

CONDITION REPORT

By

Chris Highton Dip Surv FRICS

On behalf of

St Anne's Church, Dunbar

In relation to

St Anne's Church Hall,  
Parsonspool  
DUNBAR

Report Date : 08 June 2016

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## **INTRODUCTION**

- 1.1 I have been instructed by St Anne's Church, Dunbar to provide independent advice in relation to St Anne's Church Hall, Parsonspool, Dunbar.
- 1.2 I am a Fellow of the Royal Institution of Chartered Surveyors having qualified in 1994 and am a director and vice-chairman of Allied Surveyors Scotland plc. I am a member of the RICS Residential Property Professional Group Board and I am experienced in the survey and valuation of residential and commercial property, having practiced across the Lothians and Borders region since 1998.
- 1.3 I have been asked to provide my opinion of the condition of the property.
- 1.4 I visited the subjects on Tuesday April 26th 2016.
- 1.5 I confirm that I am not instructed under any conditional fee arrangement. I also confirm that I have no conflicts of interest of any kind.

## **2.0 SUBJECT PROPERTY AND BACKGROUND**

- 2.1 The subjects comprise a detached former church hall.
- 2.2 The property is situated in a mixed residential and commercial area within the town. All usual amenities and facilities are readily available.
- 2.3 The property is of timber framed construction, clad externally with profiled metal, under a pitched profiled metal covered roof. The windows are single glazed timber units, the external doors being of solid timber.
- 2.4 The accommodation comprises:  
  
GROUND FLOOR: Entrance Hall, Main Hall, Kitchen, Store Room, WC and wash hand basin.  
  
The gross internal floor area is approximately 59.35m<sup>2</sup>.
- 2.5 The property has recently been utilised as a Tradesman's store.

## **3.0 CONDITION.**

- 3.1 The condition of the property has deteriorated over the past few years and now is suffering from penetrating dampness, the major cause of timber decay in buildings.
- 3.2 Sections of the original profiled metal roof have been replaced, as the original metal has rusted and corroded beyond its useful life.
- 3.3 Further sections of the roof covering, along with the majority of the sections of external wall cladding, are now also showing signs of corrosion and will require replacement if water penetration is to be avoided.
- 3.4 The structural frame of the building is of timber construction. Without opening up sections of the building it will not be possible for any comment to be offered as to its condition, but experience suggests that some decay of the timbers is likely, with water penetration occurring.
- 3.5 The windows are now rotted, to the extent that wholesale replacement is required. The glazing is also broken and vandalised. The doors and fascia timbers are also rotted and require replacement.
- 3.6 Internally the condition of the elements of the building are also in poor condition. Vegetation growth is beginning to become established within the building, entering the property through gaps in the cladding and through broken and rotted windows.

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3.7 The kitchen units and sanitaryware are also considered to be past the end of their useful life and require replacement.

3.8 The electrical installation is also now considered to be of an age where rewiring is required, in the interests of safety.

**4.0 CONCLUSIONS**

4.1 It is my opinion that the condition of the building is such that comprehensive repair, replacement and upgrading is now required.

4.2 The extent of these works are such that the majority of elements of the building now require either full or partial replacement and it is possible that the condition of the concealed timber frame, although of no architectural significance in itself, will also require repair and / or replacement.

4.3 It is my opinion that the cost of these works could be estimated in the region of £35,000 (Thirty Five Thousand Pounds Sterling). This figure excludes any costs associated with demolition, removal or site clearance and also excludes any allowance for professional fees or VAT.



Chris Highton  
Dip Surv  
FRICS  
for ALLIED SURVEYORS SCOTLAND PLC

**Signed :** .....

Chris Highton Dip Surv FRICS  
**for ALLIED SURVEYORS SCOTLAND PLC**

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Appendix I – Digital Images.



Elevation Facing Road



Rotted Window Timbers

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Holed and Corroded Metal Cladding



Vegetation growth within building and rot affecting window timbers internally

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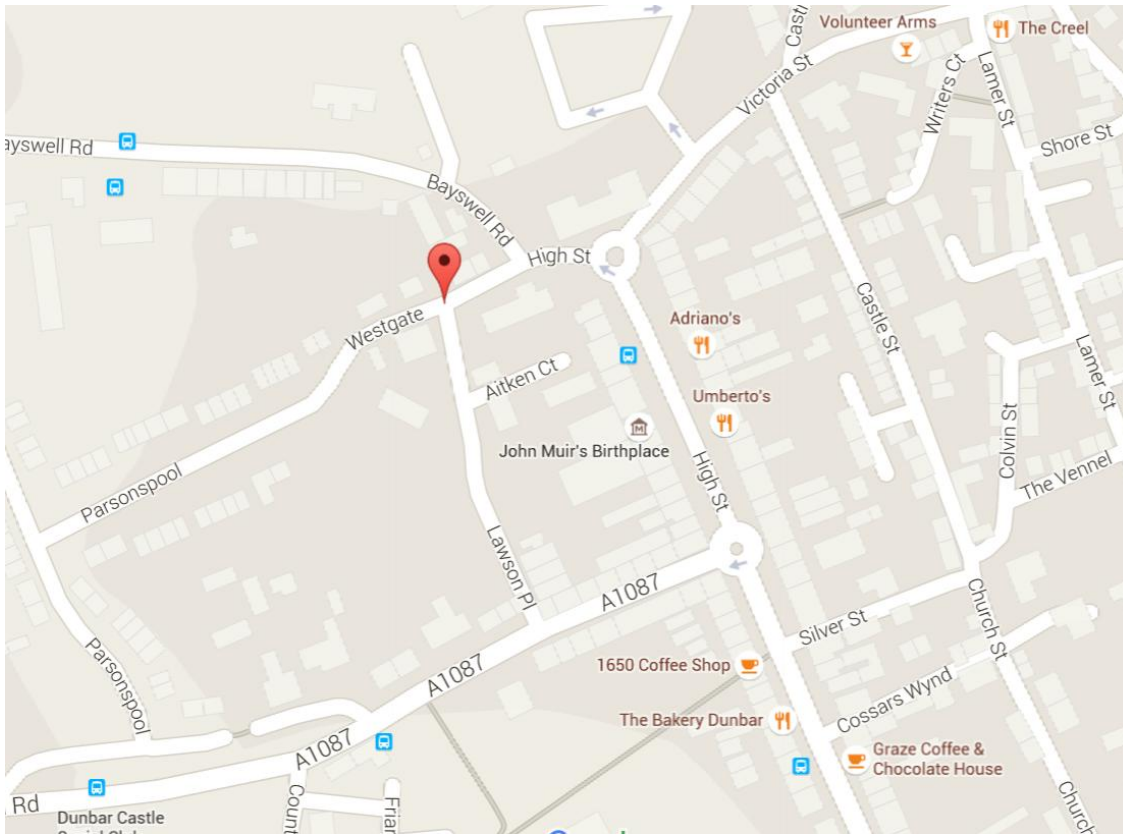


Broken Glazing

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Appendix II – Location Plans.



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