

**QUINQUENNIAL CONDITION REPORT**

for

**CHURCH OF SCOTLAND  
CARE OF ECCLESIASTICAL PROPERTIES**

at

**ABBOTSHALL MANSE  
83 MILTON ROAD  
KIRKCALDY**



**APRIL 2015**

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

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**CHURCH OF SCOTLAND  
CARE OF ECCLESIASTICAL PROPERTIES**

at

**CHRIST KIRK CHURCH & HALL  
PITCOUDIE AVENUE  
GLENROTHES**

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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 Manse  
83 Milton Road  
Kirkcaldy  
KY1 1TP
3. Date of Inspection: The property was inspected on 30 April 2015 during which the weather was sunny and dry.
- The inspection was restricted to a visual inspection of visible surfaces and is not a deleterious material survey.
- Access was gained to most areas of the Manse. No panels, hatches or floor coverings were removed and no access was available to the roof space or underfloor void.
- For the purpose of this report we have assumed the front elevation faces due south.
- Services (namely electrical, plumbing drainage and heating systems) have not been tested or inspected.
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: Rev. Frew
7. Description of Building: Stone built detached house constructed in 1895 as a Manse for Raith Church. The house comprises pitched and slated roofs, flying chimneys and feature quoins, rybats, transoms and mullions. This Manse was adopted by Abbotshall Church following the amalgamation of the two parishes.
8. Listing Category: Listed Grade C and within conservation area.
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	U E D	Indicative costs		
						U	E	D
	<b>EXTERNALS</b>							
A.1	<b>Roof Finishes</b>	Pitched slated roof.	Fair.	Unable to determine condition to front elevation. Ensure annual inspection.	E			
A.2	<b>Roof Drainage</b>	Half round cast iron rainwater gutters discharging into cast iron / PVCu hoppers and downpipes.	Reasonable, however, three downpipes require decoration. Some downpipe brackets are broken.	Clean out annually.	E		200	
				Redecorate.	E		200	
				Renew brackets as required.	D			80
A-3	<b>Roof Flashings</b>	Lead upstands and flashings with zinc ridge pieces.	Reasonable.	Ensure annual inspection.	E			
		Cement skews.	Reasonable.	Ensure annual inspection.	E			
A.4	<b>Roof Lights</b>	Cast iron roof light with single glazing.	Fair.	Upgrade with new double glazed unit during roof replacement.	E			Inc.

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
B.1	<b>Chimneys</b>	Constructed from squared rubble with quoins and feature skew stones	Reasonable. The chimney stack to the east is cracking and the cope appears to be twisting.	Undertake inspection to confirm cracking, stability of stonework and clay pots as could be health & safety risk.	U	1,200		
				Install baskets over chimney pots.	E		250	
B.2	<b>External Walls</b>	Square sandstone with quoins, feature skew stones and rybats surrounding windows. Decorative features above Principle Entrance.	Reasonable; weathering to stonework and cracking evident. Missing mortar pointing in isolated areas. Open joints to stone mullions.	Rake out and repoint missing areas of pointing.	E		2,000	
				Confirm stability of skew stones/mullions and re-bed if necessary.	U	Inc.		
C.1	<b>Doors</b>	Timber panelled doors with paint finish. Front door has small leaded lights.	Good. Brass ironmongery pitted.	None.				
C.2	<b>Windows</b>	Timber sash & case and casement windows of varying size, single glazed with painted finish.	Reasonable for age, albeit draughts evident.	Undertake professional draught proofing to windows.	E		9,900	

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	<b><u>INTERNALS</u></b>							
	<b><u>GROUND FLOOR</u></b>							
D.1	<b>Dining Room</b>							
	Doors	1No timber panelled door, painted.	Good.	None.				
	Windows	3No timber sash and case windows, painted.	Reasonable. Perspex fitted to LH sash. Stiff to open.	Free of windows and service burglar catches.	E		100	
				Ease and adjust.	D			25
	Walls	Combination of plaster on the hard and strapped and lined with painted paper finish.	Good.	None.				
		Timber skirtings, painted.	Good.	None.				
	Ceilings	Lath and plaster painted with coved feature cornicing.	Good.	None.				
	Floors	Timber floor, with carpet finish.	Good.	None.				
	Heating Installations	1No panelled radiator with TRV.	Good.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
		1No gas fire.	Appears dated, disconnected	Consider removal / upgrade.	E		200	
	Lighting and Power	1No pendant light fitting.	Appears in good working order.	None.				
D.2	<b>Living Room</b>							
	Doors	2 No timber panelled doors.	Good. Main door catch painted shut.	Free of catch.	D			25
	Windows	1 No timber sash and case window.	Reasonable. Stiff to open.	Ease and Adjust.	D			25
	Walls	Combination of plaster on the hard and strapped and lined with painted paper finish.	Good, joints visible at radiator.	Consider redecoration.	D			750
		Timber skirtings.	Good.	None.				
	Ceilings	Lath and plaster with painted finish.	Fair. Moderate cracking evident.	Monitor cracking, and infill prior to redecoration.	E		100	
	Floors	Timber floor with carpet covering.	Good.	None.				
	Heating Installations	1No panelled radiator with TRV.	Good.	None.				
		1No gas fire.	Appears dated.	Ensure tested annually and consider removal / upgrade.	D			200



Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	Lighting and Power	1No pendant light fitting.	Appears in good working order.	None.				
D.3	<b>WC</b>							
	Doors	1No timber panelled door with slip bolt.	Good.	Consider fitting thumb turn lock with external override.	E		35	
	Windows	1 No timber sash and case window; opaque glazing, painted.	Reasonable. Minor chipping at bottom rail.	Redecorate.	D			50
	Walls	Combination of plaster on hard and strapped and lined with textured plaster finish painted.	Good.	Check textured finish for ACM's.	E		100	
		Ceramic tile splash to wash hand basin.	Reasonable.	None.				
		Timber skirtings with painted finish.	Good.	None.				
	Ceilings	Lath and plaster with painted finish.	Good.	None.				
	Fittings	WC and wash hand basin.	Appears in good working order.	None.				
	Floors	Timber floor with vinyl finish.	Good.	None.				
	Heating Installations	1No panelled radiator with TRV.	Good.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	Lighting and Power	1No pendant light fitting.	Appears in good working order.	None.				
D.4	<b>Kitchen</b>							
	Doors	1No timber panelled doors 1 flush door, painted.	Good.	None.				
		1No glazed door to vestibule area with painted finish.	Good.	Ensure glass is toughened or apply safety film.	U	50		
	Windows	2 No timber casement windows with double glazing and 1No operable hopper.	Good.	None.				
	Walls	Combination of plaster on the hard and strapped and lined, partially tiled.	Good.	None.				
		Timber skirtings with painted finish.	Good.	None.				
	Ceilings	Plasterboard ceiling, painted.	Good.	None.				
	Floors	Timber floor with vinyl finish.	Good.	None.				
	Fittings	Fully fitted Kitchen.	Good, new hob and oven installed 2014.	None.				
		Walk in cupboard/larder.	Reasonable.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	Heating Installations	1 No panelled radiator with TRV.	Good.	None.				
	Lighting and Power	1 No fluorescent light fitting.	Appears in good working order.	None.				
D.5	<b>Rear Entrance Vestibule</b>							
	Windows	1 No small timber sash and case window, painted.	Reasonable. Painted shut.	Free of window.	D			20
	Walls	Combination of plaster on the hard and strapped and lined, painted.	Good.	None.				
		Timber skirtings with painted finish.	Good.	None.				
	Ceilings	Plasterboard with painted finish.	Good.	None.				
	Floors	Timber floor with vinyl finish.	Good.	None.				
D.6	<b>Lounge</b>							
	Doors	1 No timber panelled door, painted.	Good.	None.				
	Windows	3 No sash and case windows, painted.	Reasonable. Recently decorated, burglar catches do not release on 2 windows, 1 No window painted shut.	Renew burglar catches.	E		40	

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
				Release window which is painted shut.	E		20	
	Walls	Combination of plaster on the hard and strapped and lined with timber dado rail, wallpaper coverings, painted.	Good.	None.				
		Deep timber skirtings, painted.	Good.	None.				
	Ceilings	Lath and plaster painted with coved feature cornicing.	Reasonable, horizontal cracking along cornicing.	Monitor prior to redecoration.	E			
	Floors	Timber floor with carpet finish.	Good.	None.				
	Fitting	1No gas fire and timber surround.	Good.	Ensure tested annually.	E		Inc.	
	Heating Installations	2No panelled radiators with TRV's.	Good.	None.				
	Lighting and Power	2No pendant light fittings.	Appears in good working order.	None.				
		Electric switch gear in cupboard.	Appears in good working order.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
D.7	<b>Hall</b>							
	Doors	1 No glazed principle entrance door, painted.	Good, minor soiling.	Ensure toughened glass or fit safety film.	U	50		
		2 folding cupboard doors	Good.	None.				
	Walls	Combination of plaster on the hard and strapped and lined, wallpaper covering, painted.	Good.	None.				
		Deep timber skirtings.	Good, minor soiling.	None.				
	Ceilings	Lath and plaster painted with coved feature cornicing, painted.	Good.	None.				
	Floors	Timber floors with carpet finish.	Good.	None.				
	Heating Installations	1 No medium panelled radiator with TRV	Good.	None				
	Lighting and Power	2 No pendant light fitting	Appear in good working order	None				
D.8	<b>Entrance Cupboard</b>							
	Doors	Timber flush door, painted.	Good.	None.				
	Windows	1 No timber sash and case large windows.	Reasonable, minor chipping to decoration.	Redecorate	D			50

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	Walls	Combination of plaster on the hard and strapped and lined, painted.	Good, minor cracking to wall.	Monitor prior to redecoration.	E			
		Timber skirtings, painted.	Good.	None.				
	Ceilings	Lath and plaster, sloped beneath staircase.	Good, minor cracking to under stairs.	Monitor prior to redecoration.	E			
	Floors	Concrete floor with tile finish and carpet finish.	Reasonable.	None.				
	Lighting and Power	1No pendant light fitting.	Appears in working order.	None.				
D.9	<b>Principle Entrance Area</b>							
	Walls	Combination of plaster on the hard and strapped and lined, painted.	Reasonable, minor vertical cracking to walls and above doors.	Monitor prior to redecoration.	E			
		Timber skirtings, painted.	Reasonable, chipping to facings.	Redecorate.	D			50
	Ceilings	Coved plasterboard, painted.	Good, minor cracking.	Monitor prior to redecoration.	E			
	Floors	Concrete floor with patterned finish, tiled.	Good/Reasonable, grout missing.	Re-grout.	E		50	
	Lighting and Power	1No light fitting.	Appears in working order.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	<b>FIRST FLOOR</b>							
D.10	<b>Master Bedroom</b>							
	Doors	2No timber panelled doors, painted.	Good. Doors showing cracking due to heating.	Redecorate.	D			25
	Window	2No timber sash and case windows, painted.	Reasonable, decoration deteriorating.	Ease and adjust.	D			50
				Redecorate.	D			100
	Walls	Combination of plaster on the hard and strapped and lined with paper finish, painted.	Good.	None.				
		Deep timber skirtings with painted finish.	Good.	None.				
	Ceilings	Lath and plaster painted with coved feature cornicing.	Good. Historic cracking evident beneath beams. Hairline cracking to cornice.	Monitor cracking, infill prior to redecoration.	E		50	
	Floors	Timber floor with carpet finish.	Good.	None.				
	Heating Installations	1No panelled radiator with TRV.	Good.	None.				
	Lighting and Power	1No pendant light fitting.	Appears in good working order.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
D.11	<b>Bedroom 1</b>							
	Doors	1 No timber panelled doors, painted.	Good. Doors showing cracking due to heating.	None.				
	Windows	1 No timber sash and case window, double glazed panel installed internally.	Good.	None.				
	Walls	Combination of plaster on the hard and strapped and lined with paper finish, painted.	Good.	None.				
		Deep timber skirtings, painted.	Good, minor soiling.	None.				
	Ceilings	Lath and plaster painted with coved feature cornicing, painted.	Good.	None.				
	Floors	Timber floor with carpet finish.	Good.	None.				
	Heating Installations	1 No panelled radiator with TRV.	Good.	None.				
	Lighting and Power	1 No pendant light fitting.	Appears in good working order.	None.				
D.12	<b>Bathroom</b>							
	Doors	1 No timber panelled door with slip bolt, painted.	Good, minor cracking to panels.	Consider fitting thumb turn lock with external override.	D			35



Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	Windows	1No timber sash and case window.	Reasonable.	None.				
	Walls	Combination of plaster on the hard and strapped and lined, partially tiled.	Good.	None.				
		Timber skirtings.	Good.	None.				
	Ceilings	Suspended plasterboard ceiling raked back to window, painted.	Good.	None.				
	Floors	Timber with vinyl finish.	Good.	None.				
	Fittings	WC, Wash hand basin, bath with shower over.	Appear in good working order.	None.				
	Heating Installations	1No panelled radiator with TRV.	Good.	None.				
	Lighting and Power	1No light fitting and extract fan.	Appears in good working order.	None.				
D.13	<b>Study</b>							
	Doors	3No timber panelled doors, painted.	Good.	None.				
		3No flushed panelled doors, painted.	Good.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	Windows	1No timber sash and case window, painted.	Reasonable. No lifting catches, minor chipping to decoration.	Decorate.	D			50
	Walls	Combination of plaster on the hard and strapped and lined , painted	Good, historic water ingress to both coombs, minor horizontal cracking	Monitor.	E			
				Redecorate.	D			200
		Timber skirtings with painted finish.	Good.	None.				
	Ceilings	Lath and plaster with painted finish.	Reasonable. Historic cracking below bresmer beam.	Monitor cracking.	E		50	
	Floors	Timber floor with carpet finish.	Good.	None.				
	Fittings	Short staircase.	Good. No handrail.	Fit handrail.	E		60	
	Heating Installations	1No panelled radiator with TRV	Good.	None.				
		'Potterton Performa System 28E' boiler and also hot water cylinder fitted in cupboard.	Appears in working order.	None.				
	Lighting and Power	2No pendant lights fitted.	Appears in working order.	None				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
D.14	<b>Bedroom 2</b>							
	Doors	1No timber panelled doors.	Good.	None.				
	Windows	1No timber sash and case window, painted.	Reasonable.	None.				
	Walls	Combination of plaster on the hard and strapped and lined with paper finish, painted.	Good.	None.				
		Deep timber skirtings, painted.	Good.	None.				
	Ceilings	Lath and plaster painted with coved feature corncicing.	Good.	None.				
	Floors	Timber floor carpet finish.	Good.	None.				
	Heating Installations	1No panelled radiator with TRV.	Good.	None.				
	Lighting and Power	1No pendant light fitting.	Appears in good working order	None.				
D.15	<b>Bedroom 3</b>							
	Doors	1No timber panelled door, painted.	Good.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	Windows	2 No timber sash and case windows.	Reasonable.	None.				
	Walls	Combination of plaster on the hard and strapped and lined with paper finish, painted.	Good, evidence of water ingress.	Monitor prior to redecoration.	E			
		Deep timber skirtings, painted.	Good.	None.				
	Ceilings	Lath and plaster painted with coved feature corning.	Good, historic cracking present.	Monitor prior to infilling and decorating.	E			
	Floors	Timber floor carpet finish.	Good.	None.				
	Heating Installations	1No radiator panelled with TRV.	Good.	None.				
	Lighting and Power	1No pendant light fitting.	Appears in good working order.	None.				
D.16	<b>Landing &amp; Hall</b>							
	Windows	2 No large timber sash and case windows and 1No small sash and case window, painted.	Reasonable. Recently decorated, large windows painted shut, no thumb lifts to small window.	Free off large windows and fit 1No thumb lift.	D			40
				Fit 2No thumb lifts to small window.	E		20	

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	Walls	Combination of plaster on the hard and strapped and lined with paper finish, painted.	Good. Signs of movement to door frame.	Monitor.				
		Deep timber skirtings.	Good.	None.				
	Ceilings	Lath and plaster painted with coved feature cornicing.	Good. Cracking evident above landing and in areas of cornicing.	Monitor cracking.	E		75	
	Floors	Timber floor carpet finish.	Good. Boards undulate underfoot.	Re-secure.	D			50
	Fittings	Staircase.	Good, signs of movement to stringer.	Investigate extent and frequency of movement.	E		Inc.	
	Heating Installations	1No panelled radiator with TRV.	Good.	None.				
	Lighting and Power	2No pendant light fittings.	Good.	None.				
D.17	<b>Roof Space</b>	Timber trusses with insulation.	Not inspected.					
	<b>ANCILLARY BUILDINGS</b>							
E.1	<b>Garage</b>							
	Roof Finish	Profiled Asbestos Sheet.	Reasonable. Moderate moss growth and vegetation.	Appoint specialist to comment further and prepare asbestos register for property	U	100		

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
				Remove vegetation to avoid disruption (Specialist Contractor)	D			100
	Roof Drainage	Half round cast iron rainwater gutters	Reasonable	Clean out annually.	E		20	
		Cast iron rainwater downpipes.	Reasonable.	None.				
	External Walls	Brick work construction. Smooth render with indentation to replicate stone to south elevation.	Reasonable; cracking to render. Heavy vegetation	Cut back vegetation.	E		100	
		Dry dash render to North, East and South elevations.	Reasonable; damaged render at base.	Repair areas of render.	D			75
	External Doors	1No large up and over door.	Good.	None.				
	External Windows	1No timber casement window to north elevation.	Good.	None.				
	Internal Walls	Exposed engineering brick.	Reasonable.	None.				
	Internal Ceilings	Exposed fibre board.	Fair, warped ingress, ingress to front and back.	Consider new roof covering.	E		300	
	Floors	Concrete.	Reasonable.	None.				

Element Ref	Element	Description	Condition	Recommended Repairs	U E D	Indicative costs		
						U	E	D
	Lighting	1No pendant light fitting.	Dated.	Consider replacement with IP rated installation.	U	400		
	Electric	Single socket outlet	Dated	Upgrade electrics throughout to IP55 rated.	U	Inc.		
G.1	<b>Boundaries</b>	Random rubble wall with saddle back copes.	Reasonable.	Mild re-pointing required.	E		100	
G.2	<b>Grounds</b>	Principle Entrance finished in tarmac.	Reasonable.	None.				
		Grass areas with surrounding flower beds.	Reasonable.	None.				
H.1	<b>Health &amp; Safety</b>	Asbestos		Undertake Asbestos Survey to property to identify risk of Asbestos Containing Materials, i.e. Artex finish.	E		150	
<b>Totals (£'s)</b>						<b>1750</b>	<b>14100</b>	<b>2000</b>

### 3. SUMMARY

Overall the property is in a reasonable condition for a building of this age, albeit externally the stonework is showing isolated signs of erosion and weathering, and some missing pointing.

The roof appears to be sound, although further inspections should be carried out to ascertain the condition of the covering to the front elevation.

There is some movement noted to the east chimney stack and this should be further inspected to ascertain its integrity.

The windows although sound, are problematic with regard draught proofing and due to the age of the building, a suitable draught proofing exercise should be undertaken, such as those provided by Ventrolla.

Internally, the property is in reasonable order with no other significant issues.



#### **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 unpainted downpipes



View of movement to east chimney stack



View of minor cracking to west elevation



View of typical erosion to stonework



View of missing pointing to front elevation





View of cracking to cornice in the lounge



View within kitchen



View of cracking under stairs in entrance cupboard



View of missing grout to tiles at entrance door



View of boiler and hot water cylinder

## 6. LOCATION PLAN

