



**Summary of Primary Defects Report
of**

**Panmure Centre
141 Kinloch Street
Carnoustie
DD7 7JP**

for

Angus Council

February 2021



DBC_21-0153/DG

**Hardies Property & Construction Consultants
Whitehall House
35 Yeaman Shore
DUNDEE, DD1 4BU**

t: 01382 220699

Summary of Primary Defects Report

of

**Panmure Centre
141 Kinloch Street
Carnoustie
DD7 7JP**

Contents:

Section 1

- 1.1. Introduction
- 1.2. Conclusion

Section 2

- 2.1. Brief Description
- 2.2. Condition of Repair

Appendices

- Appendix A Limitations and exclusions
- Appendix B Record photographs
- Appendix C Budgetary Costings

Section 1

1.1 Introduction

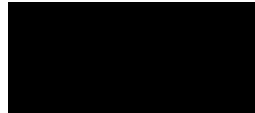
- 1.1.1 This report has been prepared in accordance with the instructions received from Angus Council. An inspection of the property was undertaken on 15th February 2021.
- 1.1.2 It is understood that the purpose of this report is to review the principal elements of structure and fabric, to identify defects and wants of repair and to allow the potential asset transfer proposal to be fully considered. Where appropriate our report identifies any ongoing maintenance issues or further investigation requirements.
- 1.1.3 For the purposes of this report, and in order to provide clarity in terms of cross-referencing, all compass directions are given on the basis that the elevation of the property, overlooking Kinloch Street, is deemed to face due north. At the time of our inspection, the weather conditions were cold (with isolated snow covering at ground level).

2.0 Conclusion

- 2.0.1 From a Building Surveyors viewpoint, we confirm that we found the property to be in fair condition. Albeit, certain areas have not been fully maintained and will require general repair/refurbishment, redecoration and renewal of floor coverings – all of which will incur significant costs. Refer to Budgetary Costings – Appendix C.
- 2.0.2 The majority of repair works comprise a mixture of maintenance-based items and replacement/refurbishment of poorly performing elements. We are unaware of any development-proposals, that may negate the requirement to undertake certain works.
- 2.0.3 Our budget costs make no allowance for a number of specialist reports, including but not restricted to Mechanical and Electrical Report, Drainage Inspection, Fire Risk Assessment, Timber Specialist Report, Accessibility Report, etc. The resulting reports are likely to require supplementary expense.
- 2.0.4 We advise you to read our report in full for a detailed understanding of our findings, opinions and advice.
- 2.0.5 The following requires your further investigations: -
- Responsibility for repairs to boundaries, and common areas should be established. We recommend your solicitor verifies that the site boundaries are clearly shown on the title deeds and precisely as they appear on site.
 - No documentation relating to the Statutory Consents have been provided to the surveyors as part of our survey exercise and you should verify that all existing Planning and Building Warrant Consents have been obtained in respect of any alterations that have been carried out in recent years.
 - At time of reporting, we are unaware of any outstanding Notices, Orders or other Enforcements, actions pending on the responsible proprietors of the building.



- A copy of the Energy Performance Certificate and recommendation report for the property will require to be supplied.
- Obtain a copy of current electrical test and inspection reports.

Signed: David Gillan BSc (Hons) MRICS



**For and on behalf of
Hardies LLP**

Dated: 25th February 2021

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: right;">  </div> </div>			
Revision:	Date:	Author:	Checked By:
Original	25th February 2021	DG	MS
Revision			

Hardies Property & Construction Consultants is the trading name of Hardies LLP, a Limited Liability Partnership registered in Scotland with Registered Number SO300703.

Registered Office: Swilken House, 35 Largo Road, St Andrews, Fife KY16 8NJ

A list of all members is open for inspection at the Registered Office. All correspondence signed by a named individual is signed on behalf of Hardies LLP.

Section 2

2.1 Brief Description

2.1.1. Generally

Type of Building	Substantial detached property.
Nature of Building	Community Learning & Development Services
Location	Carnoustie
Locality	Mixed (located between industrial and residential)
Transport Links	Road links, with train links nearby.
Access and Parking	Off-street parking.
Approximate Age	1864
Number of Storeys	3-storey (including attic accommodation)

2.1.2 Structure

Foundation type	It is likely that walls are built off stone foundations.
Structural form	Masonry construction.

2.1.3 External Fabric

Roofs	Simple pitched roofs with slate coverings. Roof over the tower is clad with lead sheet. Felt roof over ground floor extension.
Roof projections and other features	Masonry chimneyheads
Rainwater disposal	Rainwater collects in gutters/rainwater outlets and discharges into downpipes, combination of PVC-u and cast iron construction.
Walls	Masonry construction.
Windows	Single glazed timber framed windows.
External doors	Timber pedestrian doors.

Condition of Repair

2.2.1 External

We confirm that we found the subjects to be in fair condition, commensurate with age and design. Albeit, certain areas have not been fully maintained and will require repair/refurbishment, redecoration and renewal.

- a) Inspection of the slate roof coverings from cherry picker revealed slating to be generally intact, but with isolated loose, missing, chipped and dislodged slates. We suspect that the nail fixings are nearing the end of their life expectancy (and we did not identify under slating felt, when viewed from within the roof void– indicating the roof has unlikely to have been recovered during its life). Whilst regular ongoing maintenance should ensure that the slate covering lasts for a further number of years you should budget for its stripping and renewal as part of any modernisation and refurbishment.
- b) The felt roof over the ground floor extension is aged, but with no obvious signs of failure. Notwithstanding, we recommend your budget for its renewal in the short/medium term.
- c) We identified a number of patch repairs to the lead roof coverings, flashings and parapets/parapet upstands. Mineral felt makeshift repairs were identified to the rear of certain chimney heads. It is apparent that certain detailing is suspect, and therefore we recommend that all lead works be replaced when the roof is stripped and renewed.
- d) Sections of ridge/hip flashings appear to have been replaced in recent years. However, we suggest that all remaining ridge/hip flashings be replaced when undertaking the aforementioned roof works.
- e) The metal ridge vent to the south side of the roof is heavily corroded and would benefit from renewal in the short term.

- f) Rainwater goods are of mixed construction with sections of cast iron being renewed in PVC-u. Without the benefit of a drainage camera inspection, we are unable to confirm the condition of concealed pipework and the extent of any blockages. Notwithstanding, we recommend you have all rainwater goods/rhones inspected and overhauled/replaced to ensure free flow of rainwater. Allow for replacing/installing supplementary fixing brackets as necessary, and decorating cast iron rainwater goods on completion.
- g) There are a number of stone chimneyheads, and they all have a noticeable lean inward toward the property. Whilst, they do not appear to be structurally unstable, we would recommend that you commission a competent structural engineer to undertake an inspection and provide a report on observations.

We can confirm all flues are capped at chimneyheads. However, we did not identify wall vents to disused flues at former fireplaces. To reduce the likelihood of condensation/moisture accumulating within disused flues, it is essential adequate background ventilation is provided to these voids.

Cement flashing to base of chimneypots are cracked and would benefit from being hacked off and replaced.

- h) The masonry walls are generally in fair condition, with scaling and erosion that is consistent with its age. Isolated stone is heavily eroded and would benefit from repair and/or replacement. Isolated cracking of lintols/sills and stone work was identified. All loose stone should be removed in the short term. Where traditionally mortar pointing has been utilised, it is strongly recommended that it is replaced with similar mortar when repointing. Modern mortar is not recommended due to its impervious characteristics which may accelerate deterioration of the adjacent masonry/brickwork.

- i) We identified localised cracking of lintols/sills and stone work. We consider the cracking to be longstanding, and does not appear to affect the structural integrity of the subjects, however, we are not engineers and consideration should be given to appointing an engineer to undertake a detailed inspection prior to undertaking any necessary remedial works.
- j) There is an external metal framed fire escape stair. The stair is soiled with minor vegetation accumulation, and would benefit from regular routine maintenance/cleaning.
- k) Windows generally comprise timber single glazed units. 4 Nr. first floor windows have been partly repaired, however, we recommend all windows are thoroughly overhauled and repaired (but we recommend you budget for removal and replacement with modern double glazing units).

2.2.2 External Areas

- a) External areas incorporate soft landscaping with large mature trees. We recommend you budget for ongoing grounds maintenance/pruning/branch lopping.
- b) Our inspection of the hardstand areas, due to snow covering was restricted. However, we identified a number of potholes that would benefit from being repaired.

2.2.3 Internals

We confirm that we found the property to be in reasonable condition. However, the following primary defects require to be fully considered.

- a) Internal decoration and plaster wall/ceiling linings are generally tired/dated, with isolated minor marks and impact/water staining/damage. Wallpaper linings are tired/aged and blistering in isolated locations.

Allow for all necessary preparatory works as part of any regular ongoing redecoration works/refurbishment/modernisation.

- b) Floor coverings are in mixed condition, but with certain rooms requiring floor coverings to be replaced in the short term to reduce potential trip hazard – where they are uplifting. Notwithstanding, allow for full replacement as part of an ongoing maintenance programme/refurbishment/modernisation. Our inspection of the floors was restricted due to fitted floor coverings.
- c) Toilets/baby changing facilities appear to have been partly modernised. The subjects are currently fitted out for Nursery, and we would anticipate certain modernisation, refurbishment and reconfiguration works will be required.
- d) Doors/door furniture are generally tired/damaged/missing/bind in operation and would benefit from being thoroughly overhauled or renewed.
- e) Internal woodwork and joinery have suffered a reasonable level of wear and tear over its lifetime and is generally dated. Proper preparation should be undertaken when the internal joinery is redecorated.
- f) A detailed M&E inspection was not undertaken. As Building Surveyors we are not qualified to make comment in detail on the condition or suitability of such elements and accordingly, where these are to be fundamental to the prime usage it would be beneficial to obtain a separate report on these elements. Our visual inspection revealed that the installations appear generally dated.

We recommend you commission your own independent M+E consultants to inspect and report on electrical, alarm installations and

heating etc., and provide budgetary costs for necessary repair/replacement/upgrade.

- g) Isolated high moisture meter readings/water staining was identified in a number of locations throughout, including but not restricted to the underside of the roof structure, and areas directly below. The roofline undulates in areas and isolated floors are lively under foot traffic, and it is possible that corresponding concealed timbers may be decaying. In view of the aforementioned, we recommend you instruct a timber specialist to undertake an inspection of the property, provide a costed report and undertake all recommendations contained therein.
- h) The subjects incorporate a commercial kitchen. No testing of kitchen appliances was undertaken during the inspection and therefore no guarantees can be given that they are in full functional working order or that it complies with modern Health and Safety requirements.
- i) We have not carried out a detailed Access Audit to determine the extent of non-compliance of the property in relation to the requirements of the Equality Act. The extent of any non-compliance is normally ascertained by carrying out a detailed access audit of the subjects, which is out with the scope of our survey. Notwithstanding, we can advise that our cursory findings are that the property has accessible toilet facilities and ramped access. Access to the upper floors is via steep stairs.
- j) We have not carried out a Fire Risk Assessment in respect of Fire (Scotland) Act and as such an assessment would require to be carried out, to ensure that fire precautions are appropriate for the proposed use of the building, number of employees etc. We are unaware of any proposed reconfiguration works, and the implications may lead to a requirement to undertake costly fire separations works, installation of protected corridors, upgrading internal/external stairs, fire alarms, etc.,

and these should be discussed with a specialist Fire Engineer consultant.

2.2.4 Certain materials are considered by the construction industry to be deleterious or problematic. Unless stated otherwise, this section contains comments that are based upon visual inspection only as opposed to physical testing.

Material	Location	Recommendation
High Alumina Cement	Not suspected	N/A
Calcium Chloride Concrete additive or contamination	Not suspected	N/A
Woodwool Slab as permanent shuttering	Not suspected	N/A
Calcium silicate brickwork	Not suspected	N/A
Asbestos	Suspected.	Obtain a copy of the asbestos register
Machine Made Mineral Fibre	Not suspected	N/A
Nickel Sulphide Inclusions in Toughened Glass	Not suspected	N/A
Composite Panels	Not suspected	N/A
Urea Formaldehyde Foam	Not suspected	N/A
Lead in Paint and Plumbing	Suspected	Obtain confirmation from owner.
Mundic Concrete	Not suspected	N/A

2.2.5 Outbuildings Buildings

The site incorporates a number of outbuildings/play sheds. Our very brief cursory comment is as follows:-

- a) The garage appears to be currently used as a store. The property is in fair condition, but external walls would benefit from being repointed, the roof cleaned of moss growth accumulation and isolated repair/replacement of slates.
- b) The remaining timber buildings and shelter are in fair condition, but will benefit from routine maintenance/repair and decoration. We have assumed the play sheds will be taken down and removed.

Appendix A

Limitations and Exclusions

Introduction

We will not seek to impose any particular limitations upon the survey work beyond those of normal surveying practice.

We will carry out a detailed, non-disruptive, visual inspection of the exposed parts of the building fabric that are readily and safely accessible at the time of our survey, using our standard survey equipment.

Our report will express our opinion on the condition and standard of construction of the inspected parts of the property and recommend further investigation or repair where necessary.

The survey will be limited to the subject property and no responsibility will be accepted for any defects that might materially affect the property that are out with the scope of the survey.

Health and Safety

The inspection will be executed in a fashion in compliance with the Health & Safety at Work, etc Act 1974. Unless otherwise stated, it will be done without the benefit of internal or external scaffolding, guard rails or mechanical hoists. The external inspection will, therefore, be limited to ground level to inspection from accessible opening in the external fabric, or by the use of a 3-metre sectional ladder.

Deleterious Materials

Testing of components or taking of samples will not be taken through our inspection. If the presence of deleterious materials is suspected in the construction of the building, we will recommend further investigations are carried out by the appropriate specialists. Our inspection does not constitute an asbestos survey in accordance with the Control of Asbestos at Work Regulations.

Services

We will carry out a visual inspection of the primary service installations to include electrical and mechanical services where accessible. No tests of existing services will be undertaken at the time of our inspection. If, as a result of inspection and where considered necessary, we will advise if further investigations and reports should be obtained by independent specialists.

Unless agreed beforehand, our inspection will not comment on the suitability of the property for any use and the client is, therefore, advised to ensure that their use is possible and all processes, trades and activities are viable and permitted. No enquiries

will be made to any local or statutory authority regarding any form of "Notice" that might have been served on the property at any time in the past or present. Similarly, our report excludes any investigation into the structural design and suitability and compliance with legislation relating to buildings.

Environmental Conditions

The scope of the survey will be limited by the particular weather conditions pertaining at the time of inspection and no guarantee will be given with regard to the performance of the elements of the building during different conditions.

Where existing, the external inspections will be limited by the presence of any coverings of vegetation and no stripping off of the vegetation, including ivy, trellises, etc will be undertaken.

Contamination and Pollution

We will not make enquiries or investigations as to whether the property or any part of it or any neighbouring property appears on any register of contaminated land or might be contaminated or otherwise affected within the scope of the Environmental Protection Act 1990 or other legislation. We will, therefore, be unable to report that the property is free from risk in this respect. For the purpose of our report we will assume that such enquiries would reveal nothing which would affect the terms of our report.

Confidentiality and Use

Our report is for the sole use of the named Client and is confidential to the Client and their Professional Advisors. It should not be reproduced in whole or in part or relied upon by a Third Party for any purpose without the express prior written consent of Hardies.

It should be understood that the report must not be used as any form of specification. Prior to the selection of an appropriate specification, it is likely that further investigation and exploratory works will be required following on from the survey in order to determine the full extent of the specification works necessary prior to submission to contractors for pricing.

Appendix B

Record Photographs



1. North facing



2. North facing



3. West facing



4. East facing



5. main entrance



6. Evidence of previous repointing



7. Dislodged stone



8. Fire escape stair



9. Erosion and missing pointing



10. Erosion and missing pointing



11. Cracked pillar



12. Cracking to head of window



13. Cracking to east elevation



14. Typical low level erosion



15. Typical scaling of stone



16. Erosion and missing pointing



17. Typical softening of timbers



18. Loose/missing and dislodged pointing around window



19. Decay (and previous patch repair)



20. Decay and missing putties



21. Patch repairs to lead



22. West facing roof slope



23. Typical leaning chimneyhead



24. Cracking of flaunching



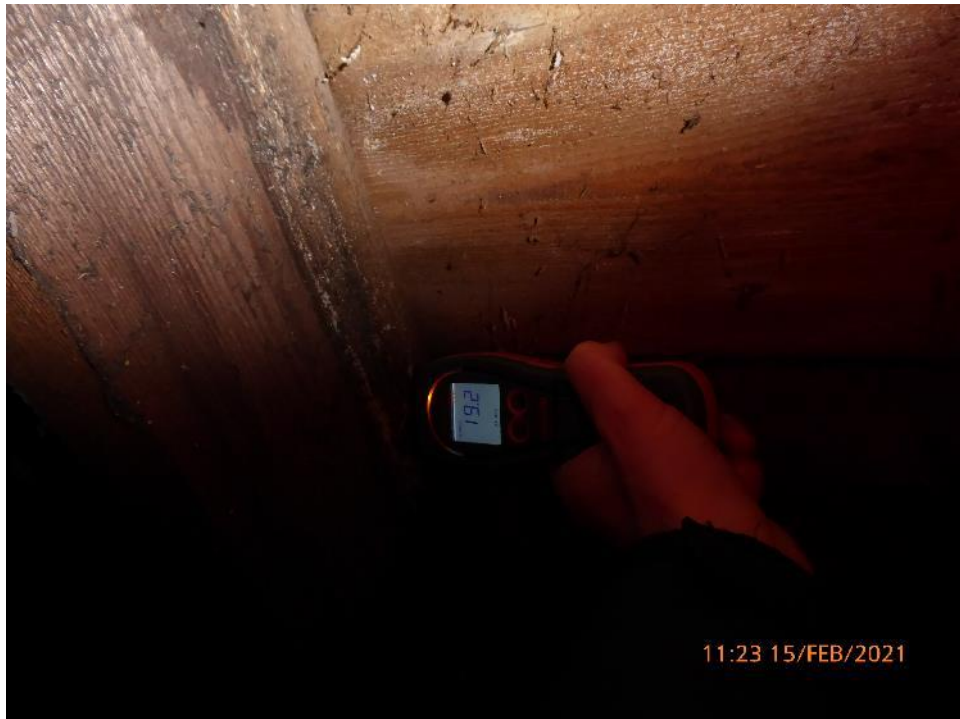
25. Loose, missing and dislodged slates



26. Temporary felt repair to rear of chimneyhead



27. Heavily corroded roof vent



28. High moisture meter readings to roof timbers



29. Water staining of roof timbers



30. Attic office



31. High moisture meter readings within attic



32. First floor



33. First floor



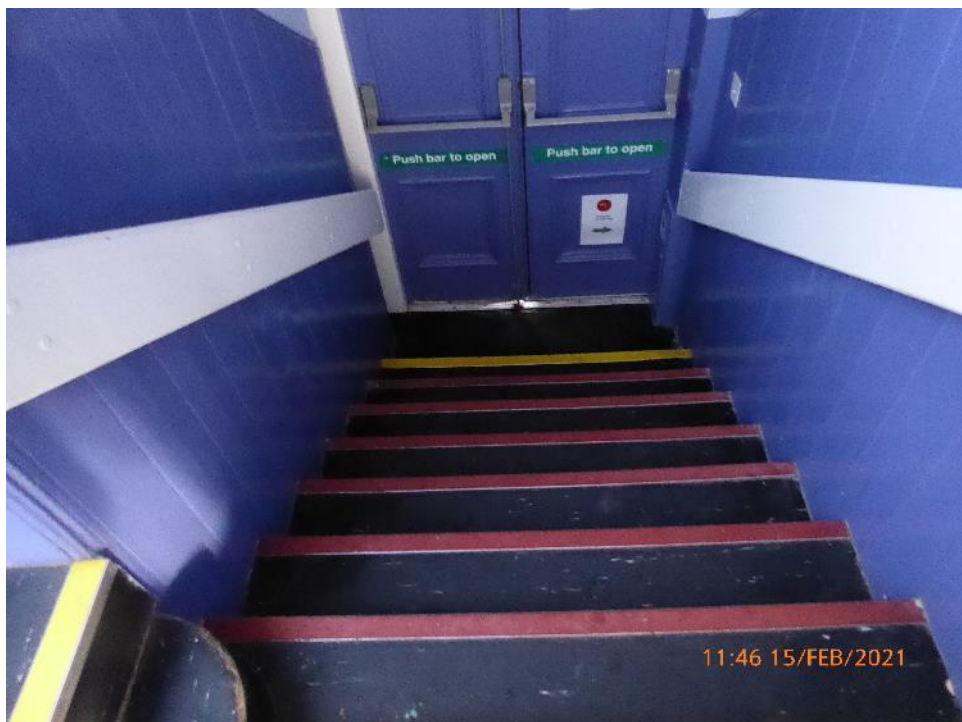
34. First floor



35. Aged electrical heating



36. Accessible toilet



37. Stair



38. Aged electrical supply



39. Ground floor



40.Kitchen



41. Previously removed door



42. Office

Appendix C

Budgetary Costings

This section summarises the primary defects that we have identified together with the approximate cost of rectification. It makes no allowance for any proposed alteration and reconfiguration works.

The schedule is intended to illustrate the approximate cost of placing the building into repair including the future cost of repair or replacements where reasonably foreseeable, but it does not constitute a planned maintained schedule and should not be treated as such.

We have not included refurbishment work of a capital nature unless otherwise indicated. Minor repairs (up to £1k in value) are not included unless they are sufficient numerous to warrant the insertion of a "blanket allowance".

NOTE:

1. The figures include allowance for preliminaries, main contractor's overhead costs and profit.
2. The figures are based on approximate quantities estimated from the visual inspection we carried out on the day of our inspection and are not based on detailed measurements.
3. The figures have been prepared on the basis of general rates prevailing in the marketplace at present and are exclusive of:
 - Financing Charges, if any
 - Value Added Tax
 - Professional Fees
 - Statutory Fees
4. We have assumed that all building work will be undertaken to similar details and using materials similar to those existing.
5. We have not inspected the M&E installations and no costs have been included for these elements.

	External		Budgetary costs
1	Slate roof	Routine Maintenance and repair. (PS)	£ 5,000.00
		Strip and recover roof. <u>Not</u> carried to total.	£50,000.00
2	Lead work/Flashings	Strip and renew	£ 8,000.00
3	Chimney heads	Repairs and repointing	£ 3,000.00
		Take down and rebuild. <u>Not</u> carried to total.	£25,000.00
4	Flat roof over extension	Strip and recover.	£ 4,000.00
5	Sandstone walls	Repointing (50%)	£ 25,000.00
		Cleaning down loose and dislodged stone (15%),	£ 5,000.00
		Isolated repair (cracks and heavy erosion)	£10,000.00
6	Windows and doors	Overhaul and repair (100%)	£ 25,000.00
7	Windows and doors	Replacement <u>Not</u> carried to total.	£ 40,000.00
8	Rainwater goods.	Overhaul and repair (PS)	£ 5,000.00
9	Decoration	Decorate all previously decorated surfaces.	£ 10,000.00
10	General catch up maintenance.	General allowance (PS)	£ 2,000.00
11	Access scaffolding		£10,000.00
	External Grounds		
12	Hardstand	Patch repair of potholes (PS)	£ 3,000.00
13	Soft landscaping	Allowance for general gardening, tree maintenance, etc	£ 2,000.00
			£ 117,000.00
	Internal		
14	Decoration	Decorate all previously decorated surfaces.	£ 12,000.00
15	Wall and ceiling linings.	Overhaul, repair and replace. (PS)	£ 2,000.00
16	Floor coverings.	Remove and replace.	£ 15,000.00
17	Doors/door furniture.	Overhaul and repair.	£ 8,000.00

18	Doors/door furniture.	Alternatively – full replacement. <u>Not</u> carried to total.	£ 20,000.00
19	General catch up maintenance.	General allowance	£ 5,000.00
20	M+E Report	Allow for specialist inspection and report only.	£ 2,000.00
21	Drainage Inspection	Allow for specialist inspection and report only.	£ 1,000.00
22	Fire Risk Assessment	Allow for specialist inspection and report only	£ 1,000.00
23	Timber specialist report.	Allow for specialist inspection and report only	£ 1,000.00
24	Structural Engineer report	Allow for specialist inspection and report only	£ 1,000.00
25	Accessibility.	Allow for specialist inspection and report only	£ 1,000.00
			£49,000.00
		TOTAL	£166,000.00