactory condition. However, it is recommended that a standard priority is set to cut back and clear the vegetation in order to maintain a clear perimeter to help reduce moisture retention and provide access to the rear gutters.
- 4.7.7 The channels and gullies are in satisfactory condition. It should be completed as a medium priority to clear vegetation and grass growth, with the area then pressure washed to ensure no blockages.
- 4.7.8 The site perimeter is in satisfactory condition with no significant defects. Due to the aging and weathering of the wooden fencing to the left of the building, it is recommended that the long-term replacement of the timber fencing and gate is completed at a low priority.

4.8 Drainage

Description

- 4.8.1 The rainwater goods comprise square steel gutters to the front and rear elevation, with the front guttering discharging into a steel rainwater head located to the front right of the building.

Condition and Recommendations

- 4.8.2 The rainwater goods were noted to be in satisfactory condition, with a minor defect to the front gutter, however, this does not show to be causing any leaks or functional issues. There is also significant debris and vegetation visible within the gutters. It is recommended that the gutters are overhauled to remove debris and vegetation and realigned to an appropriate fall.

4.9 Mechanical Services

Description

- 4.9.1 There were no mechanical services noted within the property.

4.10 Electrical Services

Description

- 4.10.1 There are 4no strip lights within the property, mounted from the ceiling by chains. It was observed that 1 of the chains to 1no light is broken, with the light hanging by the power cord.

- 4.10.2 There is internal and external floodlighting installed to the elevations and ceiling of the building. This is to allow better lighting particularly within the winter months.

Condition and Recommendations

- 4.10.3 The strip lighting is in poor condition due to the age and as well as the broken chain to 1no of the lights causing a health and safety concern. It is recommended at a category 1.1 that the broken chain is removed and the 1no light is rehung with a new chain to secure the fitting.
- 4.10.4 The floodlighting is in good condition with no significant defects.

5.0 Conclusions

- 5.1 The purpose of this survey report is to evaluate the condition of all the building fabric, mechanical and electrical services to the property and to provide an estimate of the repair costs to be expended as part of a post-inspection, five-year maintenance programme.
- 5.2 We have identified a number of areas where repairs or replacement are required within the next ten years to ensure the property is well maintained and kept in a wind & watertight state, these include:
- Rehang middle gate to secure building
 - Long-term replacement of timber fencing
 - Remove all vegetation growth from slab joints at front of building
- 5.3 We have identified a number of areas where repairs or replacement are required within the next five years to ensure the property is well maintained and kept in a wind & watertight state, these include:
- Clean metal roof covering to remove debris, treat rust spots with inhibitor or paint, inspect for leaks or damage and repair as needed.
 - Clean roof lights thoroughly, inspect for cracks or brittleness and apply a protective coating such as delglaze to prolong the lifespan.
 - Rake and repoint all friable mortar to cement blockwork
 - Cut back and clear vegetation at the rear of the building, to maintain a clear perimeter, reduce moisture retention and provide access to rear gutters.
- 5.4 We have identified a number of areas where repairs or replacement are required within the next two years to ensure the property is well maintained and kept in a wind & watertight state, these include:
- Overhaul gutters to remove all debris and vegetation
 - Replacement of timber cladding
 - Clear vegetation and grass growth from all channels and gullies at front of building, including pressure washing to ensure no blockages
 - Supply and fit new light chain to support/secure 1no fitting
 - Redecorate timber cladding with wood stain.
- 5.5 The estimated cost of the recommended works amounts to approximately £13,352.00 (ex VAT).
- 5.6 The above costs have been estimated for budgetary purposes and have been prepared in accordance with the WLC Specification of Service document

Limitations and Exclusions

Inspection

The extent of our survey involved a non-disruptive inspection of the building fabric, mechanical and electrical service only. The roof coverings and associated high-level elements were inspected from ground level only.

It was not possible to inspect those parts of the property which were covered, unexposed or restricted by fixtures and fittings at the time of the inspection. Therefore, we are unable to guarantee that all parts are free from defects.

No inspections or tests were carried to the below ground drainage during this survey.

Deleterious and Hazardous Materials

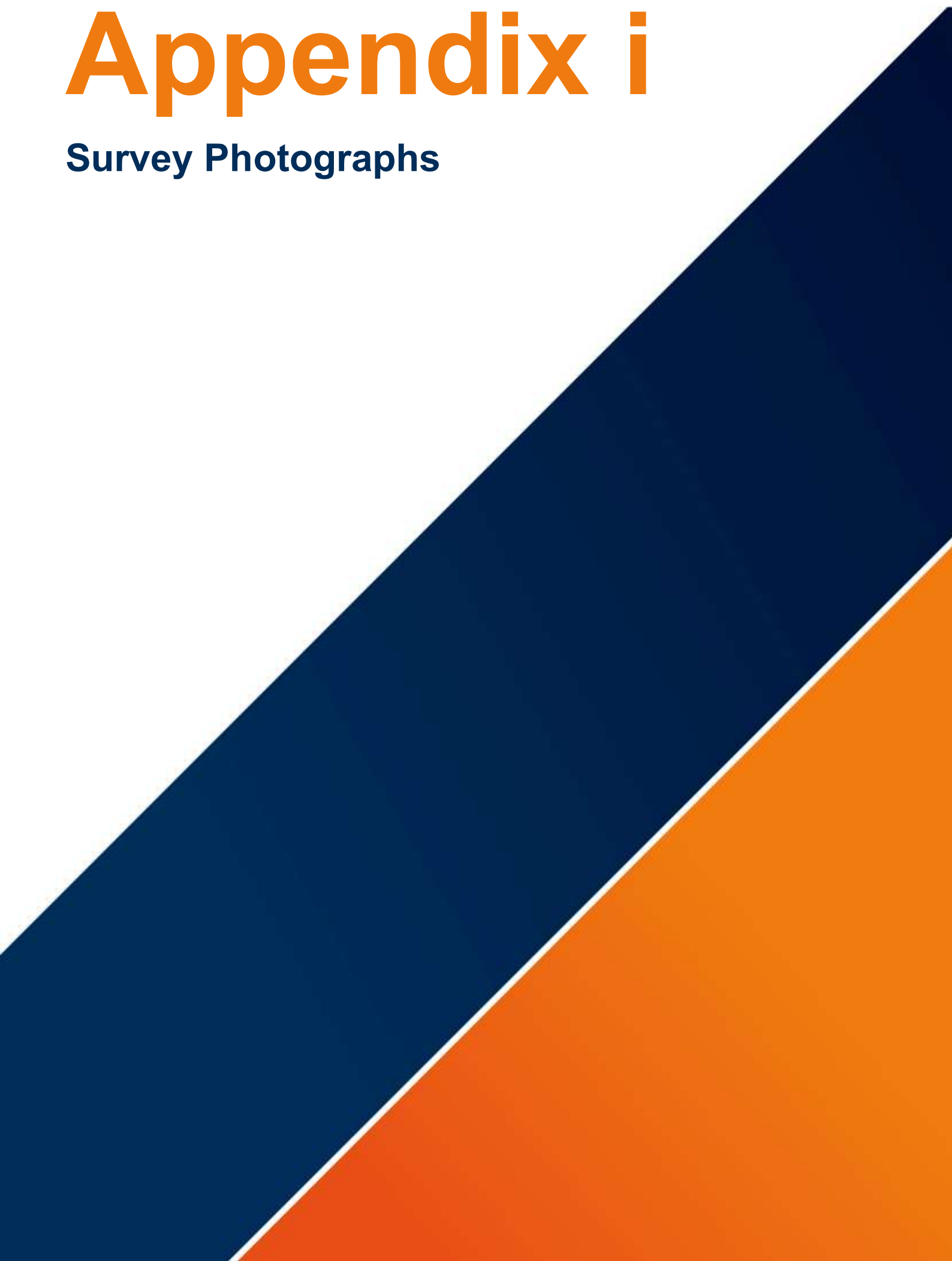
We have not commissioned any specialist investigations or tests to ascertain the presence of deleterious or hazardous materials in the fabric of the subject property.

Liability and Confidentiality

Our report is for the sole use of West Lothian Council. The content should not be issued to or used by any third party without prior written consent from Summers-Inman Construction & Property Consultants, which will not be unreasonably withheld or delayed.

Appendix i

Survey Photographs



Survey Photographs

001 Animal Shed - Deer Farm, Beecraigs Country Park



01 General view of front elevation.



02 General view of front elevation.



03 Minor dent in guttering to LHS of front elevation.



04 General view of front elevation.



05 General view of left elevation showing weathered wooden cladding and vegetation growth.



06 General view of rear elevation and guttering, showing vegetation growth.



07

General view of right elevation. Wooden cladding discoloured and weathered. Upper metal cladding showing minor corrosion and dirt build up.



08

General view of internal LHS elevation. Noticeable signs of age and surface wear with space cluttered with items.



09

General view of internal rear elevation. Overall condition showing signs of age and surface wear.



10

General view of internal RHS elevation. Overall condition showing signs of age and surface wear.



11

General internal view of roof covering, structure, and lighting.



12

General internal view.



13

Example of strip lighting within building.



14

Wall mounted flood lighting within building.



15

General view of front pitch. Minor damage to corner of roof covering and second view of dent in gutter.



16

General view of front pitch showing minor discoloration and staining.



17

General view of front guttering showing poor condition with build of debris and dent damage.



18

General view of rear pitch and guttering.

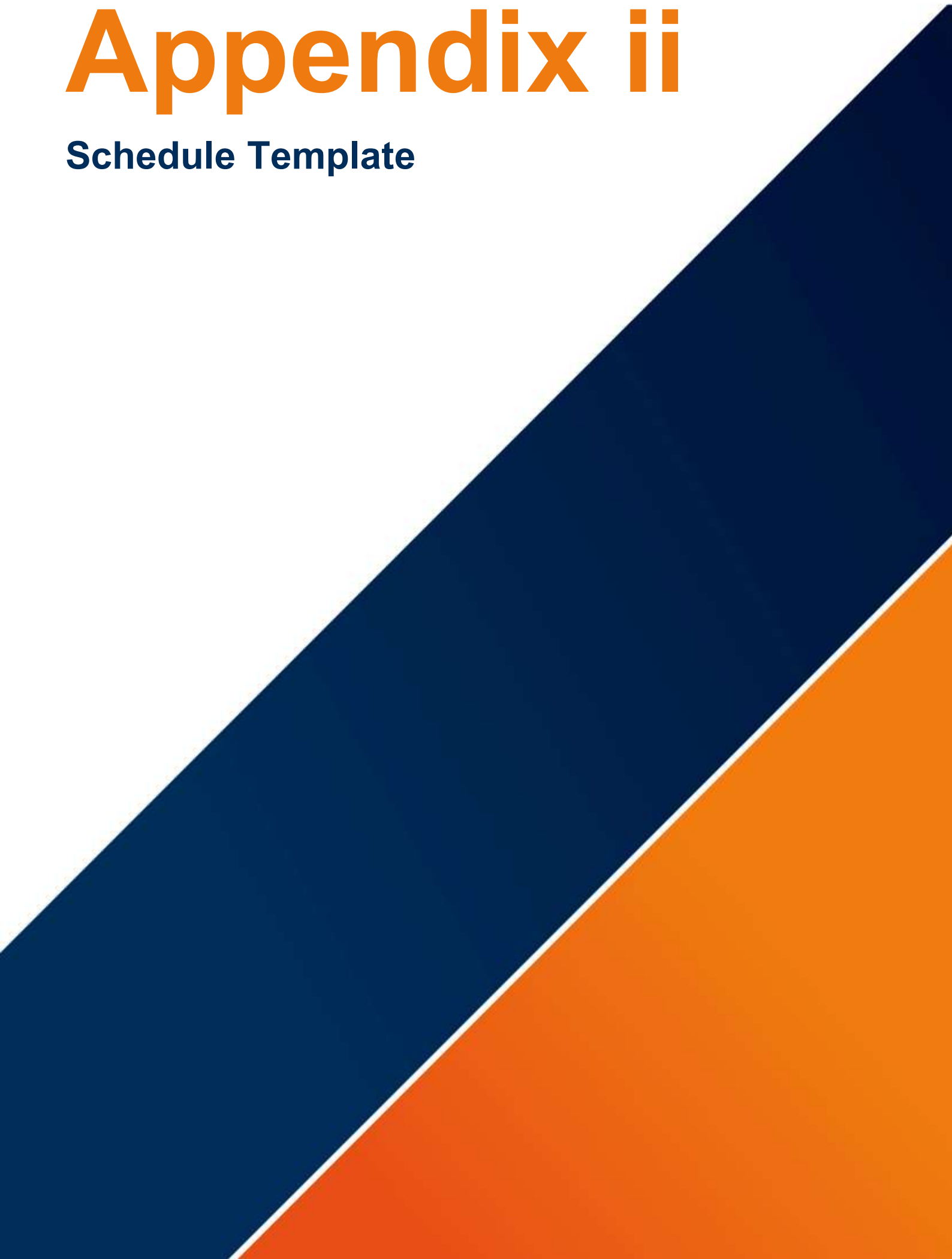


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General view of rear pitch showing
discolouration and weathering.

Appendix ii

Schedule Template



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