

# **West Lothian Council**

## **Condition Survey**

**Deer Farm Building 002 – Viewing  
Shed**

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

**August 2025**

**FL125054.1**



## 1.0 Contents

|                                                      |          |
|------------------------------------------------------|----------|
| <b>2.0 Introductions and Background .....</b>        | <b>2</b> |
| <b>3.0 Definitions .....</b>                         | <b>3</b> |
| <b>4.0 Survey Findings and Recommendations .....</b> | <b>4</b> |
| <b>4.1 Structure .....</b>                           | <b>4</b> |
| <b>4.2 Roof .....</b>                                | <b>4</b> |
| <b>4.3 Floors .....</b>                              | <b>4</b> |
| <b>4.4 Walls .....</b>                               | <b>5</b> |
| <b>4.5 Sanitary Services .....</b>                   | <b>5</b> |
| <b>4.6 Decoration .....</b>                          | <b>6</b> |
| <b>4.7 External Areas .....</b>                      | <b>6</b> |
| <b>4.8 Drainage .....</b>                            | <b>7</b> |
| <b>4.9 Mechanical Services .....</b>                 | <b>7</b> |
| <b>4.10 Electrical Services .....</b>                | <b>8</b> |
| <b>5.0 Conclusions .....</b>                         | <b>9</b> |

## Appendices

**Appendix A – Photographic Schedule**

**Appendix B – Condition Schedule Template and Budget Costs**

### 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 28<sup>th</sup> 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, 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 Viewing 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, 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-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 11<sup>th</sup> 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.<br><br>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.<br><br>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 with steel columns and beams.
- 4.2.2 The frame supports corrugated metal sheeting that forms the front and rear slopes. Edge peel was observed to base of the sheets at eaves level on 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 as a standard priority to abrade loose coating back to sound metal and apply cut-edge corrosion treatment to prolong lifespan.
- 4.2.6 The corrugated roof lights were observed to be in satisfactory condition. It is recommended that as a standard priority to clean rooflights thoroughly and apply coating of Delglaze (protective coating).

#### **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 and debris 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 and right elevations comprises solid concrete, which is painted white. Visually it is soiled and weathered.
- 4.4.2 The external wall structure of the left and right elevations comprises wooden slats from mid-height to roof. These seem to be fairly new, in comparison to the other two buildings.
- 4.4.3 On the left and right 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.
- 4.4.5 Within the rear of the building there is a half-height timber structure supporting the wash hand basins. This is slightly weathered.
- 4.4.6 Within the rear of the building there is vertical timber structure which is supporting the wash hand basins. The structure is finished with vertical timber cladding and a laminated countertop which supports the wash hand trough. This timber cladding slightly weathered and soiled.

##### Condition and Recommendations

- 4.4.7 The concrete block was observed to be in satisfactory condition with no significant defects noted.
- 4.4.8 The wooden slats were observed to be in satisfactory condition with no significant defects noted.
- 4.4.9 The metal cladding was observed to be in satisfactory condition with no significant defects noted.
- 4.4.10 The metal gates were observed to be in satisfactory condition with no significant defects noted.
- 4.4.11 The internal half-height timber structure was observed in good condition with no visible defects.
- 4.4.12 The vertical cladding was observed to be in satisfactory condition with no significant defects. Redecoration costs for this are covered within section 4.6 of this report.

#### **4.5 Sanitary Services**

##### Description

- 4.5.1 Wall mounted to the left and right elevations internally are 4no livestock waterers. These are slightly soiled and weathered.
- 4.5.2 In the rear of the building, there is a handwash station with metal trough sinks.
- 4.5.3 Within the handwash station, there are concealed traps for the sinks. These are presumed to be PVC waste pipework.
- 4.5.4 At the sinks the taps were noted to be chrome-finished, wall-mounted mixers with wrist taps.
- 4.5.5 There are two hand driers located at the handwash station in the rear of the building.

#### Condition and Recommendations

- 4.5.6 The 4no livestock waterers were observed to be in satisfactory condition with no significant defects.
- 4.5.7 The metal trough sinks at the handwash station was observed to be in good condition with no significant defects.
- 4.5.8 The concealed traps at the sinks are observed to be in good condition with no visible defects.
- 4.5.9 The taps at the sinks were observed to be in good condition with no visible defects. It is recommended as a low priority to replace all taps in the long term.
- 4.5.10 The hand driers were observed to be in good condition with no visible defects. It is recommended as a low priority to replace both hand driers in the long term.

#### **4.6 Decoration**

##### Description

- 4.6.1 Open board timber cladding to external walls are observed to be weathered and worn.
- 4.6.2 Located to the rear of the building is 1.5m height wooden fencing. The fencing has not been painted, at the time of the survey.
- 4.6.3 Within the rear of the building there is vertical timber cladding to handwash station. This is slightly weathered and soiled.

#### Condition and Recommendations

- 4.6.4 The external timber cladding was observed to be in satisfactory condition. It is recommended as a medium priority that all the external timber is redecorated to prolong its lifespan.
- 4.6.5 The wooden fencing to the rear of the building was observed to be in satisfactory condition. It is recommended as a medium priority that both faces of the fencing is redecorated to prolong its lifespan.
- 4.6.6 The internal timber cladding was observed to be in satisfactory condition. It is recommended as a standard priority this internal timber cladding is redecorated.

#### **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 and right of the building is a build-up of vegetation and trees, which restricted access to this elevation during the survey.
- 4.7.3 Located 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 for this 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 good condition with no significant defects.

### **4.8 Drainage**

#### Description

- 4.8.1 The rainwater goods comprise metal box gutters to the front and rear elevation, with the front guttering discharging into a downpipe located to the front right of the building.
- 4.8.2 The downpipe located to the front right of the building which the gutters discharge into is missing.

#### Condition and Recommendations

- 4.8.3 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.
- 4.8.4 The downpipe is observed to be in bad condition as it is missing. It is recommended that a new downpipe is fitted.

### **4.9 Mechanical Services**

#### Description

- 4.9.1 The 4no livestock waterers located internally to the left and right elevations are supplied by HDPE pipework.
- 4.9.2 The standpipe located internally to the left elevation is also supplied by HDPE pipework.

#### Condition and Recommendations

- 4.9.3 The HDPE supply pipe for the livestock waterers were observed to be in a satisfactory condition with no visible defects.
- 4.9.4 The HDPE supply pipe for the standpipe was observed to be in a satisfactory condition with no visible defects.

#### **4.10 Electrical Services**

##### Description

- 4.10.1 There are 9no strip lights within the property, mounted from the ceiling by chains.
- 4.10.2 Located internally on the left elevation, to the rear of the building is a control switch for operating the strip lights.
- 4.10.3 Located internally at the right elevation, to the rear of the building is a metal, lockable enclosure fixed to the ground. This is slightly corroded and weathered due to exposure from open rear elevation.
- 4.10.4 Located externally on the right elevation is a metal, lockable enclosure that is wall mounted. This is assumed housing for incoming electrical supply to the building. Access was restricted due to the box being locked.
- 4.10.5 Located at the rear of the building, mounted to the handwash station, are 2no IP rated external fuse spur fittings for the hand dryers.

##### Condition and Recommendations

- 4.10.6 The strip lighting was observed to be in satisfactory condition with no visible defects.
- 4.10.7 The control switch was observed to be in good condition with no significant defects.
- 4.10.8 The internal white metal, lockable enclosure was observed to be in satisfactory condition with no significant defects.
- 4.10.9 The external white metal, lockable enclosure was observed to be in satisfactory condition with no significant defects.
- 4.10.10 The fuse spurs were observed to be 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 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:
- Clean rooflights thoroughly and apply coating of Delglaze (protective coating).
  - Allow for replacement of taps in the long term.
  - Allow for replacement of 2no hand driers in the long term.
- 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:
- Abrade loose coating back to sound metal and apply cut-edge corrosion treatment to prolong lifespan.
  - Allow for redecoration of internal timber cladding.
- 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
  - Allow for redecoration of all external timber cladding.
  - Allow for redecoration of both faces of 1.5m height wooden fencing.
- 5.5 We have identified a number of areas where repairs or replacement are required to be completed immediately to ensure the property is well maintained and kept in a wind & watertight state, these include:
- Supply and fit downpipe to front right elevation
- 5.6 The estimated cost of the recommended works amounts to approximately £7,080.00 (ex VAT).
- 5.7 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**

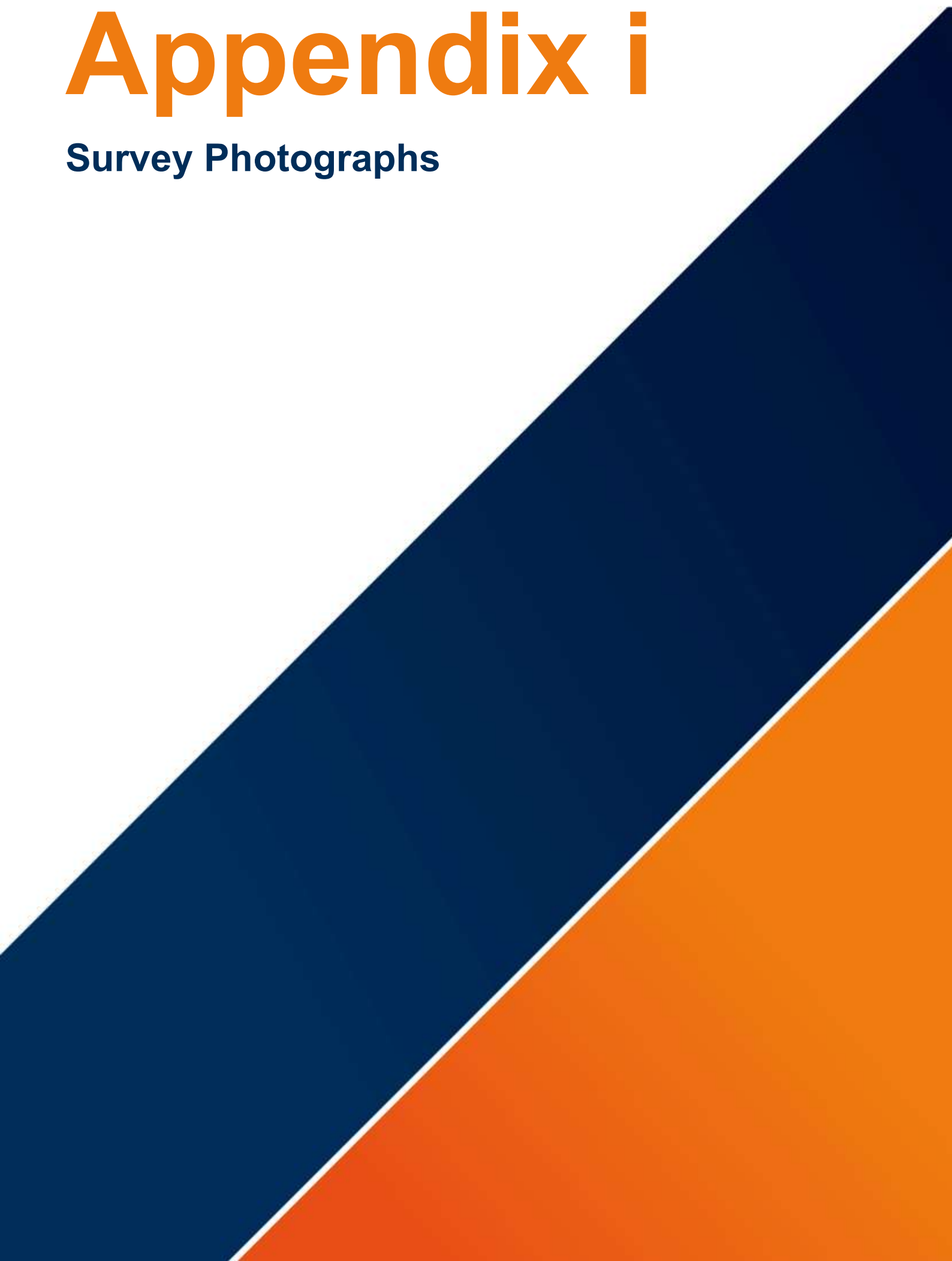
We have not commissioned any specialist investigations or tests to ascertain the presence of deleterious or hazardous materials in the fabric of the subject property.

### **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

## 002 Viewing Shed - Deer Farm, Beecraigs Country Park



**01** General view of front elevation.



**02** Dent to guttering on front elevation.



**03** General view of left elevation.



**04** Wooden cladding on left elevation in satisfactory condition.



**05** General view of rear elevation.



**06** General view of rear elevation showing build-up of vegetation in guttering.



**07**

General view of right elevation. Clutter and vegetation build up at low level.



**08**

Electrical board on right external elevation. Access restricted due to vegetation and fencing.



**09**

General view of internal LHS elevation. Space disorganised with various items.



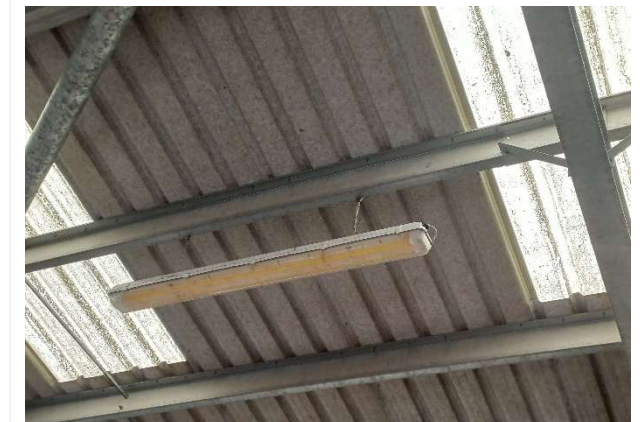
**10**

General view of internal RHS elevation.



**11**

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



**12**

Example of strip lighting within building.



13

External electrical infrastructure, showing enclosure to be weathered due to exposure.



14

General view of handwash station in rear of building



15

Handwash station operational but showing signs of wear.



16

Livestock waterer, wall mounted to left and right internal elevations. Seems operational but cleaning and maintenance required.



17

Wall mounted standpipe to left internal elevation.



18

General view of front showing rooflights are soiled and weathered.



**19**

Minor damage to corner of roof covering/gutter



**20**

Debris build up in guttering on front pitch.



**21**

General view of rear pitch showing overall good condition.

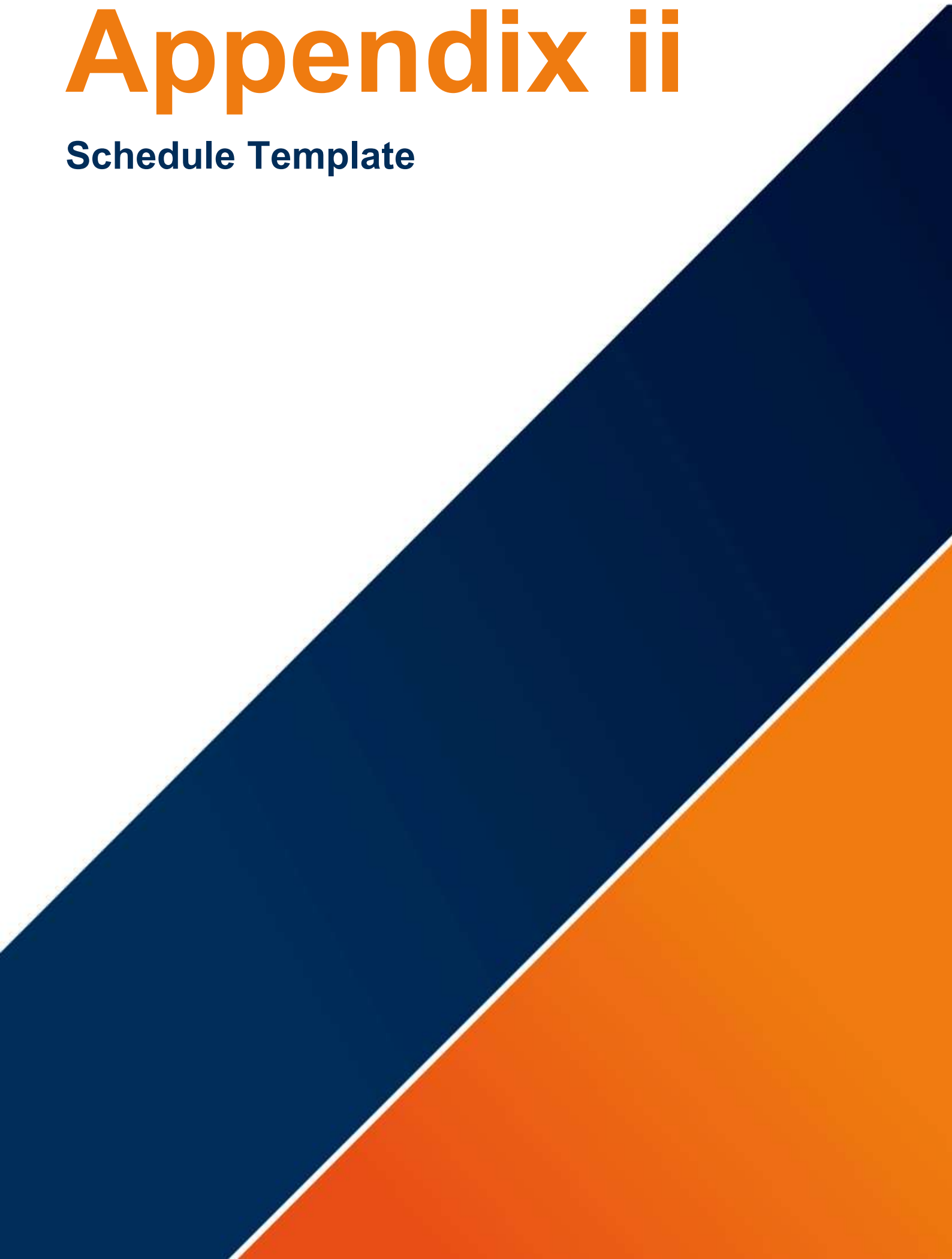


**22**

Vegetation build-up in guttering on rear pitch.

# Appendix ii

## Schedule Template



**Birmingham**

80 Caroline Street  
Jewellery Quarter  
Birmingham  
B3 1UP

**Tel:** 0121 262 4060

**Edinburgh**

Pavilion 1, The Quadrant  
14 New Mart Road  
Edinburgh  
EH14 1RL

**Tel:** 0131 455 9700

**Leeds**

4335 Park Approach  
Thorpe Park  
Leeds  
LS15 8GB

**Tel:** 0113 212 7500

**Leicester**

6 Thorpe Way  
Grove Park, Enderby  
Leicester  
LE19 1SU

**Tel:** 0116 254 2774

**London**

30 High Street  
Kingston upon Thames  
Surrey  
KT1 1HL

**Tel:** 0208 549 8863

**Manchester**

Peter House  
Oxford Street  
Manchester  
M1 5AN

**Tel:** 0161 913 2656

**Newcastle**

Bevan House  
Sir Bobby Robson Way  
Newcastle upon Tyne  
NE13 9BA

**Tel:** 0191 284 1121

**Teesside**

Belasis Hall Technology Park  
Coxwold Way  
Billingham, Teesside  
TS24 4EA

**Tel:** 01642 450330

**Email:** [info@summers-inman.co.uk](mailto:info@summers-inman.co.uk)

**[www.summers-inman.co.uk](http://www.summers-inman.co.uk)**

Summers-Inman is a trading division of Bellrock Consulting UK Limited