

West Lothian Council

Condition Survey

Deer Farm Building 003 – Deer Shed

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

August 2025

EH25054:1



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Appendix A – Photographic Schedule

Appendix B – Condition Schedule Template and Budget Costs

Revision Record

Revision	Date	Section Changed	Changes	Author	Checked By
-	29/08/2025	-	-	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.
- 2.3 The instruction consists initially of non-disruptive stock condition surveys to 3no Agricultural Sheds (Animal Shed, Viewing Shed and Deer Shed) located on Deer Farm at Beecraigs Country Park. This report relates to the Deer 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 glass reinforced plastic (GRP). The rear of the property is surrounded by vegetation and trees. To the right of the property is a grain silo and external storage container.
- 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 North-West. 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 good 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 supported on steel columns and beams.
- 4.2.2 The frame supports corrugated profile sheeting that forms the front and rear slopes. This is noted as asbestos within the asbestos register.
- 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 profile sheeting was observed to be in satisfactory condition. It is recommended as a standard priority that debris is removed, rust spots treated with inhibitor or paint, and the sheeting is inspected for leaks or damages and repaired as needed.
- 4.2.6 The corrugated roof lights were observed to be in satisfactory condition. It is recommended as a standard priority that the rooflights are cleaned thoroughly, inspected for cracks or brittleness and a protective coating, such as Deglaze, applied 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. This is showing the cement pointing as friable in isolated areas externally and internally.
- 4.4.2 The external wall structure of the left, right and rear elevations comprises wooden slats from mid-height to roof. Various isolated areas of damaged or missing slats were noted. The cladding overall is also showing to be weathered.
- 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. These were locked at the time of the survey.
- 4.4.5 Internally, it is observed that there is significant build-up of moss on the blockwork, particularly to the right elevation and the rear elevation to the right.

Condition and Recommendations

- 4.4.6 The concrete block was observed to be in poor condition. It is recommended that all friable mortar be raked and repointed as a standard priority.
- 4.4.7 The wooden slats were observed to be in poor condition. It is recommended that all broken or missing slats are replaced as a medium priority.
- 4.4.8 The metal cladding was observed to be in satisfactory condition with no significant defects noted.
- 4.4.9 The steel gates were observed to be in satisfactory condition. They were observed to be weathered and soiled but with no significant defects. It is recommended that all gates are overhauled for easy access, set as a standard priority.
- 4.4.10 The concrete block was observed to be in poor condition. It is recommended that all block work is cleaned thoroughly to remove build-up of moss.

4.5 Sanitary Services

Description

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

4.6 Decoration

Description

- 4.6.1 The timber cladding to the gable and rear elevations has been previously painted, however, it is now heavily weathered and worn and in poor condition overall.

Condition and Recommendations

- 4.6.2 We recommend that all previously painted timber cladding is prepared and redecorated to prolong its lifespan.

4.7 External Areas

Description

- 4.7.1 To the front and right of the building comprises paved surrounding for access and parking of vehicles.
- 4.7.2 To 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 To 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. Works and costs have been allocated to 001.
- 4.7.6 The vegetation and landscaping to the rear of the building is in satisfactory condition. Works and costs have been allocated to 001.
- 4.7.7 The channels and gullies are in satisfactory condition. Works and costs have been allocated to 001.
- 4.7.8 The site perimeter is in satisfactory condition with no significant defects. Works and costs have been allocated to 001.

4.8 Drainage

Description

- 4.8.1 The rainwater goods comprise square steel guttering to the front and rear elevation. The front guttering discharging into a downpipe located the front left of the building, which then feeds into an S-bend and goes along the length of the left elevation.

Condition and Recommendations

- 4.8.2 The rainwater goods were noted to be in poor condition, with various defects and significant build-up of debris and vegetation. It is recommended as a 1.2 priority to replace guttering and S-bend downpipe with deep flow, extruded aluminium, polyester powder-coated box gutter.

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.
- 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 satisfactory condition with no significant defects.
- 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 planned maintenance programme.
- 5.2 We have identified issues 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:
- Clean roof lights thoroughly, inspect for cracks or brittleness and apply a protective coating such as delglaze to prolong the lifespan.
- 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.
 - Rake and repoint all friable mortar to cement blockwork
 - Overhaul gates for ease of access
 - Clean all blockwork internally to remove build-up of moss
- 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:
- Replace guttering and S-bend downpipe with 140 x 100mm mould gutter, extruded aluminium, polyester powder-coated finish.
 - Replace all broken or missing wooden slats to cladding and redecorate all timber cladding.
- 5.5 The estimated cost of the recommended works amounts to approximately £13,984.00 (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

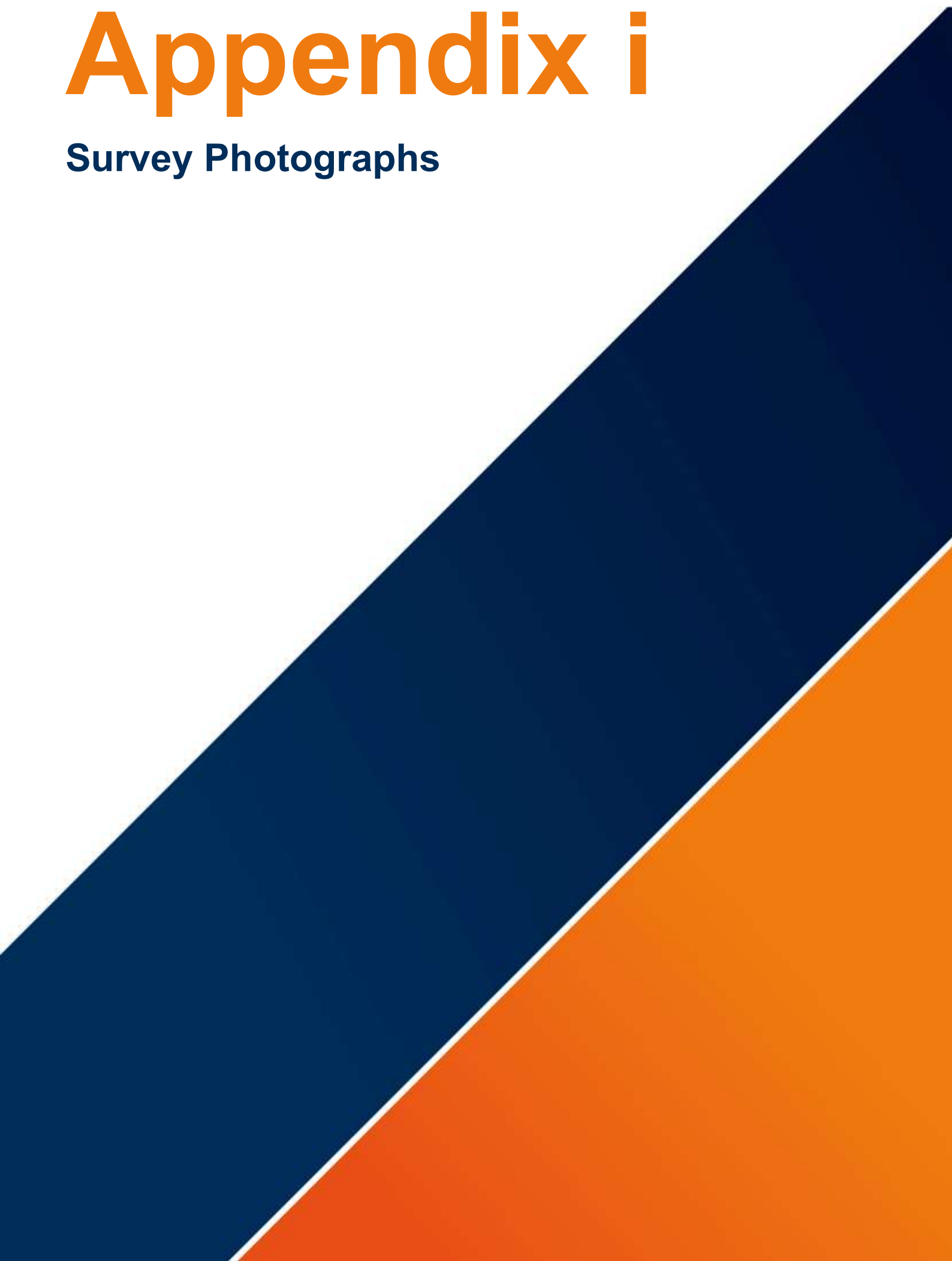
We have not commissioned any specialist investigations or tests to ascertain the presence of deleterious or hazardous materials in the fabric of the subject property.

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





01 General view of front elevation.



02 Damage to guttering at front elevation.



03 General view of left elevation showing poor condition and signs of deterioration.



04 Metal cladding showing rust and discolouration. Section of wooden slats missing, damaged and significant deterioration.



05 Poor condition of downpipe, showing missing section and discolouration highlighting possible leaks



06 Second general view of left elevation showing poor condition and signs of deterioration and vegetation growth.



07

General view of rear elevation.



08

Poor condition of wooden slats, showing missing sections and weathering. Vegetation growth.



09

General view of right elevation.



10

Poor condition of wooden slats, showing missing sections and significant deterioration.



11

General view of internal space.



12

General view of internal space.



13

Lower section of rear internal elevation showing moss or algae growth suggesting damp conditions.



14

Hose pipe wall mounted to RHS internal wall.



15

Wooding cladding internally in poor condition, including moss or algae growth suggesting damp conditions.



16

Plastic containers located outside front elevation, for storing water.



17

Hose pipe from storage tanks going into building



18

General internal view of roof cover and structure.



19

General internal view highlighting dent in gutter and minor signs of discolouration to metal beams



20

General view of front pitch showing poor condition.



21

General view of front pitch.



22

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



23

General view of rear pitch.



24

General view showing minor movement to metal cladding on external RHS.

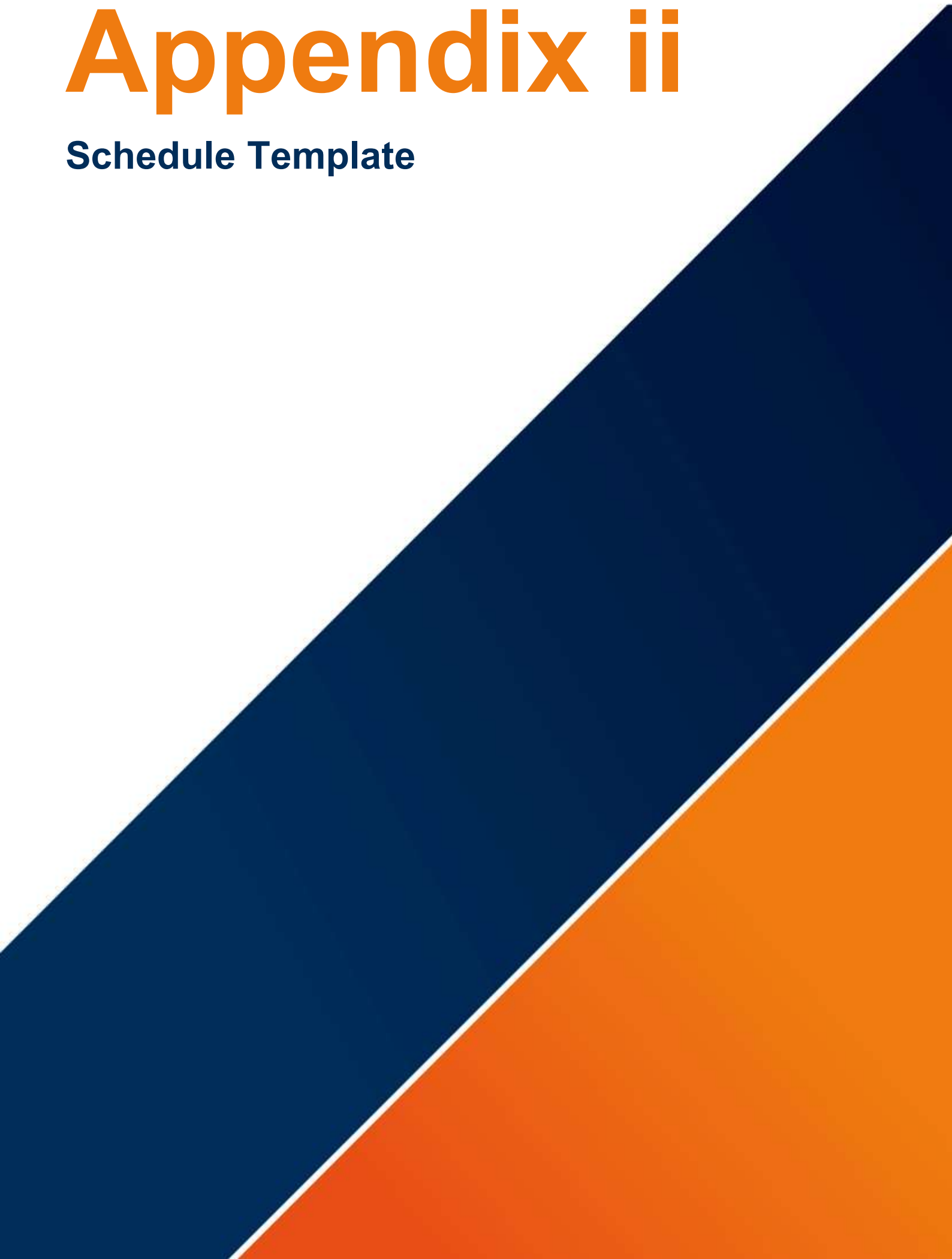


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General view of rear pitch and elevations.

Appendix ii

Schedule Template



Birmingham

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Jewellery Quarter
Birmingham
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14 New Mart Road
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