

FULL QUINQUENNIAL 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 deeds	Title 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
Report (EICR)**

Church and halls – 2018
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

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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
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Gas safety certificate

Church and halls – 2019
Manse – 2019

Energy Performance Certificate

EPC – in place

General Property Records

Asbestos Management Plan
Risk Assessments

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 re-wired. 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 re-wiring 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:
 - U – urgent works to be carried out as soon as possible and within 12 months of the date of the report
 - 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:

	Urgent	Essential	Desirable	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.



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EAST KILBRIDE: WESTWOOD - OCTOBER 2019
APPENDIX A - RECOMMENDED WORKS AND ASSOCIATED COSTS

FULL QUINQUENNIAL PROPERTY REPORT
BUILDING: CHURCH AND HALLS EXTERNALLY

REF: 7-9 EAST KILBRIDE: WESTWOOD

U - Urgent
E - Essential (within 2-3 years)
D - Desirable (programmed within 10 years)

Element	Description	Condition			Recommended repairs	Priority			Indicative Costs					
		NS	GS	S		U	E	D	U	E	D			
EXTERIOR														
Roof	Double pitched timber with concrete tiles				X	Maintain to programme			£	-	£	-		
Walls	Facing brick				X	Maintain to programme			£	-	£	-		
		X				Some external vent cowls missing - replace to prevent vermin/bird access	X		£	50	£	-		
FAls	Air bricks				X	Maintain to programme			£	-	£	-		
DPC	Bituminous felt				X	Maintain to programme			£	-	£	-		
Plumberwork	UPVC gutters and downpipes				X	Maintain to programme			£	-	£	-		
Flashings	Lead				X	Maintain to programme			£	-	£	-		
Doors	Timber, painted				X	Maintain to programme			£	-	£	-		
	Fire door at Duncanrig Hall		X			Door requires two person operation at times; consider replacing		X	£	-	£	1,800		
Windows	Timber, painted				X	Maintain to programme			£	-	£	-		
	Roller shutters; colour coated				X	Maintain to programme			£	-	£	-		
Woodwork	Timber, painted				X	Maintain to programme			£	-	£	-		
Boundaries	Railings to side and rear				X	Maintain to programme			£	-	£	-		
Paths and accesses	Precast concrete slabs				X	Maintain to programme			£	-	£	-		
	Fire escape from sanctuary	X				Two means of escape converge on single path which is only one slab wide, then onto grass. Extend slabbed area to connect to path at side, leading to gate		X	£	-	£	3,000		
Level access	Level access at entrance				X	Maintain to programme			£	-	£	-		
Car parking	Monobloc area supplemented by on street and adjacent public car parks		X			Movement over time in monobloc has resulted in several raised edges at manholes etc which are trip hazards. Plan for lifting and relaying monobloc to provide level access		X	£	-	£	9,000		
Landscaping	Grass and shrubs		X			Area of soil at end of retaining wall has eroded. Consider extended wall or dressing back ground level in this location			£	-	£	-		
CHURCH AND HALLS EXTERNALLY						Exterior Carried to Summary			£	50	£	12,000	£	1,800

FULL QUINQUENNIAL PROPERTY REPORT
BUILDING: CHURCH AND HALLS INTERNALLY

REF: 7-9 EAST KILBRIDE: WESTWOOD

U - Urgent
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 D - Desirable (programmed within 10 years)

Element	Description	Condition		✓	Recommended repairs	Priority			Indicative Costs			
		NS	GS			U	E	D	U	E	D	
SANCTUARY												
Ceilings	Timber lined; glulam beams			X	Maintain to programme				£	-	£	-
Walls	Plaster, painted; timber lining to dado			X	Maintain to programme				£	-	£	-
Partitions	Brick/stone, plaster, painted			X	Maintain to programme				£	-	£	-
	Glass partition to Hall of Fellowship			X	Maintain to programme				£	-	£	-
Doors	Hardwood, varnished			X	Maintain to programme				£	-	£	-
Woodwork	Hardwood, varnished			X	Maintain to programme				£	-	£	-
Floors	Timber with carpet to aisles			X	Maintain to programme				£	-	£	-
Fittings	Pulpit, communion table, chairs, organ, loose seating			X	Maintain to programme				£	-	£	-
Stair	Raised area to rear			X	Maintain to programme				£	-	£	-
Decoration	Paint and varnish			X	Maintain to programme				£	-	£	-

Hall of Fellowship

Ceilings	Timber lined; glulam beams			X	Maintain to programme				£	-	£
Walls	Plaster, painted; timber lining to dado			X	Maintain to programme				£	-	£
Partitions	Brick/stone, plaster, painted			X	Maintain to programme				£	-	£
Doors	Glass partition to sanctuary and halls			X	Maintain to programme				£	-	£
Woodwork	Hardwood, varnished			X	Maintain to programme				£	-	£
Floors	Hardwood, varnished			X	Maintain to programme				£	-	£
Decoration	Entrance barrier matting; timber			X	Maintain to programme				£	-	£
	Paint and varnish			X	Maintain to programme				£	-	£

Corridor within halls

Ceilings	Plasterboard, painted			X	Maintain to programme				£	-	£
Walls	Plaster, painted			X	Maintain to programme				£	-	£
Doors	Timber, varnished/stained			X	Maintain to programme				£	-	£
Woodwork	Timber, varnished/stained			X	Maintain to programme				£	-	£
Floors	Vinyl			X	Maintain to programme				£	-	£
Decoration	Paint and varnish			X	Maintain to programme				£	-	£

FULL QUINQUENNIAL PROPERTY REPORT
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Element	Description	Condition			Recommended repairs	Priority			Indicative Costs			
		NS	GS	S		U	E	D	U	E	D	
Duncanrig Hall												
Ceilings	Plasterboard, painted				X	Maintain to programme			£	-	£	-
Walls	Plaster, painted; timber lining to dado				X	Maintain to programme			£	-	£	-
Doors	Timber, varnished/stained				X	Maintain to programme			£	-	£	-
Woodwork	Timber, varnished/stained				X	Maintain to programme			£	-	£	-
Floors	Vinyl		X			Area at fire door defective; repair in this location		X	£	-	£	1,000
Decoration	Paint and varnish				X	Maintain to programme			£	-	£	-
Canberra Hall												
Ceilings	Plasterboard, painted				X	Maintain to programme			£	-	£	-
Walls	Plaster, painted; timber chair rail		X			Area of plaster below chair rail damaged. Repair plaster and consider introducing timber panel or bead in this area		X	£	-	£	750
Doors	Timber, varnished/stained				X	Maintain to programme			£	-	£	-
Woodwork	Timber, varnished/stained				X	Maintain to programme			£	-	£	-
Floors	Vinyl				X	Maintain to programme			£	-	£	-
Decoration	Paint and varnish				X	Maintain to programme			£	-	£	-
Belmont Hall												
Ceilings	Plasterboard, painted				X	Maintain to programme			£	-	£	-
Walls	Plaster, painted; timber chair rail				X	Maintain to programme			£	-	£	-
Doors	Timber, varnished/stained				X	Maintain to programme			£	-	£	-
Woodwork	Timber, varnished/stained				X	Maintain to programme			£	-	£	-
Floors	Vinyl				X	Maintain to programme			£	-	£	-
Decoration	Paint and varnish				X	Maintain to programme			£	-	£	-

FULL QUINQUENNIAL PROPERTY REPORT
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Element	Description	Condition		✓	Recommended repairs	Priority		Indicative Costs		
		NS	GS			U	E	D	U	E
Office										
Ceilings	Plasterboard, artex			X	Maintain to programme			£	-	£
Walls	Plaster, decoration			X	Maintain to programme			£	-	£
Doors	Timber, varnished/stained			X	Maintain to programme			£	-	£
Woodwork	Timber, varnished/stained			X	Maintain to programme			£	-	£
Floors	Carpet	X			Carpet has crease in middle due to lifting/re-laying for cabling. Uplift carpet to remove trip hazard. In time, consider replacing floor finish	X		£	50	£
Decoration	Wallpaper, paint and varnish			X	Maintain to programme			£	-	£
Vestry (used as Office by out of School Club)										
Ceilings	Plasterboard, painted			X	Maintain to programme			£	-	£
Walls	Plaster, decoration			X	Maintain to programme			£	-	£
Doors	Timber, varnished/stained			X	Maintain to programme			£	-	£
Woodwork	Timber, varnished/stained			X	Maintain to programme			£	-	£
Floors	Carpet			X	Maintain to programme			£	-	£
Decoration	Wallpaper, paint and varnish			X	Maintain to programme			£	-	£
Vestry Toilet										
Ceilings	Plasterboard, painted			X	Maintain to programme			£	-	£
Walls	Plaster, painted			X	Maintain to programme			£	-	£
Floors	Vinyl			X	Maintain to programme			£	-	£
Sanitaryware	WC, WHB, vanity unit			X	Maintain to programme			£	-	£
Decoration	Paint and varnish			X	Maintain to programme			£	-	£
Cleaner's Store										
Ceilings	Plasterboard, painted			X	Maintain to programme			£	-	£
Walls	Plaster, painted			X	Maintain to programme			£	-	£
Sanitaryware	Belfast sink			X	Maintain to programme			£	-	£
Decoration	Paint and varnish			X	Maintain to programme			£	-	£

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Element	Description	Condition			Recommended repairs	Priority			Indicative Costs				
		NS	GS	S		U	E	D	U	E	D		
Female Toilets													
Ceilings	Plasterboard, painted				X	Maintain to programme				£	-	£	-
Walls	Full height tiling				X	Maintain to programme				£	-	£	-
	Range of 3 laminate cubicles				X	Maintain to programme				£	-	£	-
Doors	Timber, varnished/stained				X	Maintain to programme				£	-	£	-
Woodwork	Timber, varnished/stained				X	Maintain to programme				£	-	£	-
Floors	Vinyl				X	Maintain to programme				£	-	£	-
Sanitaryware	WC x 3, WHB x 3, vanity unit				X	Maintain to programme				£	-	£	-
Male Toilets													
Ceilings	Plasterboard, painted				X	Maintain to programme				£	-	£	-
Walls	Full height tiling				X	Maintain to programme				£	-	£	-
	Laminate cubicle				X	Maintain to programme				£	-	£	-
Doors	Timber, varnished/stained				X	Maintain to programme				£	-	£	-
Woodwork	Timber, varnished/stained				X	Maintain to programme				£	-	£	-
Floors	Vinyl				X	Maintain to programme				£	-	£	-
Sanitaryware	WC x 1, Urinals x 3, WHB x 3, vanity unit				X	Maintain to programme				£	-	£	-

Accessible Toilet

Ceilings	Plasterboard, painted				X				£	-	£
Walls	Plaster, painted				X				£	-	£
Doors	Timber, varnished/stained				X				£	-	£
Woodwork	Timber, varnished/stained				X				£	-	£
Floors	Vinyl		X					X	£	150	£
Sanitaryware	Full DOC M Pack (no alarm)				X				£	-	£
Decoration	Paint and varnish				X				£	-	£

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Element	Description	Condition			Recommended repairs	Priority			Indicative Costs			
		NS	GS	S		U	E	D	U	E	D	
Kitchen												
Ceilings	Plasterboard, artex			X	Maintain to programme				£	-	£	-
Walls	Plaster, painted; stainless steel splashbacks			X	Maintain to programme				£	-	£	-
Doors	Timber, varnished/stained			X	Maintain to programme				£	-	£	-
Floors	Tiled			X	Maintain to programme				£	-	£	-
Fittings	Base and wall units, range cooker, sink, WHB, extract hood			X	Maintain to programme				£	-	£	-
Boiler room												
Ceilings	Plasterboard, painted			X	Maintain to programme				£	-	£	-
Walls	Plaster, painted			X	Maintain to programme				£	-	£	-
Doors	Timber, varnished/stained			X	Maintain to programme				£	-	£	-
Floors	Vinyl			X	Maintain to programme				£	-	£	-
Fittings	Shelving		X		Boiler room should be kept clear of all combustible materials				£	-	£	-
CHURCH AND HALLS INTERNALLY									£	200	£	1,000
Interior Carried to Summary									£		£	1,250

FULL QUINQUENNIAL PROPERTY REPORT
BUILDING: CHURCH AND HALLS INTERNALLY

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Element	Description	Condition			✓	Recommended repairs	Priority			Indicative Costs							
		NS	GS	S			U	E	D	U	E	D					
SERVICES																	
Heating	Gas boilers x 2				X	Replaced in recent times				£	-	£	-				
	Radiators throughout		X			5 out of 7 radiators in sanctuary have leaking valves causing drop in pressure in boiler. Plan for draining system and renewing valves		X		£	-	£	750				
Ventilation	Mechanical extract ventilation throughout building				X	Maintain to programme				£	-	£	-				
Lighting	LED and emergency fittings throughout				X	Maintain to programme				£	-	£	-				
Electrical installation generally			X			Main switchboard is at full capacity - consider replacing			X	£	-	£	1,800				
Plumberwork	Copper pipework generally		X			Connections to wc cisterns are in small bore flexi pipe which are undersized for quick fill. Replace with larger pipe or fixed pipework		X		£	-	£	450				
Drainage	Assumed fireclay				X	Maintain to programme				£	-	£	-				
	Gullies in parking area	X				Road gullies are blocked causing local flooding. Clear gullies and associated drainage	X			£	1,500	£	-				
Protective facilities	Fire alarm, CO detectors				X	Maintain to programme				£	-	£	-				
CHURCH AND HALLS INTERNALLY												£	1,500	£	1,200	£	1,800
Services Carried to Summary																	

FULL QUINQUENNIAL PROPERTY REPORT
BUILDING: CHURCH AND HALLS INTERNALLY

REF: 7-9 EAST KILBRIDE: WESTWOOD

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Element	Description	Condition			✓	Recommended repairs			Priority			Indicative Costs				
		NS	GS	S		U	E	D	U	E	D					
SUMMARY	Interior								£	200	£	1,000	£	1,250		
	Services								£	1,500	£	1,200	£	1,800		
	CHURCH AND HALLS INTERNALLY											£	1,700	£	2,200	£
OVERALL TOTAL																

Element	Description	NS						GS						S						U						E						D																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Lounge										
Ceilings	Artex			X				£	-	£
Walls	Plasterboard			X				£	-	£
Doors	Timber, painted/stained			X				£	-	£
Woodwork	Timber, painted/stained			X				£	-	£
Floors	Carpet			X				£	-	£
Fittings	Gas fire			X				£	-	£
Decoration	Wallpaper, paint			X				£	-	£
								£	-	£

Dining Room										
Ceilings	Artex			X				£	-	£
Walls	Plasterboard			X				£	-	£
Woodwork	Timber, painted/stained			X				£	-	£
Floors	Carpet			X				£	-	£
Decoration	Wallpaper; emulsion			X				£	-	£
								£	-	£

FULL QUINQUENNIAL PROPERTY REPORT
BUILDING: MANSE

REF: 7-9 EAST KILBRIDE: WESTWOOD

U - Urgent
 E - Essential (within 2-3 years)
 D - Desirable (programmed within 10 years)

Element	Description	NS				U				E				D			
		GS	S														
Cloakroom																	
Sanitary ware	White wc; whb		X									£	-	£	-	£	-
Walls	Plasterboard		X									£	-	£	-	£	-
Floors	Ceramic tiles		X									£	-	£	-	£	-
Ventilation	Natural ventilation		X									£	-	£	-	£	-
Decoration	Woodchip to ceiling, paint		X									£	-	£	-	£	-
												£	-	£	-	£	-

Kitchen/Utility

Ceilings	Plasterboard		X									£	-	£	-	£	-
Walls	Plasterboard; tile splashback		X									£	-	£	-	£	-
Doors	Timber, painted/stained		X									£	-	£	-	£	-
Woodwork	Timber, painted/stained		X									£	-	£	-	£	-
Floors	Tiled		X									£	-	£	-	£	-
Fittings	Wall and base units		X									£	-	£	-	£	-
	Sink, cooker, hood, etc		X									£	-	£	-	£	-
Decoration	Emulsion		X									£	-	£	-	£	-
												£	-	£	-	£	-

Bedroom 1

Ceilings	Plasterboard		X									£	-	£	-	£	-
Walls	Plasterboard		X									£	-	£	-	£	-
Doors	Timber, painted/stained		X									£	-	£	-	£	-
Woodwork	Timber, painted/stained		X									£	-	£	-	£	-
Floors	Carpet		X									£	-	£	-	£	-
Decoration	Emulsion		X									£	-	£	-	£	-
												£	-	£	-	£	-

Element Description

Indicative Costs

NS GS S U E D

E

D

Bedroom 2

Ceilings	Plasterboard			X	Maintain to programme				£	-	£	-	£	-
Walls	Plasterboard			X	Maintain to programme				£	-	£	-	£	-
Doors	Timber, painted/stained			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Timber, painted/stained			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
Decoration	Emulsion			X	Maintain to programme				£	-	£	-	£	-
										£	-	£	-	£

Bedroom 3 (Master - dual aspect)

Ceilings	Plasterboard			X	Maintain to programme				£	-	£	-	£	-
Walls	Plasterboard			X	Maintain to programme				£	-	£	-	£	-
Doors	Timber, painted/stained			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Timber, painted/stained			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
Decoration	Woodchip to ceiling, paint			X	Maintain to programme				£	-	£	-	£	-
										£	-	£	-	£

Bedroom 4

Ceilings	Plasterboard			X	Maintain to programme				£	-	£	-	£	-
Walls	Plasterboard			X	Maintain to programme				£	-	£	-	£	-
Doors	Timber, painted/stained			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Timber, painted/stained			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
Decoration	Emulsion			X	Maintain to programme				£	-	£	-	£	-
										£	-	£	-	£

FULL QUINQUENNIAL PROPERTY REPORT
BUILDING: MANSE

REF: 7-9 EAST KILBRIDE: WESTWOOD

U - Urgent
E - Essential (within 2-3 years)
D - Desirable (programmed within 10 years)

Element Description

Indicative Costs

U E D U E D

Family bathroom

Sanitary ware	White bath; wc; whb; shower over bath			X	Maintain to programme				£	-	£	-	£	-
Ceilings	Artex			X	Maintain to programme				£	-	£	-	£	-
Walls	Tiles			X	Maintain to programme				£	-	£	-	£	-
Floors	Vinyl			X	Maintain to programme				£	-	£	-	£	-
Ventilation	Natural ventilation			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-

Attic

Insulation	Between joists			X	Maintain to programme				£	-	£	-	£	-
Access	Retractable loft ladder			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-

SERVICES AND CERTIFICATION

Heating	Gas boiler			X	Replaced in recent times				£	-	£	-	£	-
	Radiators to all areas			X	Maintain to programme				£	-	£	-	£	-
Lighting	Fluorescent and tungsten			X	Maintain to programme				£	-	£	-	£	-
Small power	White socket plates			X	Maintain to programme				£	-	£	-	£	-
Electrical Installation Condition Report (EICR)				X	Current certificate. Category C2 works required - recommend re-wiring house			X	£	-	£	5,000	£	-
				X	Number of socket outlets - especially in bedrooms - is low. Provide additional sockets when re-wiring			X	£	-	£	1,500	£	-
Disabled facilities					None				£	-	£	-	£	-
Drainage	Assumed fireclay			X	Check all external drainage and rod/clear as required.			X	£	-	£	1,000	£	-
Protective facilities	Smoke detectors ; battery operated	X			Replace with mains operated detectors - required during change of occupancy but recommend installation sooner - perhaps during rewiring				£	-	£	-	£	1,500
Energy Performance Certificate				X	Current certificate				£	-	£	-	£	-
Gas Safety Certificate				X	Current certificate				£	-	£	-	£	-
									£	-	£	7,500	£	1,500

Indicative Costs

U E D

SUMMARY

Exterior	£	300	£	250	£	3,000
Interior						
Hallway	£	-	£ 4,000	£	-	-
Lounge	£	-	£	-	£	-
Dining room	£	-	£	-	£	-
Cloakroom	£	-	£	-	£	-
Kitchen/Utility	£	-	£	-	£	-
Bedroom 1	£	-	£	-	£	-
Bedroom 2	£	-	£	-	£	-
Bedroom 3 (Master)	£	-	£	-	£	-
Bedroom 4	£	-	£	-	£	-
Family Bathroom	£	-	£	-	£	-
Attic	£	-	£	-	£	-
Services and Certification	£	-	£ 7,500	£	1,500	
MANSE OVERALL TOTAL	£	300	£ 11,750	£	4,500	

U - Urgent
E - Essential (within 2-3 years)
D - Desirable (programmed within 10 years)

Element	Description	Indicative Costs				Total
		U	E	D		
SUMMARY	Church and Halls Externally	£ 50	£ 12,000	£ 1,800	£	13,850
	Church and Halls Internally	£ 1,700	£ 2,200	£ 3,050	£	6,950
	Manse	£ 300	£ 11,750	£ 4,500	£	16,550
OVERALL TOTAL		£ 2,050	£ 25,950	£ 9,350	£	37,350

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



9 Gable



10 Gable above vestibule



11 Rear of vestibule towards garage



12 Rear garden

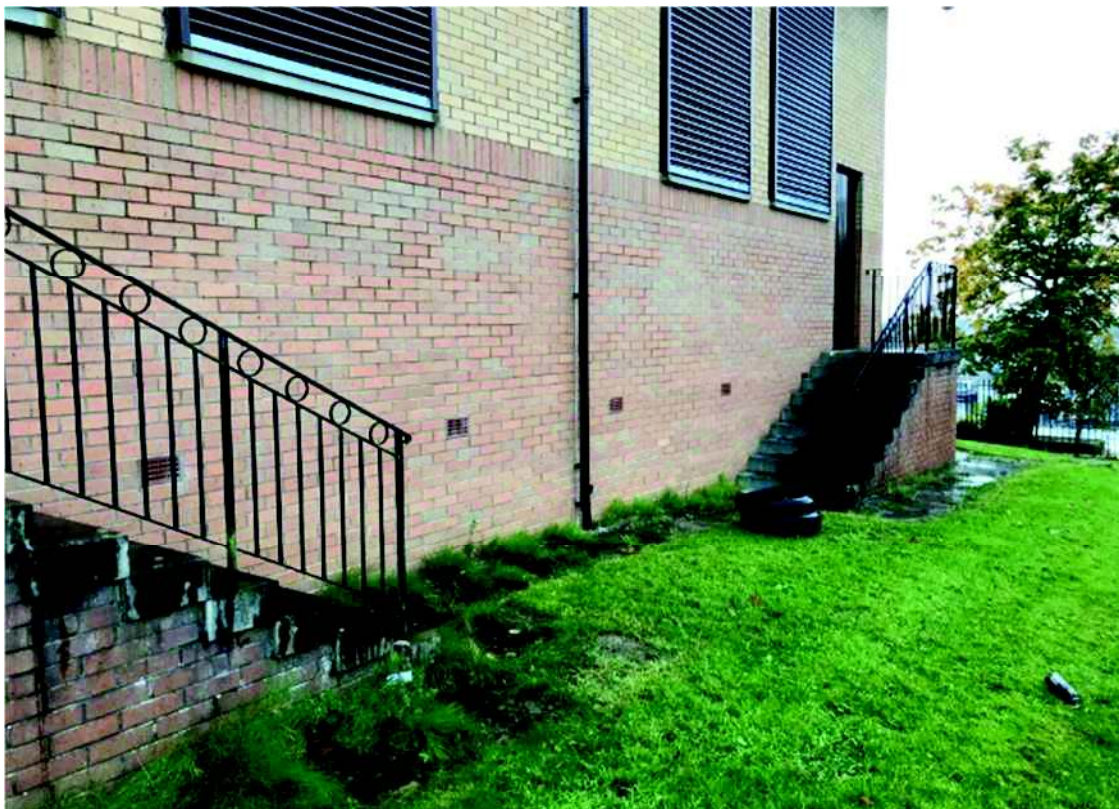
EAST KILBRIDE: WESTWOOD - October 2019

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 single row of slabs then grass area



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

16 Car park gullies blocked



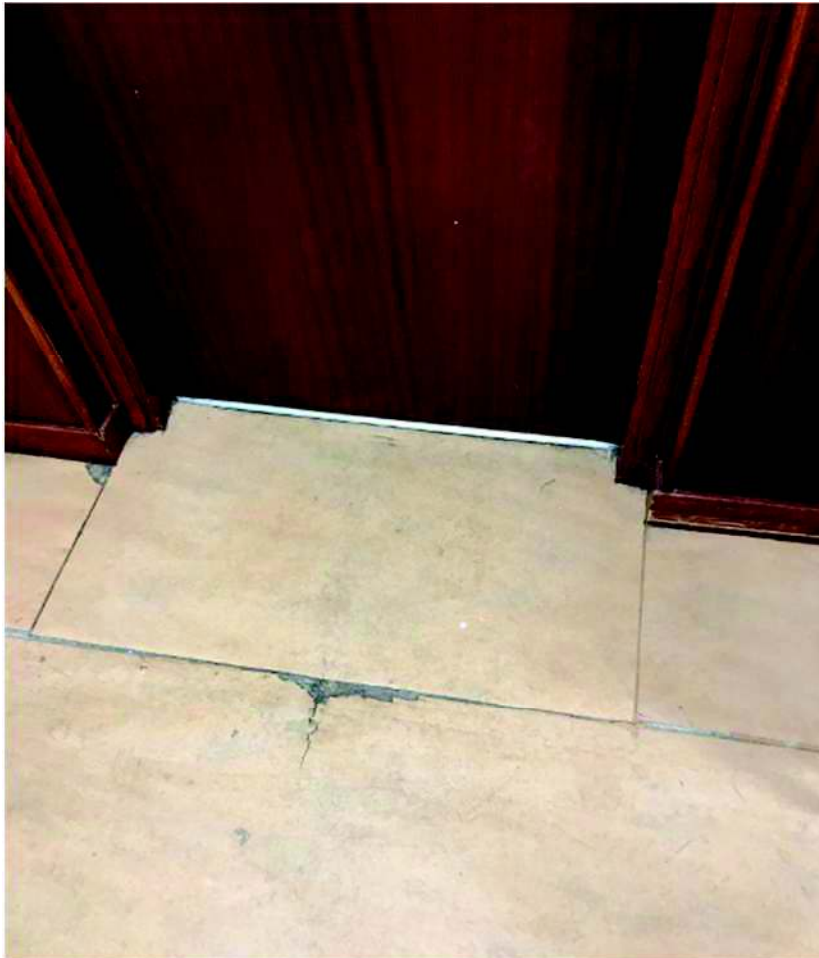


17 Check if ponding due to surface water run off from grass or from leak in gutter or below slabs



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

EAST KILBRIDE: WESTWOOD
MANSE



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



29 & 30 Sanctuary





31 & 32 Sanctuary





33 Sanctuary entrance (from Hall of Friendship)



34 Hall of Fellowship



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



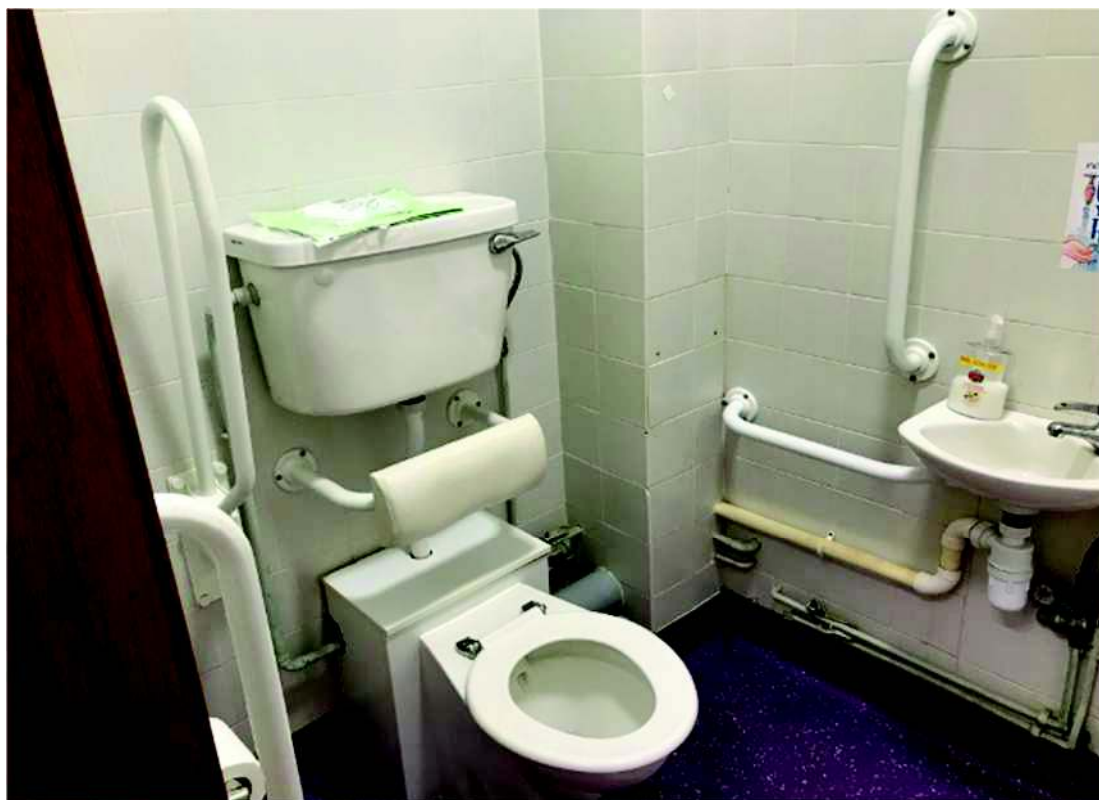
46 & 47 Kitchen





48 & 49 Female toilet





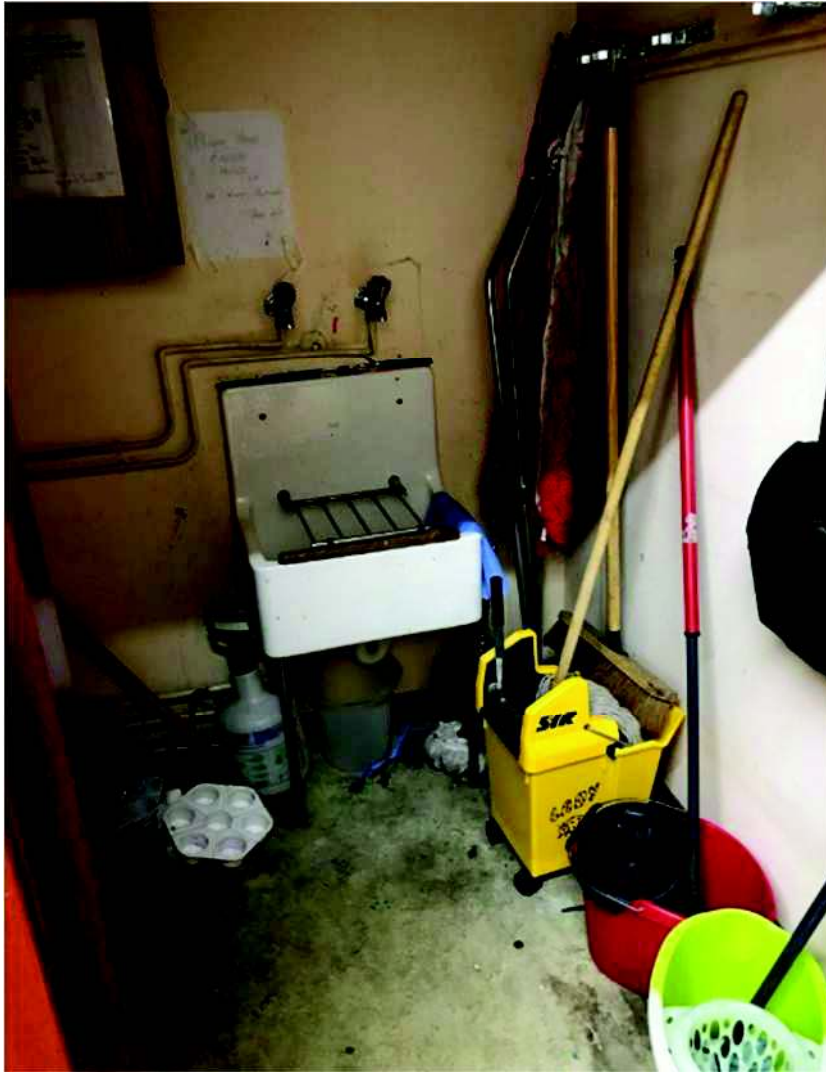
50 & 51 Accessible toilet





52 & 53 Male toilet





54 Cleaner's store