



West Lothian Council

Condition Surveys 2023

Beecraigs Deer Farm Machinery Store & Workshop,
Linlithgow

504292

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Executive summary

Further to instructions received from West Lothian Council, an inspection was undertaken of the premises known as Beecraigs Country Park, Deer Farm Machinery Shed on 21 April 2023 and 19 June 2023.

1.1 Condition Rating

The overall condition of the building from the Condition Core Fact assessment is categorised as Condition B.

1.2 Cost Summary

The costs for all works necessary to maintain the condition ratings as defined in the client's brief are as follows: -

Category	Cost of Remedial Works
Category 1.1	£5,200.00
Category 1.2	£0.00
Category 1.3	£0.00
Category 2	£160
Category 3	£2,130.00
Category 4	£35,710.00
Total Costs	£43,200.00

The basis of these costs is detailed in Section 6.5 of this report.

Please note that the costs include replacement of a number of mechanical and electrical installations that are beyond their economic life according to CIBSE guidance. However, a number of them are still performing adequately and the replacement dates included in our schedules calculated in accordance with the guidance could be deferred beyond those stated.

1.3 Net Zero Commentary

Due to the nature of the building, it is unlikely further improvements could be made in attempt to reduce emissions in terms of the building fabric.

Low energy, high efficiency lighting could be considered for future refurbishments.

Photovoltaic panels could be considered for each barn; however, would likely need to be connected to another building on site.

2. Introduction

Further to instructions received from West Lothian Council, an inspection was undertaken of the property known as Beecraigs Country Park, Deer Farm Machinery Shed in order report on the general condition of the building fabric and mechanical and electrical services.

Personnel Inspecting	Date of Visit	Weather Conditions at the time	If accompanied and by whom
Greg Allan BSc MRICS – Building Fabric	19 th June 2023	Clear/Overcast	Unaccompanied.
Callum Taylor RSP Consulting Engineers Mechanical Services Matt Price RSP Consulting Engineers Electrical Services	21st April 2023	Sunny/Clear	N/A

We confirm the additional following information in respect of our inspection:

- We were able to access and inspect all external building fabric, including the roof which was inspected from ground level.
- We were able to inspect all rooms internally at the time of our inspection.
- There is no roof void associated with these premises.
- This survey and report covered the Machinery Shed only and does not comment on the adjacent cattle sheds nor the viewing shed.

The principal elevation of the property faces due south and descriptions such as “left” and “right” are given when facing the particular element in question.

3. Background

3.1 Objectives and Scope

The purpose of this condition survey programme is to provide a detailed elemental breakdown of the condition of existing buildings and structures across West Lothian Council's portfolio to create an accurate baseline record of the current condition of their buildings, flagging current and future issues where possible. The inspection encompassed: -

- Building Fabric;
- Mechanical & Electrical Services.

Where defects have been identified, the costs to bring the elements up to a good standard are provided. Recommended timescales for implementing repairs are also included, as failure to carry out work could result in accelerated deterioration of defective elements.

On completion of this report, the condition survey information collected is to be input into the council's asset management system by West Lothian Council admin resources. This information will be used as a record to inform the basis of a detailed asset register and form the basis of developing: -

- Priorities for future programmes of work;
- Future capital and revenue maintenance budgets;
- Option appraisals and property strategy development.

The condition survey has also been used to calculate the overall condition of each building using the Scottish Government Condition Core Fact Element Weighting and Scoring System.

3.2 Project Outputs / Reports

The following has been provided for each building: -

- Building Summary Condition Report including Net Zero narrative;
- Building Condition Photographs.

The following has been completed for each Block as appropriate: -

- Condition Survey Schedule Template (Excel Format);
- Scotland Excel Core Facts Workbook.

4. Approach and Methodology

4.1 Basic Survey Requirements

The requirements for the survey were laid out in the client's document "Specification of Service for Building Fabric, Mechanical & Electrical Condition Surveys". We understand our terms of reference to be as follows: -

- To carry out a full internal and external visual survey of all internal and external elements of the building fabric, mechanical services, and electrical services;
- To allocate each element a condition rating using the Client's definitions;
- For each building element, note any works required and allocate a prioritisation category using the Client's definitions;
- To include a detailed description of the defect, its location and action for all work items which when combined together make a logical statement;
- To inspect all roofs, attic voids (where accessible) and all roof plant irrespective of height;
- To make recommendations for further inspections where there is reasonable evidence of structural failure or deterioration.

4.2 Blocks Within the Building

The condition survey will be broken down for each block within the building. Blocks are identified as distinctly different areas of the building that have a different form of construction, or areas constructed at different time periods. An annotated plan clearly identifying block areas is included within Appendix A of this report.

4.3 Elements and Sub-Elements

The full list of elements and sub-elements for each building/block is as identified in the condition survey schedule template provided by West Lothian Council.

4.4 Survey Annotation, Drawings and Photographs

The client has not provided drawings for this property.

We have commented as such at Appendix A.

We have undertaken a series of photographs at the time of our inspection, and these are included at Appendix B - Photographs.

5. Building Summary Description and Condition

5.1 Building Fabric – Machinery Shed

Element	Description	Condition
Structure	Structural steel frame	No obvious defects
Roof	Timber frame with asbestos cement sheet cladding. UPVC gutters to rear elevation.	Damage to leading edge of roof over principal elevation. Gutters heavily choked and required cleaning.
Floors & Stairs	Ground-supported concrete slab, no stairs present.	Weathered and worn, commensurate with age and use.
Ceilings	N/A	N/A
External Walls, Windows & Doors	N/A	N/A
Internal Walls & Doors	Timber framed wall with combination of hit-and-miss boarding and ply linings.	Weathered but with no significant defects.
Sanitary Services	N/A	N/A
Decoration	Frame and timber cladding decorated.	Weathered and worn, particularly in exposed areas, but no significant defects.
Fixed Internal Facilities, Furniture & Fittings	N/A	N/A
External Areas	N/A	N/A
Drainage	UPVC downpipes providing drainage to roof.	Fair condition scored and marked but otherwise serviceable.
Outdoor Sports Facilities & Permanent Fixed Furniture	N/A	N/A
Decoration	Wood stain to timber frame and wall linings.	Fair condition generally, more weathered in exposed areas.
Fixed Internal Facilities, Furniture & Fittings	N/A	N/A
External Areas	N/A	N/A

5.2 Mechanical Services Entire Building

Element	Description	Condition
Heat Source & Equipment (i.e. boilers)	N/A	N/A
Heating – Mechanical	N/A	N/A
Heating – Ducted warm air	N/A	N/A
Heating – Electrical	N/A	N/A
Hot Water	N/A	N/A
Cold Water	N/A	N/A
Mains Supply	N/A	N/A
Gas Storage & Distribution	N/A	N/A
Oil storage & Distribution	N/A	N/A
Ventilation	N/A	N/A
Specialist Ventilation Systems	N/A	N/A
Air-conditioning Plant, Systems & Controls	N/A	N/A
Fixed Firefighting Systems	N/A	N/A
Specialist Installations	N/A	N/A
Steam & Condensate	N/A	N/A

5.3 Electrical Services Entire Building

Element	Description	Condition
Electrical Power	Proteus Distribution board at the viewing shed appears to have been installed in 2015.	The Viewing Shed presented well however required a 5-year fixed wiring test.
	Schneider distribution board located in the deer shed electrical cupboard appears to have been installed in 2015. Adjacent Electrical isolation switches are rusted and aged.	The Deer Shed electrical cupboard requires a clean and removal of all debris. Rusted equipment to be replaced with new. Fixed wiring test required on the local distribution Board.
	Cattle shed distribution is rusted and has passed its economic life.	Cattle Shed electrical distribution board to be replaced.
Lighting	Fluorescent/LED lighting fittings and controls	Viewing shed has a relatively new LED installation and presents well.

Element	Description	Condition
		New lighting to be provided for the cattle and deer shed. As the existing fluorescent lights are passed their economic life.
Fire Precaution	N/A	N/A
Sprinkler Systems (fire suppression)	N/A	N/A
Intruder Alarm Systems	N/A	N/A
Lightning Protection	N/A	N/A
Communication Systems	N/A	N/A
Security Systems	N/A	N/A
Building Control Systems	N/A	N/A
Lifts & Hoists	N/A	N/A
Mains Distribution	SPEN electrical meter located in the Deer Shed Electrical cupboard.	SPEN meter is redundant and likely incurring a standing charge to the account holder. Recommend to abolish the meter.
Small Power Installation	Sockets and fuse connection units to suit appliances	Viewing shed electrical system presented well System presented well.
Lighting Installation	Fluorescent/LED lighting fittings and controls	Viewing shed appears to have a relatively new LED installation. New lighting to be provided for the cattle and deer shed. As the existing fluorescent lights are passed their economic life. Lighting is all sheds is conventionally switched.
Emergency Lighting Installation	Emergency lighting observed only at the viewing shed.	Testing facility presented well however no sign of routine testing. The Emergency lighting is combined with the general is aged and due for replacement.
Fire Alarm & Other Fire Systems	Not working fire alarm panel in the cattle shed	Not working and should be removed only if it is not required for asset protection.
Lifts & Hoists	N/A	N/A
CCTV	N/A	N/A
Intruder Alarm	N/A	N/A
Communication Systems	N/A	N/A
Specialist Electrical System	N/A	N/A

6. Detailed Condition Assessment

6.1 Elements and Sub-Elements

The detailed condition assessment has been undertaken using the full list of elements and sub-elements on a block-by-block basis where appropriate. Where an element or sub-element does not exist, then this has been indicated as not applicable.

6.2 Assessment of Condition

The condition of each building element and sub-element for each block has been assessed using the following grades:

- **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.

6.3 Statutory Non-Compliance Assessments

Where statutory non-compliance is not in relation to a building element or sub-element, this has been recorded and details of the non-compliance provided.

6.4 Recommended Works

The following is an outline of the priority categorisation / classification that has been utilised for all recommended works.

It is noted that predicted budget pressures will result in a significant shortfall in the budget available compared with the budget required to keep each element in at least satisfactory condition. As a result, a categorisation/classification has been developed that deviates from the current industry norm but is intended to provide information on essential spend required to avoid building elements becoming Condition D – Bad.

Category 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.

Category 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 of occupants; and/or present a serious breach of legislation.

Category 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 of occupants; and/or present a serious breach of legislation.

Category 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)

Category 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)

Category 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)

6.5 Costs for Recommended Works

Costings for the work identified follow the approach recommended by the Audit Commission and the Royal Institution of Chartered Surveyors and are based on the following: -

- The base date for costs is taken as Quarter 1, 2023;
- Costs for all recommended works are based upon the current specification of each element, unless the existing specification is inappropriate or no longer available. In such cases, costs are based upon a suitable alternative element, sub element or material for construction;
- Costing for recommended works is based upon our professional opinion having regard to the precise circumstances and location in which the defect is found;
- Where defects are observed that indicate a more serious structural fault, then costs have been identified to allow for a specialist intrusive investigation and report.

The costs provided for recommended works are net figures and do not include for the following items:-

- Contingency;
- Preliminaries;
- Professional Fees;
- Value Added Tax;
- Inflation.

7. Schedule of Condition

Please refer to standalone Excel spreadsheet for the Condition Survey

8. Condition Core Fact Workbook

Please refer to the standalone Excel spreadsheet for the Condition Core Fact Workbook.

Appendices

Appendix A - Drawings

No drawings provided by client.

Appendix B - Photographs



Photo 1: General view of principal elevation



Photo 2: Structure comprising timber frame with corrugated asbestos cement sheet cladding, asbestos verge caps and cladding angles.



Photo 3: One of several damaged asbestos sheets at leading edge of canopy.



Photo 4: Column connection to ground slab.



Photo 5: General view within machinery shed, restricted access.



Photo 6: General view to RHS of storage shed.



Photo 7: General view of underside of roof.



Photo 8: Entrance to LHS of shed, concrete slab in fair condition with localised deterioration.



Photo 9: Entrance to LHS of shed, concrete slab in fair condition with localised deterioration.



Photo 10: General view of east elevation



Photo 11: General view of rear elevation, gutter choked with vegetation.



Photo 12: General view west elevation.



Photo 13: Machinery Shed distribution board rusted and due to be replaced.



Photo 14: Non-working fire alarm panel in Machinery Shed.

Appendix C - Survey Limitations

- a. This building condition survey is prepared on the basis of a visual non-disruptive inspection of the building fabric. The survey was limited to the property as addressed and no details of the condition of any other properties were taken.
- b. Building Services have been separately inspected by RSP on the basis of a visual non-disruptive inspection..
- c. The inspection has been executed in compliance with the Health and Safety at Work etc. Act 1974. Unless otherwise stated, it has been done without the benefit of internal or external scaffolding, guard rails or mechanical hoists.
- d. The scope of the inspection has also been limited by the particular weather conditions arising at the time of the inspection and no guarantee can be given with regard to the performance of the elements of the building during different conditions.
- e. The weather at the time of our inspection was as noted in Section2.
- f. Disruptive stripping of plaster, the forcing of windows or shutters or the lifting of floor finishes has not been done.
- g. Detailed examination of floors joists, wall plates and backs to fitted joinery or other inaccessible timbers has not been made and it is therefore not possible to record the condition of these and other such elements.
- h. Foundations have not been exposed to ascertain depth of construction. Investigation has not been made of the varying strata or sub-soil.
- i. Detailed examination of the structural members and all other areas which are unexposed or inaccessible has not been made. We have not carried out any exposure work to the structure or structural tests. It is therefore not possible to report as to the condition of the constituents of concrete, the positioning of reinforcement, the extent of bearings, ties or fixings or any other defects of a similar nature. Structural calculations have not been made over any part of the structure.
- j. If an area within the building is not mentioned, it is assumed to be in a satisfactory condition with no significant defects.
- k. Tests have not been carried out on the bacterial, chemical or viral content of water.
- l. The drainage system has not been tested and no assurance can be given that this is free from fault.
- m. The Mechanical, Electrical and Public Health Installations have not been tested in detail and no assurance can be given that they are without defects or that they comply with the requirements of the relevant Statutory Authority.
- n. No tests have been carried out on materials such as timber for the presence of specified impregnated preservatives or in concrete for compressive strength or High Alumina Cement, Calcium Chloride, Asbestos or other deleterious material.
- o. Limited internal surveys were carried out of the tenant's internal fit outs. Full details of internal fit outs were not fully inspected. The main inspection internally was of the internal structural elements, features and external envelope.

- a. Costs outlined are based on approximate measurements. We have not been issued with a detailed measured survey of the buildings and site. Responsibility or liability for the consequences of this document being used for a purpose other than that for which it was commissioned is not accepted. Any person using or relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm his agreement to indemnify Currie & Brown UK Limited for all loss or damage resulting there from. Currie & Brown UK Limited accepts no responsibility or liability for this document to any party other than West Lothian Council and any associated companies, group companies and any other funding / banking partners, proposed purchaser, and joint partners. The basis of these costs is detailed in Section 6.5 of this report.
- b. Please note that the costs include replacement of a number of mechanical and electrical installations that are beyond their economic life according to CIBSE guidance. However, a number of them are still performing adequately and the replacement dates included in our schedules calculated in accordance with the guidance could be deferred beyond those stated.