

**QUINQUENNIAL CONDITION REPORT**

for

**CHURCH OF SCOTLAND  
CARE OF ECCLESIASTICAL PROPERTIES**

at

**ABBOTSHALL CHURCH HALL  
23 CLOANDEN PLACE  
KIRKCALDY**



**MAY 2015**

**Hardies  
Property & Construction Consultants  
The Signature Building  
8 Pitreavie Court  
DUNFERMLINE  
KY11 8UU**

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This Report has been prepared on behalf of Hardies Property & Construction Consultants by:

Signed: .....

Date: .....

## 1. INTRODUCTION

1. Name of Congregation: Kirkcaldy: Abbotshall.
2. Properties Inspected: Abbotshall Church Hall  
23 Cloanden Place  
Kirkcaldy
3. Date of Inspection: The property was inspected on 28 April 2015, during which the weather was overcast and windy.

The inspection was restricted to a visual inspection of visible surfaces and is not a deleterious material survey.

Access was gained to most areas within the Hall, however, access to the main Hall & Lesser Hall roof area was not accessible and therefore is not commented upon.

No panels, hatches or floor coverings were removed and access was limited to the underfloor void

Services (namely electrical, plumbing drainage and heating systems) have not been tested.

For the purpose of this report, we have assumed the principle entrance faces South.

4. Name of Inspecting Firm: Hardies, Property & Construction Consultants  
The Signature Building  
8 Pitreavie Court  
Dunfermline  
KY11 8UU

5. Party Inspecting: Vikki Wykes BSc (Hons)
6. Name of Accompanying Official: Michael Petrie
7. Description of Building: Stone built Church Hall with rendered brick extensions and pitched, slated roof. The original Hall dates to 1881. Additions were made to the stage area and to the Kennedy Hall Circa 1950.
8. Listing Category: C Listed & Within a Conservation Area (26.03.1998)
9. Condition Category: **Good** represents new or nearly new with no defects visible.  
**Reasonable** represents serviceable and maintained, possible minor defects.  
**Fair** represents fit for purpose but nearing end of economic design life. Defects prominent.  
**Poor** represents showing significant defect and in need of repair/replacement.
10. Priority Category: **U** represents urgent work that should be undertaken as soon as possible.  
**E** represents essential work that should be undertaken within the next three years.  
**D** represents desirable work that should be undertaken to prevent further deterioration resulting in repairs becoming essential.
11. Note: The indicative costs provided do not include for scaffolding or the hire of specialist equipment.

**2. DETAILED REPORT AND RECOMMENDATIONS**

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
	<b><u>EXTERNALS</u></b>							
A.1	<b>Roof Finishes</b>	Pitched with slated finish.	Reasonable. Mild moss growth. Low course slates to the north west corner have movement.	Ensure annual inspection.	E			
				Investigate north west corner to ascertain uplifting.	E		500	
		Ridges capped with zinc ridge pieces under straps.	Reasonable, some holding down straps appear corroded.	Replace defective ridge straps.	E		150	
		Mineral felt on flat roof area.	Could not access flat roof area.	Undertake inspection.	E		150	
		Skew pointing.	Reasonable.	None.				
		Roof vents, painted.	Appear reasonable.	Investigate to determine condition.	E		500	
A.2	<b>Roof Drainage</b>	Cast iron half round gutter pipes and brackets.	Reasonable.	Clean out on a regular basis.	E		150	
				Replace defective gutters and brackets as necessary.	E			

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
				Prepare and decorate all surfaces as necessary.	E			
		Cast iron downpipes, painted.	Reasonable.	Clean out on a regular basis.	E		100	
				Prepare and decorate all surfaces as necessary.	E			
		Lead valley.	Reasonable.	Ensure regular maintenance.	E			
A.3	<b>Chimneys</b>	Chimney	Reasonable, chimney appears to be capped/shut off.	Ensure chimney is vented.	U	50		
B.1	<b>External Walls</b>	Sandstone rubble, with mortar pointing.	Reasonable. Stone delaminating in areas due to unnecessary exposure to water. Isolated areas of movement/cracking.	Monitor and consider facing up areas with lime based mortar and applying moisture resistant substance.	E		2,000	
				Investigate crack to south east elevation. Rake out and repoint.	E		Inc.	
		Quoins surrounding windows and wall ends	Lime pointing is brittle and sparse in places.	Rake out existing mortar and re-point using lime-based mortar.	E		250	

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
		Rendered brickwork to replicate stone.	Reasonable.	None.				
		Dry dash render.	Reasonable. Some vegetation growth.	Remove and check integrity of dry dash render.	E		500	
C.1	<b>Windows</b>	Timber double glazed units.	Good.	Ensure decoration cycle.	E			
		PVCu casement windows.	Reasonable. Gaskets falling out of position and sealant surrounding windows between frame and adjoining wall is deteriorating.	Renew gaskets.	E		45	
				Rake out old material and apply new i.e., silicone.	E		30	
		Timber sash and case windows units with frosted glazing, painted.	Good.	Ensure decoration cycle.	E			
		High level windows.	Good, recently decorated.	None.				
C.2	<b>Doors</b>	Twin solid core doors with paint finish.	Good.	None.				
		Timber panelled door, painted.	Good.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
C.3	<b>Fittings</b>	Noticeboard.	Reasonable.	None.				
	<b>INTERNALS</b>							
D.1	<b>Entrance Vestibule</b>							
	Doors	Timber twin leaf doors with catches.	Reasonable.	None.				
	Walls	Plastered walls.	Reasonable, cracking to east wall.	Repair prior to next decoration.	E		80	
		Timber skirting; painted finish.	Reasonable, soiled.	Redecorate	D			100
	Ceilings	Plasterboard with textured finish.	Good, historic water staining.	Redecorate.	D			10
	Floors	Concrete with vinyl finish.	Reasonable; showing wear.	Polish.	D			25
D.2	<b>Entrance Hall</b>							
	Doors	Double swing timber doors with vision panels, frosted glass.	Reasonable.	None.				
	Walls	Strapped and lined; paint finish.	Reasonable, soiled.	Redecorate.	D			400
		Plastered masonry; paint finish.	Reasonable, soiled.	Redecorate.	D			Inc.



Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
		Timber skirting; paint finish.	Reasonable, soiled.	Redecorate.	D			200
	Ceilings	Plasterboard, textured finish, painted.	Good. Minor cracking evident.	Monitor cracks and repair when decorating.	E		40	
		Access hatch to roof space sited here.	Hatch – plywood with timber facing, soiled.	Suitable for purpose. Decorate.	D			20
	Floors	Concrete/timber floor with vinyl finish, patchwork repairs evident.	Fair. Joints open.	Polish.	D			500
				Consider renewing with non-slip vinyl.	D			700
D.3	<b>Main Hall</b>							
	Doors	Flush double swing timber door with vision panels.	Reasonable, impact damage.	Prepare and redecorate.	D			100
		Fire door.	Good, ventilation grill in floor damaged.	Replace ventilation grille with more substantial.	E		30	
	Walls	Strapped and lined with plywood, painted finish.	Reasonable, soiled.	Consider redecoration.	D			1250
	Ceilings	Suspended ceiling.	Reasonable, some tiles water damaged.	Replace with new to match existing.	D			140
	Floors	Timber; varnish finish; badminton court.	Reasonable, markings evident.	Sand and revarnish.	E		3000	
D.4	<b>Chair Store</b>							

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
	Doors	2 leaf double swing door with vision panels.	Good.	None.				
	Walls	Strapped and lined with plasterboard, painted.	Impact damage evident, heavily marked.	Repair and redecorate.	D			250
		Timber skirting; paint finish.	Reasonable, soiled.	Prepare prior to next decoration.	D			Inc
	Ceilings	Plasterboard.	Fair, shrinkage evident tape losing tack.	Repair and redecorate.	D			100
	Floors	Concrete floor, vinyl finish.	Heavily scored at door due to drop stops.	Ensure stops lifted before operating door.	E			
D.5	<b>Kitchen</b>							
	Doors	Timber flush doors, double swing.	Reasonable.	None.				
	Walls	Part plaster on hard, part plasterboard with ceramic tile/texture paint finish.	Generally good, however, tiles spalling at entrance door. Currently being redecorated.	None.				
	Ceilings	Plasterboard with textured finish.	Currently being redecorated.	None.				
	Floors	Concrete with ceramic tile finish.	Good, however dated.	None.				
	Fittings	Fitted cupboards, worktop sink, hob, hatch, extract fan.	Reasonable, serviceable.	None				

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
			Extract operational.	None.				
D.6	<b>Disabled Toilet</b>							
	Doors	Timber flush door.	Good.	None.				
	Walls	Combination of plasterboard and plaster on the hard, painted.	Reasonable. Surface cracking above window.	Infill cracks prior to next decoration.	E		40	
		Skirtings – upturned vinyl with timber bead finish.	Reasonable.	None.				
	Ceilings	Plasterboard with textured finish, painted.	Good.	None.				
	Floors	Timber floor with non-slip vinyl.	Joints showing signs of dirt retention.	Undertake deep clean.	E		20	
	Fittings	WC, Wash-hand basin, grab rails, hand drier, mirror.	Good.	None.				
		Extract fan.	Not operational and soiled.	Replace.	E		120	
D.7	<b>Gents Toilet</b>							
	Doors	Timber flush door.	Good.	None.				
	Walls	Combination of strapped and lined and plasterboard, painted.	Reasonable, several markings. Cracking where new partitions abut existing due to shrinkage; paint solid. Minor soiling.	Infill prior to next decoration.	E		80	

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
		Ceramic tile splashback.	Reasonable.	None.				
	Ceilings	Plasterboard with textured finish, painted. Fitted extractor fan.	Reasonable condition, joints visible due to settlement.	Monitor.				
	Floors	Timber floor with vinyl finish.	Joints showing dirt retention.	Clean thoroughly.	E		20	
	Fittings	WC, 2 No urinals, cistern, 2 wash-hand basins	Good	None				
D.8	<b>Ladies Toilet</b>							
	Doors	Timber panel door.	Good, however damage to wall.	Install door stop.	D			10
	Walls	Combination of plasterboard and plaster on the hard, painted. Ceramic tile splashback.	Fair, Cracking present, paint soiled.	Redecorate.	D			200
				Install splashback under hand drier.	E		50	
	Internal Ceilings	Plasterboard with textured finish, painted.	Reasonable, hairline cracks in several areas.	Infill cracks when decorating.	E		75	
	Floors	Timber floor with vinyl finish.	Joints retaining dirt.	Clean thoroughly	E		20	

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
	Fittings	WC's, cleaner's sink, 3 No wash-hand basins, hand drier.	Good.	None.				
D.9	<b>Stage Area</b>							
	Doors	Timber door, painted.	Reasonable, soiled.	Redecorate.	D			80
	Windows	Single glazed, timber casement window.	Light blocked by external foliage.	Remove foliage and clean.	U	25		
	Walls	Smooth plaster finish, painted.	Reasonable; hairline cracking.	Benefit from decoration	D			425
	Ceilings	Sloping plasterboard ceiling with exposed metal trussed.	Reasonable.	None.				
	Floors	Timber finished with vinyl.	Reasonable.	None.				
D.10	<b>Kennedy Hall</b>							
	Doors	Flush double swing timber door.	Reasonable.	None.				
		6 No cupboard doors, hollowcore, panelled timber.	Reasonable.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
	Wall	Part lath and plaster, part plastered masonry, all having a paint finish. Timber lined to dado height.	Reasonable. Signs of marking and cracking at various locations. Soiled.	Consider redecoration	D			700
				Monitor cracking to plaster.	E			
	Ceilings	Plasterboard & plaster on lath with moulded cornice and access hatch.	Reasonable, area showing historic moderate cracking.	Redecorate around hatch.	D			100
	Floors	Timber; vinyl floor coverings.	Fair.	Polish.	D			500
D.11	<b>Rear Lobby</b>							
	Walls	Smooth plaster finish, two tone paint finish.	Fair.	Benefit from decoration.	D			50
	Ceilings	Plasterboard ceiling, painted.	Fair condition.	Benefit from decoration.	D			20
	Floors	Concrete including stairs.	Good.	None.				
D.12	<b>Basement</b>							
	Wall	Smooth plaster	Fair	Apply lining paper and decorate.	D			200
		Exposed bnckwork.	Reasonable.	None.				
		Exposed stonework.	Reasonable.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
	Ceilings	Exposed timber joists.	Reasonable.	None.				
	Floor	Concrete.	Reasonable.	None.				
D.13	<b>Basement Safe</b>							
	Walls	Plasterboard lined walls.	Good, left unfinished.	Consider decorating.	D			100
		Timber skirtings.	Good, left unfinished.	Consider decorating.	D			Inc.
	Ceilings	Plasterboard lined ceiling.	Good, left unfinished.	Consider decorating.	D			50
	Floors	Concrete floor.	Reasonable.	None.				
D.14	<b>Attic Space Lesser Hall</b>	No access.						
F.1	<b>Heating Installation</b>	Gas fired low pressure hot water system.	Due to be replaced.	Service annually.	E			
		Wall mounted panel radiators.	Radiators are not fitted with thermostatic valves.	Consider fitting TVR's.	D			750
			Some pipes in the under floor area not insulated, this causes heat loss.	Fit insulation to those not insulated.	E		100	
		Hot water supplied by electrical heater in copper cylinder.	Showing signs of age. Pipework sagging in areas.	Consider replacing.	D			350
F.2	<b>Lighting &amp; Power</b>							

Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
	Lighting	Main lighting generally fluorescent lamps.	Fair and serviceable	Consider a general re-wire of the whole building to consolidate the previous alterations.	E		inc.	
	Small Power	Small power with re-wireable fuses to distribution board.	Fair. Dated installation.	Upgrade with modern installation.	E		Inc.	
	Electrical Distribution	Incoming mains and distribution boards in main hall.	The electrical installation has been altered and added to over many years.	Consider standardising installation	D			8,500
G.1	<b>Grounds</b>	Hard landscaping with combination of concrete slabs and chips.	Reasonable.	None.				
		The area immediately surrounding the hall has a combination of paving slabs and stone chips.	Paving and chips surface fair.	None.				
		Cylindrical galvanised steel hand rails painted black.	Fair; paint flaking off.	Rub down, prime and apply appropriate finish.	D			60
		Steps leading to entrance, facing brick finished with smooth cement render.	Reasonable. Render spalling.	Clean off loose render and prove key for new render.	D			65
G.2	<b>Boundaries</b>	Rubble stone boundary walls and copes	Poor. Mortar beds spalling in places and major delamination of sandstone in places.	Re-point wall where required and replace stone.	E		450	



Element Ref	Element	Description	Condition	Recommended Repairs	UED	Indicative costs		
						U	E	D
		Smooth render finished wall to fire exit door.	Fair, render spalling.	Hack off loose render and re-render.	E		500	
		Concrete skew between Hall wall and boundary wall	Does not have gradient for run-off	Increase gradient to encourage run-off, this will reduce chance of penetrating dampness. Consider fitting lead valley.	E		300	
<b>Totals (£'s)</b>						<b>75</b>	<b>9875</b>	<b>15,905</b>

### 3. SUMMARY

The Halls are generally in reasonable condition for their age and type of construction, however, would benefit from some refurbishment works.

The property has a strict maintenance regime where any defects are noted and dealt with on a priority basis.

Internally, the building appears well used and is showing signs of wear and tear in most areas. The property would benefit from an internal refurbishment within the medium term.

We understand the property is benefitting from a new boiler this year and decoration works are currently being undertaken to the kitchen.

#### 4. LIMITATIONS & EXCLUSIONS

The non-disruptive survey extended to an inspection of the accessible areas of the property from ground level only.

No tests or specialist inspections of the electrical, gas, plumbing/heating, drainage or mechanical services installations have been arranged. We are therefore unable to state that such parts or services are free from deterioration, failure or other defects.

This report excludes any investigations into structural engineering design, compliance with legislation relating to buildings, contamination or suitability of the ground on which the building is constructed, or the use of deleterious materials such as high alumina cement, calcium chloride, calcium silicate brickwork, chemical constituents in concrete, cavity wall tie failure, radon gas seepage, wood wool slab permanent shuttering, asbestos, PCBP or any similar materials except insofar as such materials may come to knowledge in the normal course of inspecting the materials and state of repair.

You will appreciate that we could not inspect parts of the structure which were covered, unexposed or inaccessible and we cannot therefore accept liability in respect of any defect which may subsequently become apparent arising from timber diseases of any description, woodworm, beetle infestation, insect attack, the presence of vermin, the position of reinforcement, ties or bearings or any other concealed defects.

This report was prepared solely for the use of Church of Scotland and we do not accept liability for its use by any third party.

## 5. PHOTOGRAPHIC RECORD



General view of rear elevation



View of uplift to slates



View of typical stone erosion



View of vegetation growth between building and boundary



General view of east elevation



General view of west elevation





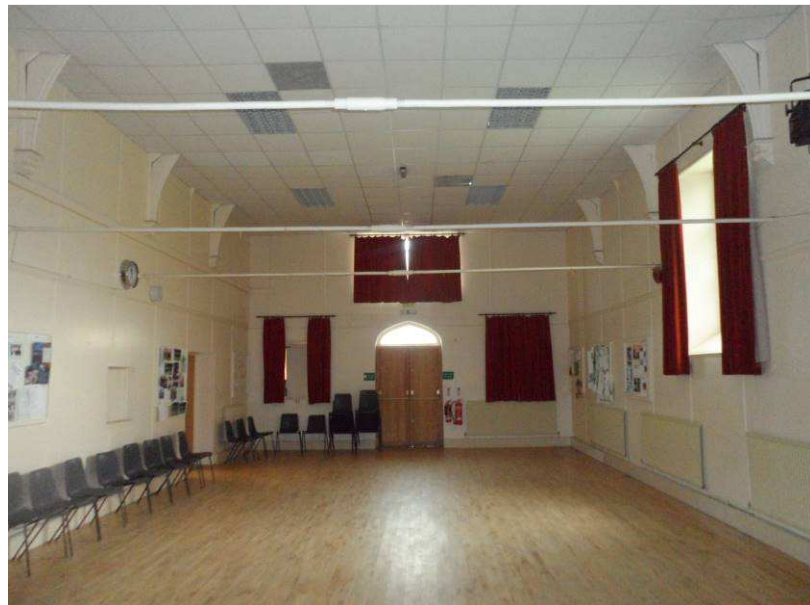
View of cracking to front elevation



View of cracking to smooth render at steps to front elevation



View of cracking to ceiling within entrance hall



General view within main hall





General view within kitchen



View of deterioration to wall decoration from hand drier used in Ladies WC



General view within Kennedy Hall



View of current boiler system



View of timbers within basement



View of new safe within basement

### 6. LOCATION PLAN

