

SUMMARY CONDITION REPORT

on

**Former Aberdeenshire
Council Premises,
Nethermuir Road,
MAUD
AB42 4ND**

for

Bairnecessities Baby Bank



DM HALL LLP
CHARTERED SURVEYORS
4-5 UNION TERRACE
ABERDEEN
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Telephone: 01224 594172

Date: July 2023

Reference: BD230191 SCR 01 KR MM

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1.0 INTRODUCTION

1.01 Scope of Instructions

In accordance with your instructions we can confirm that we have inspected the premises in order to assess the overall condition of the property, the works left outstanding and provide this report to assist you in your discussions/negotiations with the contractor who undertook the works or their representatives.

1.02 Property Address

Former Aberdeenshire Council Premises, Nethermuir Road, MAUD AB42 4ND.

1.03 Client's Name and Address

Bairnecessities Baby Bank, [REDACTED]

1.04 Date of Survey

10 July 2023.

1.05 Surveyor

[REDACTED]

1.06 Weather

The weather conditions at the time of inspection were clear and bright overhead, external ambient air temperature was circa 15 to 20 °C.

1.07 Orientation

For the purposes of orientation the front elevation of the property faces due north.

Where left and right hand directions are given these should be construed as the direction when one is facing the building or element.

1.08 Limitations of Inspection

Please note that we have not inspected parts of the structure or building fabric which are covered, unexposed or inaccessible and we are, therefore, unable to report that such parts are free from defect unless specifically stated. Floor coverings were fitted throughout the property and were not lifted.

No tests were carried out to any of the services installation or below ground drainage and we are therefore unable to state that these are free from defect.

1.09 Information Relied upon in this Report

None provided.

2.0 OBSERVATIONS & FINDINGS

EXTERNALS

- 2.01 The roof is a pitched and slated construction with regularly sized 'welsh' natural slates, which are provided with galvanised steel clout headed nails or fixings and a unreinforced bituminous felt underlay. There are a very small number of damaged, cracked or missing slates, and the fixings show very little evidence of corrosion and therefore largely free of any significant nail sickness. We would estimate, given the construction, that the roof was likely to have been re-slated circa 1970's to early 1980's.
- 2.02 The ridge is finished with traditional angular fireclay ridge tiles bedded on a cement mortar bed and provided with matching cement mortar pointed joints. There were minor areas of cement mortar pointing missing between ridge tiles and ridge tiles and slates. Minor pointing repairs may be required.
- 2.03 The junction between the slated roof and gable wallheads are formed in a traditional skew detail, with a modern brushed exposed aggregate pre-cast tabling or coping and a cement mortar pointed skew junction between the tabling and slating. There are areas of cracking or holing of the skew pointing, and evidence of previous patch repairs to cracked skews at the north west and south west corners. It would be prudent to consider hacking out and repointing skew junctions and skew tabling.
- 2.04 There are cast iron framed rooflights, 2Nr. per roof slope, which are noted to be heavily surface corroded externally.
- 2.05 Rainwater goods appear to have originally been comprised of half round cast iron guttering supported by traditional rafter gutter brackets, discharging to matching circular cast iron downpipes. These remain original on the rear or south facing elevation, however the rainwater goods to the front or north facing elevation have been previously replaced with uPVC equivalents. The cast iron guttering is heavily weathered and in need to overhaul and decoration, whilst the uPVC guttering was noted to be loose at the north east corner and requires re-seating on bracketry.
- 2.06 The external elevations are generally comprised of a mixture of coarsed squared granite walling, which is supplemented with brushed exposed aggregate quoins, lintels, cills and rybats at external corners and around door and window openings. All masonry is provided with cement mortar pointed joints. The walling is generally in a sound structural condition with no obvious signs of undue structural defect of distress noted during our inspection. The pre-cast vertical mullions within some of the larger bi-partite or double window openings were noted to be subject to severe cracking and spalling of the concrete due to corrosion of the underlying reinforcement. Whilst there was no obvious sign of similar cracking affecting the lintels, there was however signs of extensive re-pointing around lintel ends which may be indicative of a similar problem.
- 2.07 The windows are generally of a traditional single glazed sash and case timber construction and provided with an applied gloss paint finish. There is clear evidence of previous patch repairs to cills and low level frames, however there is also a fair number of windows that continue to show signs of wet rot decay and damage to cills and low level frames. The windows are also for the most part painted shut and opening sashes largely inoperable.
- 2.08 The entrance door is a large single leaf door of solid panelled construction, the door and frame are provided with an applied gloss paint finish. The door opening width appears of suitable width to maintain compliance with accessibility requirements. There is an external access ramp formed in mild steel and galvanised steel decking, the ramped portion is slightly narrow by modern standards and providing only 850mm clear between handrails, where most current practices would be a minimum of 1.0m clear width.

- 2.09 There is a large open car park area to the north of the subjects, areas of surfacing is provided in a bitmac or tarmac surface finish. Surfacing at the northern edge of the car park area was in a poorer condition. It should be highlighted that neighbouring properties / sheds to the north of the car park have door openings onto the car park, it would be prudent to have your legal advisor / solicitor clarify if there are any established rights of access over this property to or from any of the neighbouring properties.

INTERNALS

- 2.10 The ground floor is a traditional suspended timber floor construction, comprising T&G timber floor boarding supported on timber joisting. Floor finishes comprise a mixture of sheet vinyl flooring, and basic contract grade cord or domestic grade fitted carpet floor coverings.
- 2.11 The sub-floor void is accessible from a hatch in the toilet area, and the sub-floor void appears to be ventilated via a series of 150x215mm sub-floor vents (approximately 3Nr.) to the north and south elevations at low level. The sub-floor void is a traditional unmade void, but checks with the national radon database and UKHS and British Geological Survey confirm that the building is not located in an area where there is an likely potential radon risk.
- 2.12 Internal walls, partitions and ceiling linings appear to be of a fairly traditional timber frame construction, but lined with what appears to be a fibreboard lining panel, fitted with timber cover straps / strips at joints. There were various types of boards present and we could not positively identify all of the materials and therefore should highlight that some of these materials have the potential to be ACM (asbestos containing materials). There were also fairly extensive areas of heightened or raised dampness affecting wall finishes, notably at low level, on both east and west gable walls, this may be in part connected or related to water damage to the boiler house ceiling finishes / linings, see Item 2.18.
- 2.13 Internal doors and joinery work is generally of a fairly standard specification comprising flush or panelled doors, and fairly plain profiled skirtings, facings / architraves. All joinery work is provided with an applied gloss paint finish.
- 2.14 Internal decoration and finishes are generally fairly dated and tired and the internal fabric would benefit from some degree of refurbishment.
- 2.15 There is a single unisex toilet provided, which would not be compliant with current accessible standards. Whilst Building Technical Standards (Building Regulations) are not applicable retrospectively they can be triggered by a building warrant application for any form of change of use or physical changes. It may be prudent to consider some form of upgraded or accessible sanitary accommodation, especially if general public may be attending clinic's / workshops and be in the building for any length of time other than very short or transitory visits.
- 2.16 There is a small, very basic, Kitchen provided which is fitted out with a simple vitreous china 'belfast' style sink. The Kitchen is very rudimentary and unlikely to be suitable for your proposed use and it may be prudent to consider some upgrading or expansion of the Kitchen fittings / facilities.
- 2.17 The roof void / loft is accessible from a loft ladder in a hallway cupboard. The roof structure is a typical loose or joiner made roof, comprising off-saw timber ceiling ties, rafter legs, hanging posts and square or butt edged sarking. There is no evidence of roof void ventilation either within the roof space or externally to the building. There is evidence of minor or slight woodworm infestation to the timber roof structure. There is a basic provision of approximately 100-150mm thick glasswool quilt insulation at ceiling level within the roof void. Areas of water ingress / condensation damage to woodwork around cast iron rooflights was evident.

- 2.18 Areas of water ingress and dampness were noted to be affecting the ceiling linings or finishes within the boiler house extension to the west end of the subjects below the junction between the boiler house roof and the adjacent gable wall.

BUILDING SERVICES

- 2.19 The main heating system is comprised of a floor standing oil fired Camray Utility boiler with standard or unpressurised flow and return mild steel exposed circulation pipework and basic cast iron column style radiators.
- 2.20 The kerosene or heating fuel storage tank is located within an enclosed part of the external boiler house, and comprises a 2000 litre steel bodied single skin fuel storage tank. We would assume that the building / enclosure itself constitutes a suitable bund around the fuel tank. As access is restricted to the area of the tank housing it was difficult to carry out any comprehensive visual check of the tank and its surroundings, however that area visible from the access hatch appeared to be free from any obvious signs of oil leakage or contamination.
- 2.21 Hot water is provided by a wall mounted electrical hot water heater / immersion tank, which is a very old style and very dated.
- 2.22 The main incoming electrical supply is located in a low level cupboard to the east or left hand side of the main entrance, within an adjacent room / office. The meter is located within a proprietary meter box on the external elevation and internally a fairly old cartridge style distribution or fuseboard. The wiring appears to be MICC / pyro style electrical wiring.
- 2.23 Lighting is provided by means of a series of suspended fluorescent batten or strip lights, the distribution equipment is labelled to indicate that there is emergency lighting but it was immediately apparent that which or if any of the fittings are emergency.
- 2.24 There was no evidence of any fire detection or alarm system within the subjects.
- 2.25 There was no evidence of any form of mechanical extract ventilation either locally or otherwise within the subjects.

3.0 CONCLUSIONS & RECOMMENDATIONS

3.01 The building is in a fairly good condition given its age and construction, it is relatively free from significant defect or distress, and we foresee no reason to not proceed with the proposed Community Asset Transfer proposal.

3.02 The building is not without some degree of defect and it appears to have been subject to little investment or upgrading in its recent history. The main issues that have been identified during our inspection can be summarised as follows;

- Minor roofing or slating maintenance and overhauling.
- Repointing of skews and ridge.
- Replacing rooflights.
- Replacement of precast mullions and lintels.
- Repair and redecoration of existing windows.
- Replacement of existing windows. *
- Replacing cast iron rainwater goods.
- Repairing dampness at internal gable walls.
- Replacing heating with high efficiency electric heaters.
- Replacing local DB and re-wiring complete.
- Replacing hot water cylinder / heater.
- Upgrading WC.
- Upgrading Kitchen.

3.03 Whilst it may be possible to initiate a phased programme of works and it may not be necessary or desirable to attempt to address all items of disrepair simultaneously, we would estimate the approximate cost of addressing all of the highlights issues or concerns, as follows;

- | | |
|--|-----------|
| ➤ Minor roofing or slating maintenance and overhauling. | £1-2k. |
| ➤ Repointing of skews and ridge. | £2-3k. |
| ➤ Replacing rooflights. | £2k. |
| ➤ Replacement of precast mullions and lintels. | £8-10k. |
| ➤ Repair and redecoration of existing windows. | £3-5k. |
| ➤ Replacement of existing windows. * | £8-10k. |
| ➤ Replacing cast iron rainwater goods. | £1k. |
| ➤ Repairing dampness at internal gable walls. | £3-4k. ** |
| ➤ Replacing heating with high efficiency electric heaters. | £5k. |
| ➤ Replacing local DB and re-wiring complete. | £5k. |
| ➤ Replacing hot water cylinder / heater. | £1k. |
| ➤ Upgrading WC. | £3k. |
| ➤ Upgrading Kitchen. | £3k. |

* Alternative to repairing and redecoration of windows.

** Provisional sum allowance pending further investigation and opening up.

All of the above costs are quoted excluding VAT which would need to be added at the prevailing rate.

3.04 There were several areas / materials identified that have the potential to be ACM's (asbestos containing materials), including wall / ceiling panelling, plastic wc cistern, vinyl flooring and lagging to pipework within the sub-floor void. The current owners / sellers ought to have a Management Asbestos Survey for the subjects due to obligations under the CAWR (control of Asbestos at Work Regulations). A copy of the current asbestos survey ought to be sought from the sellers, however any refurbishment works to the subjects would necessitate a Refurbishment or Demolition Asbestos Survey being commissioned and carried out prior to any works being carried out.

SUMMARY CONDITION REPORT

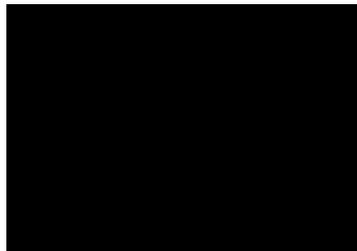
Nethermuir Road, MAUD AB42 4ND

- 3.05 We would recommend that all other associated compliance documentation also be sought and provided by the sellers, including EICR (Electrical Installation Condition Report), Emergency Lighting Testing, Boiler Servicing / Maintenance Records, Legionella Testing, etc.
- 3.06 We would also recommend that your legal advisor / solicitor fully ascertains that / if there are any servitude or access rights over any or part of the property relating to any of the neighbouring properties or occupations.
- 3.07 We would also recommend that your legal advisor / solicitor fully ascertains that / if you have servitude rights or rights of access to maintain the rear or south elevation of the property as this lies on what we assume to be the boundary line with the adjacent residential property to the south of the subjects.

4.0 PROVISOS

- 4.01 Please note that we have not inspected parts of the structure or building fabric which are covered, unexposed or inaccessible and we are, therefore, unable to report that such parts are free from defect unless specifically stated.
- 4.02 Various stored articles and secured floor finishes limited the inspection of the interior of the rooms. For this reason, and due to the concealed nature of the construction, it was not possible to inspect concealed timber within the property.
- 4.03 No tests were carried out to any of the services installation or below ground drainage unless otherwise stated and we are therefore unable to state that these are free from defect.
- 4.04 This report does not constitute a Schedule of Condition, Decoration and Minor Defects, but is based on the main structural condition of the property.
- 4.05 No enquiries have been made as to the presence or otherwise of the statutory approvals for the buildings as originally constructed, or subsequently modified. No enquiries have been made relating to Planning Consents, Building Warrants, Completion Certificates, Fire Certificates, Health & Safety Files, Asbestos Management Plans and all other similar documentation. No enquiries have been made to determine if the building is a Listed Building within the list of buildings of special architectural or historic interest or if it is sited within a Conservation Area.
- 4.06 We have not carried out an analysis of the building structure and consequently are unable to confirm the structural stability neither of the property nor of the loadbearing capabilities of the structure. Recommendations will be made within this report if advice from a structural engineer is considered necessary.
- 4.07 No tests have been undertaken to ascertain the presence or otherwise of materials which may be considered deleterious and consequently we are unable to confirm whether high alumina cement, calcium chloride, deleterious concrete additives or other deleterious materials have been used.
- 4.08 It is not the purpose of this report to identify asbestos containing materials (ACMs) within the building. For the avoidance of doubt this inspection will not be sufficient to confirm the presence or ACMs as required by the Control of Asbestos Regulations 2012 or the actions required to manage these.
- 4.09 We have not carried out any survey to detect the presence of Japanese Knotweed, Giant Hogweed or other invasive species to the site. The identification of invasive species should be made by a specialist contractor and it may be prudent to carry out further investigations in this regard. If present specialist advice should be taken in this regard as the removed by specialists contractors may be expensive.
- 4.10 We have not carried out any investigations to determine if the property is in an area where, based upon information published by the National Radiographical Protection Board, there is a risk of radon.
- 4.11 All property owners are advised to ensure that their property is insured against all usual perils including fire, impact, explosion, storm, tempest, flood, burst pipes and tanks, subsidence, landslip, ground heave and public liability from the point of ownership. It is not the intention of this report to assess or provide a Building Reinstatement Costs Assessment.

- 4.12 We have not undertaken an Energy Efficiency Assessment of this property but our clients should be made aware that older properties of this type are not as energy efficient as more modern properties and properties constructed with newer materials and insulation.
- 4.13 In accordance with our normal practice, we must state that this report is for the use only of the party to whom it is addressed or their named client and no responsibility is accepted to any third party for the whole or any part of its content. In addition, we would bring to your attention that neither the whole nor any part of the report, nor any reference thereto, is intended for publication nor may be included in any document, circular nor statement without our prior written approval of the content, form and context in which it will appear.
- 4.14 It is outwith the scope of this report to provide cost guidelines for all the repairs and maintenance works outlined. We would strongly recommend that contractors are requested to cost all issues outlined in our report in order that appropriate cognisance can be given to the cost liability. If so required, budget costings can be provided as a separate commission, subject to further fees being incurred.
- 4.15 This report is not intended to be a specification for the execution of repair and maintenance works and should not be used as such. Further professional advice should be obtained to confirm and specify appropriate repair and maintenance works.



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for DM HALL

APPENDIX A – SCHEDULE OF RECORDED PHOTOGRAPHS



General view of front / north facing elevation.

1



General view of front / north facing elevation.

2



General view of gable / west facing elevation.

3



General view of gable / west facing elevation.

4



General view of rear / south facing elevation.

5



General view of rear / south facing elevation.

6



Area of opened up slating to expose condition of fixings / underslating felt.

7



Area of opened up slating to expose condition of fixings / underslating felt.

8



Open mortar pointing below / between fireclay ridge tiles.

9



Typical cement mortar pointed skew details.

10



Open pointing in joints in brushed exposed aggregate tabling / coping.

11



Previous pointing patch repairs to brushed exposed aggregate tabling / coping.

12



General view of loft / roof void area.

13



Areas of dampness affecting boiler house ceiling linings.

14



Areas of dampness affecting boiler house ceiling linings.

15



Areas of dampness affecting boiler house ceiling linings.

16



General view of Camray Utility floor standing boiler and MEM Memshield DB.