FULL QUINQUENNIUM PROPERTY SURVEY

EAST KILBRIDE: WESTWOOD



PRESBYTERY OF HAMILTON

AREA 7

October 2019

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1. GENERAL INFORMATION

Presbytery Hamilton

Charge East Kilbride: Westwood

Properties Church and Halls

Belmont Drive Westwood

East Kilbride G75 8HD

Manse

16 Inglewood Crescent

Westwood

East Kilbride G75 8QD

Date of current inspection 10 October 2019

Date of last inspection April 2009

Title deedsTitle deeds for all properties believed to be held with the General

Trustees

2. HISTORICAL INFORMATION

Church and Halls The church building is approximately 30 years old, replacing the

original 1960s building

Manse Approx 35 years old

Listing None of the buildings are listed

3. RECORDS INSPECTED

Electrical Inspection Condition Church and halls – 2018

Report (EICR) Manse – May 2019

Gas safety certificate Church and halls – 2019

Manse – 2019

Energy Performance Certificate EPC – in place

General Property Records Asbestos Management Plan

Risk Assessments

1. GENERAL INFORMATION

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4. WORK IDENTIFIED IN LAST PROPERTY REPORT

4.1 Church and Halls Externally

General maintenance

Regular maintenance ongoing

4.2 Church and Halls Internally

Decoration

 Regular maintenance and redecoration ongoing

4.3 Manse

- Roughcast repairs
- Repairs at entrance
- Decoration
- Rewire

- Chimney has been re-roughcast
- New doors and roof covering at porch/entrance
- Regular maintenance and redecoration ongoing
- Kitchen has been replaced and area rewired. Manse re-wiring planned for autumn/winter 2019/2020

5. CURRENT REPORT - OCTOBER 2019

Generally

- This report is a general guide to the current state of repair of the relevant buildings.
- The inspection was carried out as a non-destructive inspection it is not a structural survey.
- Parts of the structure which are covered, unexposed or inaccessible were not inspected.
- Roof spaces and roof finishes have only been inspected where safe access was available.
- No tests were carried out on gas, electrical, water or drainage services beyond visible inspections.

6. RECOMMENDATIONS FROM CURRENT REPORT

6.1 Church and Halls

Generally, the building is in good repair with only relatively minor items requiring attention. The day of the survey was particularly wet and this highlighted various issues with the external drainage. The car park gullies are block and regularly flood (photo 16) and the Monobloc requires to be re-laid to remove the trip hazards around manholes etc (photo 15).

At the rear of the sanctuary, there are two means of escape which converge in one location (photo 14). However, the path at this location is only one slab wide, and against the building. The landing area should be extended to provide a greater area of hardstanding and a footpath (minimum 1200 wide) to link to the front.

One of the vent covers is missing (photo 13) and should be replaced to prevent vermin/bird access.

Internally, there are a couple of areas of defective flooring (photos 19, 21 & 22) and these should be repaired/replaced.

Consideration should be given to replacing the main switchboard (photo 25) as the existing one is now at full capacity. The switchboard is located within the boiler room – this room should be kept clear of all combustible materials (photo 24).

6.2 Manse

Again, the manse is well maintained with the manse family and church working together to carry out repairs and improvements.

There appear to be issues with the below ground drainage which should be inspected and cleared as required. The gutter on the return at the lounge overflows and there is a build up of efflorescence in this location too (photo 26).

The upper hall window no longer operates correctly and replacement parts are not available (photo 27). The window is currently sealed internally to hold closed. This window should be replaced.

The recent Electrical Installation Condition Report highlighted some areas requiring attention. The anticipated cost to carry out repairs could be at the same level as re-wiring the property therefore rewiring is recommended. At the same time, the number of sockets, particularly in bedrooms, should be increased as there are generally only two twin sockets in bedrooms.

The woodchip lining to the ceiling in the upper hall has some open joints which have been resealed previously. Once re-wiring has been carried out, the staircase and hallway area should be redecorated.

6.3 Recommended works

- Repairs identified during this inspection are summarised and attached as Appendix A to this report.
- Repairs are categorised as follows:
 - $\mbox{U}-\mbox{urgent}$ works to be carried out as soon as possible and within 12 months of the date of the report
 - ${\sf E}$ essential works which are required to protect and maintain the buildings and which should be effected within 2-3 years of the date of the report
 - D desirable works which are recommended for the building and which should be carried out as funding becomes available.
- Costs exclude regular redecoration, servicing contracts etc
- Costs are indicative only to aid planning and are inclusive of VAT.
- Costs are summarised as following:

	U	rgent	Es	sential	De	sirable		Total
Church & Halls Externally	£	50	£	12,000	£	1,800	£	13,850
Church & Halls Internally	£	1,700	£	2,200	£	3,050	£	6,950
Manse	£	300	£	11,750	£	4,500	£	16,550
Total	£	2,050	£	25,950	£	9,350	£	37,350

7.0 CONCLUSION

All buildings are maintained to a good standard and the congregation is encouraged to continue this work.

Thanks are due to Rev K Mackenzie & family and for access to carry out these inspections and D Watt for information used in the compilation of the report.

Sely M Dicusa

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Chartered Quantity Surveyors
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FULL QUINQUEN	FULL QUINQUENNIUM PROPERTY REPORT	REF: 7-9	9 EAST KILBRIDE: WESTWOOD	WOOD
BUILDING	CHURCH AND HALLS EXTERNALLY			

D - Desirable (programmed within 10 years)

E - Essential (within 2-3 years)

U - Urgent

1,800 1,800 ۵ ч ч 12,000 3,000 9,000 ч ч Ŧ ч ч ч ч Indicative Costs ч ч 20 20 ч ч ч ч Ŧ ¥ ¥ ч Ŧ ч ч ¥ ч ч ч ч > Ω × × × Priority × Some external vent cowls missing - replace to Door requires two person operation at times; resulted in several raised edges at manholes eroded. Consider extended wall or dressing path which is only one slab wide, then onto etc which are trip hazards. Plan for lifting Two means of escape converge on single grass. Extend slabbed area to connect to Area of soil at end of retaining wall has and relaying monobloc to provide level Movement over time in monobloc has back ground level in this location **Exterior Carried to Summary** path at side, leading to gate prevent vermin/bird access Recommended repairs Maintain to programme consider replacing × × × S × × × × × × **CHURCH AND HALLS EXTERNALLY** Condition GS × × × SS × × Monobloc area supplemented by on street Double pitched timber with concrete tiles Roller shutters; colour coated and adjacent public car parks **UPVC** gutters and downpipes Fire escape from sanctuary Fire door at Duncanrig Hall Level access at entrance Railings to side and rear Precast concrete slabs **Grass and shrubs** Timber, painted Timber, painted Timber, painted Bituminous felt Description Facing brick Air bricks Lead Paths and accesses Plumberwork Landscaping Level access Car parking Boundaries Woodwork **EXTERIOR** Flashings Windows Element Doors Walls Roof FAIS DPC

Church + Halls Externally

Church + Halls Internally

ElementDescriSANCTUARYTimberCeilingsTimberWallsPlasterPartitionsBrick/sDoorsHardwWoodworkHardwFloorsTimberFittingsPulpit,						(E - Essential (Witnin 2-3 years)			
ARY IS ork	Description	Condition	< Recommer	Recommended repairs	Priority	- -	D - Desirable (programmed within 10 years) Indicative Costs	igrammed wit sts	nin 10 y	/ears)
ls ork		NS GS	S		Э	۵	כ	ш		_
ork	Timber lined; glulam beams		X Maintain to programme	programme		£	1	th Th	- E	
ork	Plaster, painted; timber lining to dado		X Maintain to	Maintain to programme		Ĥ		£	, A	
ork	Brick/stone, plaster, painted		X Maintain to	Maintain to programme		£	1	£	- E	
ork	Glass partition to Hall of Fellowship		X Maintain to programme	programme		Ŧ		£	٠ H	
ork	Hardwood, varnished		X Maintain to	Maintain to programme		Ŧ		£	- F	
	Hardwood, varnished		X Maintain to	Maintain to programme		Đ	-	Ŧ	F	
	Timber with carpet to aisles		X Maintain to programme	programme		£		£	-	
	Pulpit, communion table, chairs, organ, loose		X Maintain to	Maintain to programme		Э	-	£	Н	
	bu					'		•		
Stair Raised	Raised area to rear		X Maintain to	Maintain to programme		ш	-	Ę	ı H	
Decoration Paint a	Paint and varnish		X Maintain to	Maintain to programme		H	1	Ę	- H	
Hall of Fellowship										
Ceilings	Timber lined; glulam beams		X Maintain to	Maintain to programme		Ŧ		£	, Н	
Walls Plaster	Plaster, painted; timber lining to dado		X Maintain to	Maintain to programme		Ŧ		£	٠ H	
Partitions Brick/s	Brick/stone, plaster, painted		X Maintain to	Maintain to programme		Ŧ	-	£	- F	
Glass p	Glass partition to sanctuary and halls		X Maintain to programme	programme		Ŧ	-	Ŧ	- F	
Doors	Hardwood, varnished		X Maintain to	Maintain to programme		Ŧ	-	£	- F	
Woodwork	Hardwood, varnished		X Maintain to	Maintain to programme		Ŧ	-	£	, H	
Floors Entran	Entrance barrier matting; timber		X Maintain to	Maintain to programme		ч		£	· ч	
Decoration Paint a	Paint and varnish		X Maintain to	Maintain to programme		ч		£	· Н	
Corridor within halls									-	
Ceilings Plaster	Plasterboard, painted		X Maintain to	Maintain to programme		Э		£	· Н	
Walls Plaster	Plaster, painted		X Maintain to	Maintain to programme		Э	-	£	· Н	
Doors	Timber, varnished/stained		X Maintain to	Maintain to programme		H		£	- H	
Woodwork	Timber, varnished/stained		X Maintain to	Maintain to programme		Ŧ	-	Ŧ	- E	
Floors			X Maintain to	Maintain to programme		Ŧ	-	Ŧ	- £	
Decoration Paint a	Paint and varnish		X Maintain to	Maintain to programme		£	-	Ŧ	- E	

FULL QUINQUENNI	FULL QUINQUENNIUM PROPERTY REPORT	REF: 7-9		EAST KILBRIDE: WESTWOOD		U - Urgent			
BUILDING:	CHURCH AND HALLS INTERNALLY					E - Essential (within 2-3 years)	within 2-3 ye	ears)	
						D - Desirable	(programme	D - Desirable (programmed within 10 years)	
Element	Description	Condition	>	Recommended repairs	Priority <	Indicative Costs	Costs		
		NS GS	S		U E D	כ	_	ш	۵
Duncanrig Hall									
Ceilings	Plasterboard, painted		×	Maintain to programme		Ŧ.	- £	· Н	1
Walls	Plaster, painted; timber lining to dado		×	Maintain to programme		4J	· Н	· 41	1
Doors	Timber, varnished/stained		×	Maintain to programme		Ŧ	ا 4	- E	1
Woodwork	Timber, varnished/stained		×	Maintain to programme		ŦJ.	Э	· Н	1
Floors	Vinyl	×		Area at fire door defective; repair in this location	×	Ŧ.	Н	1,000 £	1
Decoration	Paint and varnish		×	Maintain to programme		Ŧ	- E	· Н	1
Canberra Hall									
Ceilings	Plasterboard, painted		×	Maintain to programme		Ŧ	- £	· Н	1
Walls	Plaster, painted; timber chair rail	×		Area of plaster below chair rail damaged.	×	ч	- £	- E	750
				Repair plaster and consider introducing timber panel or bead in this area					
Doors	Timber, varnished/stained		×	Maintain to programme		Ŧ	th	Н	1
Woodwork	Timber, varnished/stained		×	Maintain to programme		ъ.	٠ ب	٠ ٦	1
Floors	Vinyl		×	Maintain to programme		Ŧ.	- E	٠ ٦	1
Decoration	Paint and varnish		×	Maintain to programme		Ŧ.	ا 4	· Н	1
Belmont Hall									
Ceilings	Plasterboard, painted		×	Maintain to programme		Ŧ.	- £	- E	1
Walls	Plaster, painted; timber chair rail		×	Maintain to programme		Ŧ	ا 4	- E	1
Doors	Timber, varnished/stained		×	Maintain to programme		ŦJ.	Э	· Н	1
Woodwork	Timber, varnished/stained		×	Maintain to programme		4J	Н	· 41	1
Floors	Vinyl		×	Maintain to programme		£	- E	- E	1
Decoration	Paint and varnish		×	Maintain to programme		ч	- FF	- E	1
		-					-		

Church + Halls Internally

FULL QUINQUENNII BUILDING:	FULL QUINQUENNIUM PROPERTY REPORT BUILDING: CHURCH AND HALLS INTERNALLY	REF: 7-9		EAST KILBRIDE: WESTWOOD		⊃ <u>.</u> ⊝	U - Urgent E - Essential (within 2-3 years) D - Desirable (programmed within 10 years)	רבי ר 2-3 years) rammed within	10 years)	
Element	Description	픓		Recommended repairs	ority		Indicative Costs	Ş.		
Office		NS GS	S		ш П	Δ	D	ш	٥	
Ceilings	Plasterboard, artex		×	Maintain to programme		£	•	- -	£	1
Walls	Plaster, decoration		×	Maintain to programme		Ŧ	1	- -	Ŧ	1
Doors	Timber, varnished/stained		×	Maintain to programme		Ή	1	- -	Ŧ.	ı
Woodwork	Timber, varnished/stained		×	Maintain to programme		E	1	£ .	£	1
Floors	Carpet	×		Carpet has crease in middle due to lifting/relaying for cabling. Uplift carpet to remove trip hazard. In time, consider replacing floor finish	×	ч	20	- -	£	200
Decoration	Wallpaper, paint and varnish		×	Maintain to programme		Ŧ		- -	Ŧ	1
Vestry (used as Office	Vestry (used as Office by out of School Club)									
Ceilings	Plasterboard, painted		×	Maintain to programme		Ŧ		- -	£	1
Walls	Plaster, decoration		×	Maintain to programme		Ŧ	•		Ŧ	1
Doors	Timber, varnished/stained		×	Maintain to programme		Ŧ	•	£ -	Ŧ	1
Woodwork	Timber, varnished/stained		×	Maintain to programme		£	•	- J	£	1
Floors	Carpet		×	Maintain to programme		£	-	- J	£	•
Decoration	Wallpaper, paint and varnish		×	Maintain to programme		Ŧ	1	- -	Ŧ	1
Vestry Toilet										
Ceilings	Plasterboard, painted		×	Maintain to programme		Ŧ	1	- -	£	1
Walls	Plaster, painted		×	Maintain to programme		Ŧ	•	£ -	Ŧ	1
Floors	Vinyl		×	Maintain to programme		Ŧ	1	- -	£	1
Sanitaryware	WC, WHB, vanity unit		×	Maintain to programme		Ή	1	- -	Ŧ	1
Decoration	Paint and varnish		×	Maintain to programme		Ŧ	•		Ŧ	1
Cleaner's Store										
Ceilings	Plasterboard, painted		×	Maintain to programme		£		- J	£	1
Walls	Plaster, painted		×	Maintain to programme		£	-	- J	£	1
Sanitaryware	Belfast sink		×	Maintain to programme		£	-	- J	Ŧ	1
Decoration	Paint and varnish		×	Maintain to programme		E	1		£	1

FULL QUINQUENNIL BUILDING:	FULL QUINQUENNIUM PROPERTY REPORT BUILDING: CHURCH AND HALLS INTERNALLY	REF: 7-9		EAST KILBRIDE: WESTWOOD		U - Urgent E - Essentia D - Desirab	ent ential (withi irable (prog	U - Urgent E - Essential (within 2-3 years) D - Desirable (programmed within 10 years)	10 years)
Element	Description	Condition	> 0	Recommended repairs	Priority	• Indica	Indicative Costs	ts 	c
Female Toilets			n				5	ш	۵
Ceilings	Plasterboard, painted		×	Maintain to programme		£	1	£	£
Walls	Full height tiling		×	Maintain to programme		£	1	£ -	£
	Range of 3 laminate cubicles		×	Maintain to programme		Ŧ	ı	£.	Ŧ
Doors	Timber, varnished/stained		×	Maintain to programme		Ŧ	•	- -	£
Woodwork	Timber, varnished/stained		×	Maintain to programme		Ŧ	1	£ .	Ŧ
Floors	Vinyl		×	Maintain to programme		Ŧ	1	£ .	Ŧ
Sanitaryware	WC x 3, WHB x 3, vanity unit		×	Maintain to programme		Ŧ	ı	£ .	Ŧ
Male Toilets		-			-	-	_		-
Ceilings	Plasterboard, painted		×	Maintain to programme		Э	ı	E.	Ŧ
Walls	Full height tiling		×	Maintain to programme		H	1	£,	Ŧ
	Laminate cubicle		×	Maintain to programme		Ŧ	1	£.	Ŧ
Doors	Timber, varnished/stained		×	Maintain to programme		£	1	£ .	£
Woodwork	Timber, varnished/stained		×	Maintain to programme		H	1	£,	Ŧ
Floors	Vinyl		×	Maintain to programme		Ŧ	1	£,	Ŧ
Sanitaryware	WC x 1, Urinals x 3, WHB x 3, vanity unit		×	Maintain to programme		Ŧ	ı	£ .	Ŧ
Accessible Toilet		-			-	-			-
Ceilings	Plasterboard, painted		×	Maintain to programme		Ŧ	1	£.	Ŧ
Walls	Plaster, painted		×	Maintain to programme		Ŧ	1	£.	£
Doors	Timber, varnished/stained		×	Maintain to programme		Ŧ	1	£,	£
Woodwork	Timber, varnished/stained		×	Maintain to programme		Ŧ	1	£,	Ŧ
Floors	Vinyl	×		Dressed up skirting has lost adhesion to quarry tile base - ensure attached securely	×	ч	150	£ .	£
Sanitaryware	Full DOC M Pack (no alarm)		×	Maintain to programme		Ŧ	1	£.	£
Decoration	Paint and varnish		×	Maintain to programme		£	1	£ .	£

FULL QUINQUENNIU BUILDING:	FULL QUINQUENNIUM PROPERTY REPORT BUILDING: CHURCH AND HALLS INTERNALLY	REF: 7-9		EAST KILBRIDE: WESTWOOD		U - Urgent E - Essentia	U - Urgent E - Essential (within 2-3 years)	ars)	,	
Element	Description	Condition	>	Recommended repairs	Priority <	D - Desir Indicat	D - Desirable (programmed within 10 years) Indicative Costs	within 1	0 years)	
Kitchen		NS GS	S		U E D	D	ш		Δ	
Ceilings	Plasterboard, artex		×	Maintain to programme		Ŧ	- E	1	Ŧ	
Walls	Plaster, painted; stainless steel splashbacks		×	Maintain to programme		E	- E	•	Ŧ	
Doors	Timber, varnished/stained		×	Maintain to programme		υ	ا ب	•	£	
Floors	Tiled		×	Maintain to programme		υ	т Н	-	£	
Fittings	Base and wall units, range cooker, sink, WHB, extract hood		×	Maintain to programme		ч	- -	1	Ŧ	
Boiler room										
Ceilings	Plasterboard, painted		×	Maintain to programme		£	- E	1	£	·
Walls	Plaster, painted		×	Maintain to programme		£	- E	1	Ŧ	
Doors	Timber, varnished/stained		×	Maintain to programme		£	- H	-	£	
Floors	Vinyl		×	Maintain to programme		£	- E	-	£	
Fittings	Shelving	×		Boiler room should be kept clear of all combustible materials		я	т Н	1	Ŧ	
	CHURCH AND HAL	LS INTERNAL		CHURCH AND HALLS INTERNALLY Interior Carried to Summary		щ	200 £	1,000	ъ Т	1,250

FULL QUINQUENNI BUILDING:	FULL QUINQUENNIUM PROPERTY REPORT BUILDING: CHURCH AND HALLS INTERNALLY	REF: 7-9	6-7		EAST KILBRIDE: WESTWOOD			U - Urgent E - Essential (within 2-3 years) D - Desirahle (nrogrammed within 10 years)	3 years) med within 10 year	Į,
Element	Description	Condition	ion	>	Recommended repairs Pri	Priority	>	Indicative Costs		Ô
		NS	GS	S	ר	O E	Ω	כ	ш	۵
SERVICES										
Heating	Gas boilers x 2			×	Replaced in recent times			£ - £	, Н	1
	Radiators throughout		×		5 out of 7 radiators in sanctuary have leaking	×		£ - £	750 £	1
					valves causing drop in pressure in boiler. Plan					
					for draining system and renewing valves					
Ventilation	Mechanical extract ventilation throughout building			×	Maintain to programme			- E	4 4	•
Lighting	LED and emergency fittings throughout			×	Maintain to programme			Э - Э	, H	1
Electrical installation generally	generally		×		Main switchboard is at full capacity - consider		×	£ - £	, H	1,800
					replacing					
Plumberwork	Copper pipework generally		×		Connections to wc cisterns are in small bore flexi pipe which are undersized for quick fill.	×		Э - <u>Е</u>	450 £	1
					Replace with larger pipe or fixed pipework					
Drainage	Assumed fireclay			×	Maintain to programme			- E	· ч	1
	Gullies in parking area	×			Road gullies are blocked causing local flooding. Clear gullies and associated drainage	×		£ 1,500 £	त	1
Protective facilities	Fire alarm, CO detectors			×	Maintain to programme			- E	, H	1
	CHURCH AND HALLS INTERN	LS INTE	RNA	IALLY	Services Carried to Summary	_		£ 1,500 £	1,200 £	1,800

U - Urgent E - Essential (within 2-3 years) D - Desirable (programmed within 10 years)	its E D		£ 1,000 £ 1,250	f 1,200 f 1,800	£ 2,200 £ 3,050
U - Urgent E - Essential (within 2-3 years) D - Desirable (programmed wit	Priority V Indicative Costs U E D U		£ 200 £	£ 1,500	£ 1,700 £
REF: 7-9 EAST KILBRIDE: WESTWOOD	Condition < Recommended repairs Prior NS GS S U				CHURCH AND HALLS INTERNALLY OVERALL TOTAL
FULL QUINQUENNIUM PROPERTY REPORT BUILDING: CHURCH AND HALLS INTERNALLY	Element Description Co	SUMMARY	Interior	Services	CHURCH AND HALLS

15

Manse

FULL QUINQUENNIUM PROPERTY REPORT BUILDING: MANSE	1 PROPERTY REPORT MANSE	REF: 7-9		EAST K	EAST KILBRIDE: WESTWOOD			U - Urgent E - Essentia	gent sential (v	U - Urgent E - Essential (within 2-3 years)	years)	
Element	Description							D - De Indic	D - Desirable (prog Indicative Costs	programı ssts	D - Desirable (programmed within 10 years) Indicative Costs	.0 years)
		NS GS	S			⊃	ш	Ω	n	ш		٥
EXIERIOR	:		:				-			,	•	
Roof	Double pitched timber; tiles		×		Maintain to programme			£	-	Ę	- E	-
	Flat roof over vestibule/garage	×		Approx	Approx 20 years old - no repairs at present but likely that			Ŧ	•	Ŧ	- E	1
				somere	some repairs will be required over the life of the report							
Walls	Facing brick	×		Monito	Monitor erosion to facing brick basecourse, especially at			Ŧ	•	Æ	· Н	1
				downpi	downpipe at front.							
	Roughcast		×		Maintain to programme			Э	•	Ŧ	- E	1
FAIs	Fireclay		×		Maintain to programme			Ŧ	1	ч	- F	1
DPC	Bituminous felt		×		Maintain to programme			ч	1	£	F	1
Plumberwork	UPVC gutters and downpipes	×		Check c	Check downpipe at front entrance for blockage - gutter			щ	•	Ή	- E	1
				overspi	overspilling in heavy rain							
Flashings	Lead		×		Maintain to programme			Э	'	Ŧ	- E	1
Doors	UPVC door and screen to front		×		Replaced in recent times			Ŧ	1	щ	- E	1
	UPVC door to side		×		Maintain to programme			Ŧ	1	щ	- E	1
Windows	UPVC, double glazed	×		Windov	Window in upper hallway is defective (cannot lock	×		Ŧ	300	Ŧ	- E	1
				closed)	closed) - window to be replaced							
Woodwork	UPVC soffits & fascias		×		Clean down at garage			Ŧ	•	ΕP	- F	1
	Timber doors at garage	×		Redeco	Redecoration required		×	£	•	Ŧ	250 £	1
Level access	Steps to all doors		×		Maintain to programme			Ŧ	1	ч	- H	1
Paths and accesses	PC slabs	×		Some u	Some uneven areas in rear garden due to proximity of			¥ ×	1	Ή	- H	3,000
				tree roo	tree roots. Consider provision of new paving/surfacing at							
				"crazy p	"crazy paving"							
Car parking	Garage		×		Maintain to programme			£	1	Ę	- E	1
Landscaping	Lawn, shrub areas, fencing		×		Maintain to programme			Ŧ	•	υ	- E	1
				MANSE	MANSE - EXTERNALLY Carried to Manse Summary			Ð	300	ъ	250 £	3,000

16

Manse

Element	Description					D - Desirable (programmed within 10 years) Indicative Costs	ogrammed w ts	ithin 10	years)
	2	NS GS S		U	۵	Þ	ш		٥
INTERIOR									
Hallway and stairs									
Ceilings	Plasterboard	×	Maintain to programme			- J	- -	щ	•
Walls	Plasterboard	×	Maintain to programme			- J	- -	щ	1
Doors	Timber, painted	×	Maintain to programme			-	- -	Ŧ	'
Woodwork	Softwood, painted/stained	×	Maintain to programme				- -	Ŧ	•
Floors	Carpet	×	Maintain to programme			- -	- -	Ŧ	'
Balustrade	Open railings	×	Centres of verticals exceeds current legislation; install additional verticals of replace to current standard	×		·	£ 2,000	ч	1
Decoration	Woodchip to ceiling, paint	×	Open joints in woodchip; redecoration required	×		- -	£ 2,000	£	1
						- Э	£ 4,000	Ŧ	•
Lounge					_	_			
Ceilings	Artex	×	Maintain to programme			- -		щ	•
Walls	Plasterboard	×	Maintain to programme			-		Ψ	1
Doors	Timber, painted/stained	×	Maintain to programme			- -	£.	щ	•
Woodwork	Timber, painted/stained	×	Maintain to programme			-		Ψ	1
Floors	Carpet	×	Maintain to programme			-		Ψ	1
Fittings	Gas fire	×	CO detector present; gas safety checks current					щ	•
Decoration	Wallpaper, paint	×	Currently being redecorated			- -	£	ч	1
						3		£	•
Dining Room									
Ceilings	Artex	×	Maintain to programme			- -	£ -	щ	•
Walls	Plasterboard	×	Maintain to programme			- J	- J	Ŧ	•
Woodwork	Timber, painted/stained	×	Maintain to programme			- -		щ	•
Floors	Carpet	×	Maintain to programme			- J	- -	Ŧ	-
Decoration	Wallpaper; emulsion	×	Maintain to programme			- -	£ .	щ	•
						- 3	- J	ч	•
					-				

E - Essential (within 2-3 years)

U - Urgent

EAST KILBRIDE: WESTWOOD

REF: 7-9

FULL QUINQUENNIUM PROPERTY REPORT BUILDING: MANSE

Manse

FULL QUINQUENNIUR	FULL QUINQUENNIUM PROPERTY REPORT	REF: 7-9	EAST KILBRIDE: WESTWOOD		U - Urgent			
BUILDING:	MANSE				E - Essential D - Desirable	E - Essential (within 2-3 years) D - Desirable (programmed within 10 years)	ars) I within 10 v	pars)
Element	Description				Indicative Costs	Costs		6
		NS GS S		U E D	⊃	ш	٥	
Cloakroom								
Sanitary ware	White wc; whb	×	Maintain to programme		ч	т Т	- E	•
Walls	Plasterboard	×	Maintain to programme		4	н	ا ب	1
Floors	Ceramic tiles	×	Maintain to programme		÷.	- E	, Н	1
Ventilation	Natural ventilation	×	Maintain to programme		Э	- -	- E	
Decoration	Woodchip to ceiling, paint	×	Maintain to programme		41	Т	ا 4	1
					£	- E	- E	•
Kitchen/Utility								
Ceilings	Plasterboard	×	Maintain to programme		4	Ŧ -	ا 4	1
Walls	Plasterboard; tile splashback	×	Maintain to programme		th	£	Н	1
Doors	Timber, painted/stained	×	Maintain to programme		Ŧ.	- E	A	1
Woodwork	Timber, painted/stained	×	Maintain to programme		£1	- E	, Н	1
Floors	Tiled	×	Maintain to programme		4	- F	ا ب	1
Fittings	Wall and base units	×	Replaced in recent times		Ŧ.	- E	A	1
	Sink, cooker, hood, etc	×	Maintain to programme		Ŧ.	£	Н	1
Decoration	Emulsion	×	Maintain to programme		Ŧ	- E	Э	1
Bedroom 1					Ŧ	- E	- E	•
Ceilings	Plasterboard	×	Maintain to programme		Ŧ	Ĥ	- E	1
Walls	Plasterboard	×	Maintain to programme		£	- E	- E	1
Doors	Timber, painted/stained	×	Maintain to programme		Э	- E	- E	
Woodwork	Timber, painted/stained	×	Maintain to programme		41	Т	ا 4	1
Floors	Carpet	×	Maintain to programme		Ŧ	- E	Э	1
Decoration	Emulsion	×	Maintain to programme		£.	- E	A	1
					4	4	ъ Т	•

Manse

FULL QUINQUENNIUR BUILDING:	FULL QUINQUENNIUM PROPERTY REPORT BUILDING: MANSE	REF: 7-9	EAST KILBRIDE: WESTWOOD		U - Urgent E - Essential (within 2-3 years)	ithin 2-3 years	<u>.</u>
Element	Description				D - Desirable (prog Indicative Costs	programmed v sts	D - Desirable (programmed within 10 years) Indicative Costs
		NS GS S		U E D	-	ш	٥
Bedroom 2							
Ceilings	Plasterboard	×	Maintain to programme		- -	£	Ŧ.
Walls	Plasterboard	×	Maintain to programme			£	tj.
Doors	Timber, painted/stained	×	Maintain to programme		- -	£	t)
Woodwork	Timber, painted/stained	×	Maintain to programme		- -	£	Ŧ.
Floors	Carpet	×	Maintain to programme		- -	£ -	t J
Decoration	Emulsion	×	Maintain to programme		- -	£	Ŧ.
					- -	- з	£
Bedroom 3 (Master - dual aspect)	dual aspect)						
Ceilings	Plasterboard	×	Maintain to programme		£ .	- Э	Ŧ
Walls	Plasterboard	×	Maintain to programme		£	- J	4J
Doors	Timber, painted/stained	×	Maintain to programme		- -	-	4J
Woodwork	Timber, painted/stained	×	Maintain to programme		-	£ -	4J
Floors	Carpet	×	Maintain to programme		- -	£ -	ъ.
Decoration	Woodchip to ceiling, paint	×	Maintain to programme		- -	£	Ŧ.
					£ -	£ -	£
Bedroom 4							
Ceilings	Plasterboard	×	Maintain to programme		- -	- F	4J
Walls	Plasterboard	×	Maintain to programme		-	- J	Ŧ
Doors	Timber, painted/stained	×	Maintain to programme		- -	- -	Ŧ.
Woodwork	Timber, painted/stained	×	Maintain to programme		- -	£ .	ъ.
Floors	Carpet	×	Maintain to programme		-	- -	Ŧ
Decoration	Emulsion	×	Maintain to programme		- -	- -	Ŧ.
					- -	- -	£

Manse

FULL QUINQUENNIUM PROPERTY REPORT BUILDING: MANSE	I PROPERTY REPORT MANSE	REF: 7-9	EAST KILBRIDE: WESTWOOD		U -	U - Urgent E - Essential (within 2-3 years)	ithin 2-3 y	ears)	
					- O	D - Desirable (programmed within 10 years)	ırogramm	ed withir	າ 10 years)
Element	Description				<u>=</u>	Indicative Costs	sts		
		NS GS S		П	٥	-	ш		٥
Family bathroom									
Sanitary ware	White bath; wc; whb; shower over bath	×	Maintain to programme		Đ	1	Ŧ	· Н	1
Ceilings	Artex	×	Maintain to programme		Đ	1	Ψ	· Н	ı
Walls	Tiles	×	Maintain to programme		Ŧ	1	Ŧ	A	1
Floors	Vinyl	×	Maintain to programme		Ð	1	Ŧ	-	ı
Ventilation	Natural ventilation	×	Maintain to programme		ч	1	Ŧ	A	1
					Ŧ	1	ъ.	.	1
Attic								-	
Insulation	Between joists	×	Maintain to programme		ч	1	Ŧ	- F	1
Access	Retractable loft ladder	×	Maintain to programme		Đ	1	Ψ	· Н	ı
					4	•	£	- E	•
SERVICES AND CERTIFICATION	ICATION								
Heating	Gas boiler	×	Replaced in recent times		Ŧ	-	£	- E	1
	Radiators to all areas	×	Maintain to programme		£	-	£	- E	1
Lighting	Fluorescent and tungsten	×	Maintain to programme		Ŧ	1	Ŧ	,	ı
Small power	White socket plates	×	Maintain to programme		Đ	1	Ψ	· Н	ı
Electrical Installation C	Electrical Installation Condition Report (EICR)	×	Current certificate. Category C2 works required - recommend re-wiring house	×	Э	1	£ 5,	5,000 £	1
		×	Number of socket outlets - especially in bedrooms - is low. Provide additional sockets when re-wiring	×	Ŧ	1	£ 1,	1,500 £	1
Disabled facilities			None		Э	1	£	-	1
Drainage	Assumed fireclay	×	Check all external drainage and rod/clear as required.	×	ч	1	£ 1,	1,000 £	1
Protective facilities	Smoke detectors ; battery operated	×	Replace with mains operated detectors - required during change of occupancy but recommend installation sooner - perhaps during rewiring		Ę	ı	£	- -	1,500
Energy Performance Certificate	ertificate	×	Current certificate		£	-	£	- E	1
Gas Safety Certificate		×	X Current certificate		£	-	£	- E	1
					3	•	£ 7,	3 005'L	1,500

FULL QUINQUENNIUM PROPERTY REPORT BUILDING:

SUMMARY

EAST KILBRIDE: WESTWOOD REF: 7-9

U - Urgent

E - Essential (within 2-3 years)

D - Desirable (programmed within 10 years)

Indicative Costs

۵

Exterior	ч	300	£ 250	£	3,000
Interior					
Hallway	Ŧ	-	£ 4,000	£	1
Lounge	ъ.	- T	E.	Ŧ	1
Dining room	£	-	£	£	•
Cloakroom	ъ.	- T	£.	Ŧ	1
Kitchen/Utility	ч	· Н	1	Ŧ	1
Bedroom 1	£	-	£	Ŧ	1
Bedroom 2	£	,	£ -	ч	1
Bedroom 3 (Master)	£	- E	1	ч	1
Bedroom 4	£	-	£ .	щ	1
Family Bathroom	£	,	£ .	ч	1
Attic	£	-	£ .	Ŧ	1
Services and Certification	Э	,	£ 7,500	Η	1,500
MANSE OVERALL TOTAL	44	300	£ 11,750	4	4,500

	Total	13,850	6,950	16,550	£ 37,350
	-	4	Ŧ	æ	ъ
(s.	Q	1,800	3,050	4,500	9,350
10 year		Ŧ	Ð	Ŧ	ч
U - Urgent E - Essential (within 2-3 years) D - Desirable (programmed within 10 years)	ш	12,000 £	2,200 £	11,750 £	2,050 £ 25,950 £
ithin 2-: rogram	osts	50 £	E	300 £	ų.
U - Urgent E - Essential (within 2-3 years) D - Desirable (programmed wit	Indicative Costs U	50	1,700 £	300	2,050
U - L E - E D - D	<u>Pu</u>	£	Ŧ	æ	ti
EAST KILBRIDE: WESTWOOD					OVERALL TOTAL
REF: 7-9					
FULL QUINQUENNIUM PROPERTY REPORT	Description	۲ Church and Halls Externally	Church and Halls Internally	Manse	
FULL QUIN	Element	SUMMARY			

EAST KILBRIDE: WESTWOOD - October 2019
APPENDIX B - GENERAL ELEVATION PHOTOS

EAST KILBRIDE: WESTWOOD CHURCH AND HALLS EXTERNALLY



1 Main entrance and sanctuary



2 Main entrance with hall entrance further along



3 Sanctuary gable



4 Rear elevation of sanctuary



5 Hall rear elevation (looking towards sanctuary)



6 Hall gable

EAST KILBRIDE: WESTWOOD MANSE



7 Front elevation



8 Rear elevation







10 Gable above vestibule



11 Rear of vestibule towards garage



12 Rear garden

EAST KILBRIDE: WESTWOOD - October 2019

APPENDIX C - RECORD OF DEFECTS

EAST KILBRIDE: WESTWOOD CHURCH AND HALLS EXTERNALLY



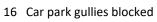
13 Missing vent cover



14 Poor arrangement at fire escape from sanctuary - only sinlge row of slabs then grass area



15 Monobloc sunk in various locations with trip hazards at manhole covers etc







17 Check if ponding due to surface water run off from grass or from leak in gutter or below slabs



18 Area highlighted suffers from soil erosion at end of retaining wall. Consider installation of steps or re-dressing surface levels

EAST KILBRIDE: WESTWOOD CHURCH INTERNALLY



19 Damaged flooring at fire escape door in Duncanrig Hall



20 Damaged plaster below chair rail (rail is above height of tables)



21 Crease in carpet in office



22 Dressed up skirting losing adhesion in accessible toilet



23 Flexi connectors at cisterns undersized causing delay in fill



24 Boiler room - keep clear of combustible materials



25 Main switchboard has no spare capacity

33



26 Efflorescence at corner at front - drainage appears blocked as gutter overflowing



27 Window in upper hallway does not lock/close securely - taped closed at present. Replacement required



28 External woodwork to be redecorated

EAST KILBIRDE: WESTWOOD - October 2019
APPENDIX D - GENERAL RECORD PHOTOGRAPHS

EAST KILBRIDE: WESTWOOD CHURCH AND HALLS INTERNALLY







31 & 32 Sanctuary





33 Sanctuary entrance (from Hall of Friendship)



34 Hall of Friendship



35 Entrance into Hall of Friendship



36 & 37 Duncanrig Hall







38 & 39 Canberra Hall



40 & 41 Belmont Hall





42 & 43 Vestry (Office for out of school club)





44 Church office



45 Kitchen



46 & 47 Kitchen





48 & 49 Female toilet





50 & 51 Accessible toilet





52 & 53 Male toilet





54 Cleaner's store