



RICS LEVEL 3 / STRUCTURAL BUILDING SURVEY REPORT

Nigg Hall, Pitcalnie, Nigg, by Tain.



Nigg Hall Steering Group
c/o John Docherty

FG/2669

24th February 2025

Dear Mr. Docherty,

**RICS Level 3 / Structural Building Survey.
Nigg Hall, Pitcalnie, Nigg, by Tain.**

Introduction – Background

Following your invitation to tender we provided a fee proposal dated the 12th of November 2024 and your instruction was received thereafter to undertake an RICS Level 3 inspection of the above noted building with provision of a written survey report thereafter.

The purpose of the inspection and report is to provide a record of the main existing structural and fabric components of the buildings, their type, condition and any remedial works recommendations.

Our inspection was completed by Frazer Gillespie MRICS on Tuesday the 18th of February 2025 during which time the weather conditions were overcast with intermittent rain showers.

Limitation of Inspection

The following document does not constitute a specification of works and its principal purpose is to record the structural and fabric condition of the visible components of the building.

We have not carried out any testing or specialist inspection of the mechanical, electrical, plumbing, or drainage installations serving the building. We have not lifted any manhole covers to ascertain the type and condition of the drainage installations.

Our inspection has been carried out on a non-disruptive basis and as such we have not inspected those parts of the building which are built in, covered up or otherwise inaccessible in the normal course of construction, fitting out, or occupation. We are therefore unable to state that such parts of the building or its components are free from rot, beetle infestation, corrosion, or other defects.

During our inspection we did not gain access to any sub-floor voids due to the lack of formed access hatches at the ground floor structure. We accessed the entire roof void via the existing ceiling hatches accessible from the kitchen ceiling, and former ceiling lining above. We accessed the smaller west most roof void via the ceiling hatch at the meeting room compartment.

This report should not be used for contractor pricing. No identified works should be instructed without further measurement and careful specification of works.

Location

Nigg Hall is located between the Easter Ross village of Nigg and the hamlet of Pitcalnie, approximately 3.5 kilometres north, north-east of Nigg Ferry from where the Summer time ferry to Cromarty can be accessed. The hall is positioned to the west of the unclassified Nigg to Pitcalnie road.

The Port of Nigg fabrication yard and deep-water harbour is nearby a short distance to the north and west of Nigg Ferry. Nigg Bay to the west includes the Sands of Nigg, where there is an RSPB nature reserve.

The site boundaries were not fully confirmed at the time of our inspection but based upon fence positions the total site area was noted to be approximately 1,380m² or 0.341 of an acre or thereby. The ground floor external building area is approximately 323m².

Inverness Airport is approximately 41 miles away by road, Inverness 36 miles, Tain 8 miles, Invergordon 13 miles, and Dingwall are approximately 24 miles by road. The nearest train station is at Fearn around 7 miles away from where the national rail network can be accessed.

The mapping position references are as follows:

Easting:	280596
Northing:	872176
NGR:	NH8072SE

For the purposes of this report only the front elevation (road facing elevation) is deemed to face due east.

General Details

The building is a substantial traditionally constructed ecclesiastical church building originally built around 1844. There is an adjoining more modern extension projection to the north containing the WC compartments with internal linked access. It is estimated that this extension was added in the late 1960s or early 1970s. The building is of category-B listed status with Historic Environment Scotland but is not contained within any local authority designated conservation area.

The foundations to the stone building were noted to be of solid stone strip type with internal dwarf support foundation walls also of solid stone throughout. It is likely that the foundations are built upon either well compacted grounds or directly on the bedrock, or a combination of both. The foundation stone arrangement is estimated to have sectional profile dimensions ranging from around 800mm-1,200mm (width) x 900mm-1,400mm (height).

Foundations to the more modern extension (WC compartments) are also of strip type. They are of solid brick or concrete block type built upon a strip poured concrete footing. There is likely a polythene sheet damp proof course placed upon a sand blinding solum. The strip footings likely have sectional profiles dimensions of approximately 600mm (width) x 300mm (height).

The main building is of exposed and pointed red sandstone (likely Tarradale Quarry) construction. Generally, of rectangular configuration the main body of the building is of three bay flanks with three round-headed windows at each long elevation (north & south). At the east (front) elevation there is a projecting tower centred on the façade and with margined stages and an entrance in square base, surmounted by two smaller octagonal stages and capped with drum and moulded eaves cornice. The tower has a conical slated roof rising to a leaded finial and weathervane.

The tower structure, cornerstones, chimney, wall head copings, opening lintels, sills, and reveals are formed with polished ashlar cut masonry units. The other mass masonry outer perimeter walls are formed with random rubble masonry units.

The overall outer and structural wall thicknesses, inclusive of internal linings, were noted to range between approximately 570mm at the west projection (meeting room) and 890mm at the tower base.

The WC extension projection is constructed from cavity masonry construction of either brick or concrete block. It is coated externally with a painted wet dash cement render. The overall outer and structural wall thicknesses, inclusive of internal linings, were noted to be approximately 375mm.

There are two chimney stacks pertaining to the building. Both are integral components of the outer solid stone walls of the original building. One is positioned at the south-west corner of the main stone masonry building, and the second is positioned at the central apex of the west gable wall of the west projection (meeting room). Both chimneys are of exposed and pointed roughly tooled red sandstone type with polished ashlar cut coping. Neither are currently in use and neither have a chimney pot. It is likely that both chimneys contain one flue. Where the chimney adjoins the roof surfaces these connections are flashed with both cement fillets and code-5 lead sheet.

The main roof is of straight dual pitched timber trussed configuration. The rear projection is also of dual-pitched timber trussed configuration. The tower roof is of sloped conical type, and the modern extension has a mono-pitched timber trussed roof.

The dual-pitched softwood timber trusses are of queen type and the main rafter components have a sectional profile dimension of 210mm x 65mm and these are positioned at 500mm centres. The bottom chords are 240mm x 65mm and also positioned at 500mm centres. All timber trusses are overlaid with 150mm wide softwood sarking boards, a rolled mineral felt sheet membrane and traditional nail fixed grey roof slate. The mono-pitched roof is clad with code-5 lead sheet with timber rolls nail fixed at sheet joints.

The main roof ridge is flashed with code-5 lead sheet and there are three naturally ventilating leaded boxes along its entire length. The west ridge is flashed with mortar bedded stone tile. Where the roof surfaces abut either main wall or gable wall upstands these are flashed entirely with cement fillets. The conical roof has a leaded pinnacle finial piece with metal weathervane atop.

Rainwater goods are of traditional painted cast iron type throughout. The gutters are of half round profile and are mechanically fixed to the under-slate timber sarking boards via long shank brackets or to the wall head timber facias. The down pipes are of round profile and the brackets are fixed directly into the adjacent wall masonry. All rainwater down pipes discharge to a set of ground drains but the final disposal point was not confirmed.

The window openings are a mixture rectangular and tall round-headed. At the north and south elevations, the round-headed window installations include solid timber Y-mullion posts. The windows at the main hall have supplementary secondary glazed units internally which are timber framed and with a single ply glazed inset. These do not have an opening capability.

All vertical window installations are of painted timber vertically sliding sash and casement type. The majority of glazed insets are of single ply type with no crown glass noted. The replacement sash windows pertaining to the meeting room have double glazed insets. At the upper octagonal stage of the tower there are three painted timber open slatted louver installations.

External doors include one pair of side hung painted solid timber panelled storm doors at the front elevation (tower) and one pair of flush faced timber storm doors at the south elevation. The latter are emergency egress doors and include push bar escape ironmongery. The third door is also at the south elevation, left-hand side, and is of side hung solid timber panelled single pass configuration.

Internally the ground floor structure is primarily of suspended timber joist type overlaid with timber floorboards. The entrance porch / hall floor at the east tower is of solid poured concrete masonry type. At the original building we would estimate that the floor joist sectional profile dimensions are 280mm x 65mm and that these are positioned at 450mm centres. Where the suspended timber joists meet the outer masonry load bearing walls these are connected directly into the masonry.

The age and type of the building would dictate that no protective sleeves, or membranes encase the joist ends. They are overlaid with floorboards of 150mm width at the main hall and 165mm width at the meeting room. It is unlikely that there is any insulation materials at the original building floor structures.

At the WC extension we would estimate that the floor joist sectional profile dimensions are approximately 220mm x 50mm and that these are positioned at around 400mm centres. These joists may either be connected directly into the inner masonry leaf, or mechanically secured to galvanized steel joist hangers. The floor decking appears to be of composite timber sheet type.

Internal partitions are a mixture of either solid stone masonry or timber stud type. The stone partition thicknesses were noted to be 750mm (east end porch – hall), 775mm (meeting room), and 835mm (WC extension). The timber studs have thicknesses of 150mm (hall) and 165mm (meeting room). The linings are a mixture of the original lath & plaster and 12.5mm thick taper edged plasterboard sheet. Additionally, there is tongue and groove timber wall panelling to dado height within the main hall and meeting room compartments.

Floor to ceiling heights were noted to be as follows: 3,936mm (hall), 2,827mm (kitchen), 3,383mm (meeting room), and 2,356mm (east tower porch).

Joinery fixtures include standard profile timber skirting and facing boards; timber wall panelling to dado height; dado rails; timber windowsills and aprons; fire hose reel housing; electrical equipment housing; built-in shelves; solid timber 6-panel and ply lined hollow core side hung single pass internal doors; and a range of wall and floor mounted laminated kitchen units with laminated doors and worktops.

The cold-water supply to the building is from the mains source. There is no internal cold water storage tank with direct supply to the individual water outlets at the WCs and kitchen. Internal distribution pipe work was noted to be 15mm, 20mm and 25mm diameter copper type throughout.

Hot is supplied from electrically powered Triton point-of-use installations for handwashing purposes only at the WC compartments. At the kitchen there is one Heatrae Sadia Handy point-of-use water heater at the handwashing sink, and one Heatrae Sadia Streamline water heater for use at the larger sinks, etc. The internal hot water distribution pipe work was noted to be generally of 15mm and 20mm diameter copper type throughout.

Heating to the building is of electric type throughout. Within the main hall there are six bracket wall fixed FCS Quartzray radiant heaters. At the WC compartments there are electric tube heaters positioned at the wall bases, and elsewhere there are wall mounted electric panel heaters. Within the kitchen there is a single wall mounted Impex electric bar heater.

The mains electricity supply is provided underground to where it enters the building and pops up within the kitchen walk-in cupboard. The main equipment is wall fixed within this cupboard and includes the main cable head intake, three 100-amp fuses, one digital supply smart meter, and one fused commercial grade distribution board. There is a further Wylex on/off switch unit within the meeting room alongside a possibly redundant coin operated sub-meter unit.

The mains supply is of 3-phase and of 230/400 volts, 0.5-10 (100) amps and 50 hertz; this is considered to be a standard commercial or light industrial building supply arrangement. Distribution wiring throughout is of PVC coated type.

Throughout the building the power sockets, heating and lighting switches, etc are generally of white PVC type. Light fixtures are a mixture of ceiling mounted PVC bulkhead, strip fluorescent bulb, decorative wall lights at the hall, and the occasional ceiling mounted spotlight. There are emergency egress lights which are linked to the smash-glass operated fire alarm. There are strategically positioned alarm sounders and one fire hose reel within the hall compartment.

The foul drain connection is understood to be to a private septic tank of dedicated use. Internally, the foul drainage pipe work was noted to be either 50mm or 100mm diameter PVC type.

There is no current mains gas supply to the building nor is there any available in the locality.

The accommodation is set out over the one floor level and includes the following:

Ground Floor: Entrance Porch & Hall; Male, Female & Accessible WCs; Kitchen; Pantry Cupboard; Meeting Room with Cupboard; Rear Vestibule & Corridor; and Store.

Service Installations

The services to the building were confirmed as being the following:

Electricity:	Mains (3-phase)
Water:	Mains
Drainage:	Private (septic tank)
Gas:	None

CONDITION - EXTERNALLY

Foundations

The foundations to the stone building were noted to be of solid stone strip type with internal dwarf support foundation walls also of solid stone throughout. It is likely that the foundations are built upon either well compacted grounds or directly on the bedrock, or a combination of both. The foundation stone arrangement is estimated to have sectional profile dimensions ranging from around 800mm-1,200mm (width) x 900mm-1,400mm (height).

Foundations to the more modern extension (WC compartments) are also of strip type. They are of solid brick or concrete block type built upon a strip poured concrete footing. There is likely a polythene sheet damp proof course placed upon a sand blinding solum. The strip footings likely have sectional profiles dimensions of approximately 600mm (width) x 300mm (height).

No direct inspection of the sub-ground foundation was possible due to the generally concealed nature of the strip foundations and the lack of any formed access hatches.

Generally, we did not detect any current or longstanding structural cracking, displacement, or distortion of the mass masonry superstructure walls, including at the upper gable and tower walls, to suggest failure of, or defects to, the foundations.

As such it would appear that the foundations are in a good and substantial condition and providing adequate vertical support to the building for which they were designed. The solum area has a good provision of natural ventilation via the wall base ventilation ducts at the north and south main walls.

External Walls

The main building is of exposed and pointed red sandstone (likely Tarradale Quarry) construction. Generally, of rectangular configuration the main body of the building is of three bay flanks with three round-headed windows at each long elevation (north & south). At the east (front) elevation there is a projecting tower centred on the façade and with margined stages and an entrance in square base, surmounted by two smaller octagonal stages and capped with drum and moulded eaves cornice. The tower has a conical slated roof rising to a leaded finial and weathervane.

The tower structure, cornerstones, chimney, wall head copings, opening lintels, sills, and reveals are formed with polished ashlar cut masonry units. The other mass masonry outer perimeter walls are formed with random rubble masonry units.

The overall outer and structural wall thicknesses, inclusive of internal linings, were noted to range between approximately 570mm at the west projection (meeting room) and 890mm at the tower base.

The WC extension projection is constructed from cavity masonry construction of either brick or concrete block. It is coated externally with a painted wet dash cement render. The overall outer and structural wall thicknesses, inclusive of internal linings, were noted to be approximately 375mm.

The external structural and load bearing walls were noted to be true, even and in a structurally sound and good condition. No current, longstanding, or historic movement, displacement, or resultant cracking was detected.

Some weathering of the sandstone, particularly at the west elevation, was noted but not to a degree that stone replacement is required. Localised pockets of missing pointing mortar are evident, with a higher amount missing at the south elevation. We would recommend that around 25% of the total external wall areas will require to be re-pointed. These repairs should include for raking out to a depth no less than 40mm and the use of a suitably matched lime-based mortar.

At the front elevation there are two trees positioned either side of the tower projection. These trees are encroaching upon the structure and there is a risk of root damage to the foundations if left. Therefore, we would recommend that both these trees are removed entirely.

The cast iron sub-floor vent covers at the north and south elevations are in a poor decorative state and should be thoroughly prepared and redecorated. Two covers are entirely missing, and these should be renewed with those of a matching type, specifically manufactured if necessary.

The vertical joint of the north elevation WC extension with the original stone building is open. Rainwaters are penetrating internally with inflated moisture readings detected at the corresponding position. The decorative finish to the render is poor. Therefore, we would recommend that the open joint is filled with a burnt sand and linseed mix putty ahead of the redecoration of the render coat. The wall head timber fascia boards also have a poor decorative finish, and these should be redecorated.

Internally, the outer walls are not insulated, and the overall heat retention performance and heating costs would be significantly improved if they were upgraded. Two options are available in this scenario. The first being the removal of all internal linings at the outer perimeter walls, insulating between the existing timber strappings, and re-lining; or the more economic installation of open-cell pumped foam insulation behind the existing linings. We have allowed outline budget costs for both options below.

At the tower entrance porch, the inner wall faces are exposed and not insulated or lined. We would recommend that these walls be upgraded to include the fixing of a membrane, timber strappings, 50mm rigid polyurethane foam insulation board, and plasterboard sheet linings, etc.

Chimneys

There are two chimney stacks pertaining to the building. Both are integral components of the outer solid stone walls of the original building. One is positioned at the south-west corner of the main stone masonry building, and the second is positioned at the central apex of the west gable wall of the west projection (meeting room). Both chimneys are of exposed and pointed roughly tooled red sandstone type with polished ashlar cut coping. Neither are currently in use and neither have a chimney pot. It is likely that both chimneys contain one flue. Where the chimney adjoins the roof surfaces these connections are flashed with both cement fillets and code-5 lead sheet.

The chimneys are intact, true, and even with no displacement or distortion. The mortar beds and pointing is complete and intact and the cement flashings are also in a good condition with no cracking noted. The single lead flashing at the upside of the south most chimney was noted to be slightly dated and weathered but not requiring renewal at this time.

Roof

The main roof is of straight dual pitched timber trussed configuration. The rear projection is also of dual-pitched timber trussed configuration. The tower roof is of sloped conical type, and the modern extension has a mono-pitched timber trussed roof.

The dual-pitched softwood timber trusses are of queen type and the main rafter components have a sectional profile dimension of 210mm x 65mm and these are positioned at 500mm centres. The bottom chords are 240mm x 65mm and also positioned at 500mm centres. All timber trusses are overlaid with 150mm wide softwood sarking boards, a rolled mineral felt sheet membrane and traditional nail fixed grey roof slate. The mono-pitched roof is clad with code-5 lead sheet with timber rolls nail fixed at sheet joints.

The main roof ridge is flashed with code-5 lead sheet and there are three naturally ventilating leaded boxes along its entire length. The west ridge is flashed with mortar bedded stone tile. Where the roof surfaces abut either main wall or gable wall upstands these are flashed entirely with cement fillets. The conical roof has a leaded pinnacle finial piece with metal weathervane atop.

The main roof timber truss sections are in a structurally good and sound condition, free from rot, dampness, or condensation moisture build-up. The roof void was noted to be a generally well ventilated space. The nail slate fixings are in a good condition, free from corrosion or condensation moisture. Externally, the slate claddings are complete and well fixed, the flashings are in a good condition throughout. The lead cladding at the WC extension roof was noted to be in a good condition and generally well installed.

Internally, an infestation of woodworm was detected, and we would recommend that a spray preservative treatment be commissioned from a specialist timber treatment company. The insulation material building regulation standard is now 450mm of mineral wool so the current insulation provision should be increased to this thickness, although this would not be a statutory requirement.

Windows & Doors

The window openings are a mixture rectangular and tall round-headed. At the north and south elevations, the round-headed window installations include solid timber Y-mullion posts. The windows at the main hall have supplementary secondary glazed units internally which are timber framed and with a single ply glazed inset. These do not have an opening capability.

All vertical window installations are of painted timber vertically sliding sash and casement type. The majority of glazed insets are of single ply type with no crown glass noted. The replacement sash windows pertaining to the meeting room have double glazed insets. At the upper octagonal stage of the tower there are three painted timber open slatted louver installations.

External doors include one pair of side hung painted solid timber panelled storm doors at the front elevation (tower) and one pair of flush faced timber storm doors at the south elevation. The latter are emergency egress doors and include push bar escape ironmongery. The third door is also at the south elevation, left-hand side, and is of side hung solid timber panelled single pass configuration.

Externally, the windows have a poor decorative condition. Around 5-10 wet rotted components are evident and localised joinery repairs will be required ahead of redecoration throughout. The odd glazed inset is cracked and requires renewal.

At the east (front) elevation we would recommend that the two single glazed sash windows, without internal secondary units, be renewed and upgraded to those of a matching configuration and type but with sealed double-glazed insets. Similarly, the single glazed fanlight above the south elevation left most door should be upgraded to that of a double-glazed type.

The external doors are generally in a fair to condition. The decorative finishes are fair or poor and cyclical redecoration throughout should be completed in the short term (0-5 years).

Rainwater Goods

Rainwater goods are of traditional painted cast iron type throughout. The gutters are of half round profile and are mechanically fixed to the under-slate timber sarking boards via long shank brackets or to the wall head timber fascias. The down pipes are of round profile and the brackets are fixed directly into the adjacent wall masonry. All rainwater down pipes discharge to a set of ground drains but the final disposal point was not confirmed.

The cast iron rainwater goods are generally in a fair and sometimes poor condition. Currently, there is a build-up of vegetation within the gutters and down pipes with blockage likely. The decorative finishes are poor, leaking joints were noted, and surface corrosion is prevalent throughout.

As such, we would recommend that the entire installation be dismantled to an off-site controlled workshop environment, cleared and redecorated ahead of reinstallation. Redecoration should include the proper preparation down to bare metal surfaces, the application of one coat of red oxide and two coats to metal paint to finish. All joint connections should be adequately sealed and damaged or missing brackets repaired or renewed at reinstallation.

CONDITION - INTERNALLY:

Floors

Internally the ground floor structure is primarily of suspended timber joist type overlaid with timber floorboards. The entrance porch / hall floor at the east tower is of solid poured concrete masonry type. At the original building we would estimate that the floor joist sectional profile dimensions are 280mm x 65mm and that these are positioned at 450mm centres. Where the suspended timber joists meet the outer masonry load bearing walls these are connected directly into the masonry.

The age and type of the building would dictate that no protective sleeves, or membranes encase the joist ends. They are overlaid with floorboards of 150mm width at the main hall and 165mm width at the meeting room. It is unlikely that there is any insulation materials at the original building floor structures.

At the WC extension we would estimate that the floor joist sectional profile dimensions are approximately 220mm x 50mm and that these are positioned at around 400mm centres. These joists may either be connected directly into the inner masonry leaf, or mechanically secured to galvanized steel joist hangers. The floor decking appears to be of composite timber sheet type.

The timber floor structures were noted to be generally true, even, solid, and in a good condition. One rotten floor joist and associated floor decking was noted at the male WC adjacent to the wash hand basin. This area will require to be opened-up with the joist end spliced, etc and new floor decking installed.

Elsewhere, no inflated readings were noted at the moisture meter. No deflection, bounce, or displacement was detected at the joist end to wall connections at the first floor. The odd loose floorboard was noted but we would consider this normal for a building of this type and age. These may be re-fixed when next renewing floor coverings.

The solid floor structure at the porch is in a good condition.

Floor coverings, not the hall, are dated and we have included a provisional sum for their renewal below.

Internal Partitions & Linings

Internal partitions are a mixture of either solid stone masonry or timber stud type. The stone partition thicknesses were noted to be 750mm (east end porch – hall), 775mm (meeting room), and 835mm (WC extension). The timber studs have thicknesses of 150mm (hall) and 165mm (meeting room). The linings are a mixture of the original lath & plaster and 12.5mm thick taper edged plasterboard sheet. Additionally, there is tongue and groove timber wall panelling to dado height within the main hall and meeting room compartments.

Floor to ceiling heights were noted to be as follows: 3,936mm (hall), 2,827mm (kitchen), 3,383mm (meeting room), and 2,356mm (east tower porch).

Internal partitions were noted to be in a good, sound, and solid condition with no distortion or displacement. The plaster and timber linings were also noted to be in a good condition with no impact damage or widespread inflated moisture meter readings. Two localised moderately high damp meter readings were recorded at the north wall of the main hall adjacent to the poor vertical extension masonry joint externally,

and at the west wall of the meeting room adjacent to the open and poor external pointing. These areas should dry naturally upon completion of recommended external repairs and no internal repairs, other than redecoration, are recommended at this time.

The decorative finishes are dated, particularly the joinery finishes, and redecoration may be completed throughout in due course.

Joinery Installations

Joinery fixtures include standard profile timber skirting and facing boards; timber wall panelling to dado height; dado rails; timber windowsills and aprons; fire hose reel housing; electrical equipment housing; built-in shelves; solid timber 6-panel and ply lined hollow core side hung single pass internal doors; and a range of wall and floor mounted laminated kitchen units with laminated doors and worktops.

The joinery installations and fittings are generally in a good, complete, and intact condition throughout. The kitchen was installed in 2006 and is therefore 19 years of age. Given the proposed future use for the hall to be used on an increased commercial or community use basis we would recommend upgrading the kitchen installation to that of a stainless steel commercial kitchen type.

Heating

Heating to the building is of electric type throughout. Within the main hall there are six bracket wall fixed FCS Quartzray radiant heaters. At the WC compartments there are electric tube heaters positioned at the wall bases, and elsewhere there are wall mounted electric panel heaters. Within the kitchen there is a single wall mounted Impex electric bar heater.

No detailed inspection or testing was undertaken of any of the heating installations, associated wiring, or sockets / switches as part of our remit.

All electrical heating fixtures appear to be installed in a tidy and professional manner. However, they are dated, and the electric panel heaters are reckoned to be in excess of 40-45 years of age. Of a life expectancy of around this period we would recommend that they be renewed and upgraded with an increased provision of electric wet radiators.

The tube bar heaters in the WC compartments appear in a poor condition and we would recommend that these also be renewed. The hall heating units are in a good visual condition and have likely been used less consistently than their lifespan period would expect. Therefore, it is likely that they have around 10 years lifespan remaining.

However, without a full Electrical Installation Condition Report (EICR) and test, the remaining lifespan of the heaters and associated wiring cannot be fully determined. Therefore, we have allowed an amount below for provision of an EICR.

Hot & Cold Water

The cold-water supply to the building is from the mains source. There is no internal cold water storage tank with direct supply to the individual water outlets at the WCs and kitchen. Internal distribution pipe work was noted to be 15mm, 20mm and 25mm diameter copper type throughout.

Hot is supplied from electrically powered Triton point-of-use installations for handwashing purposes only at the WC compartments. At the kitchen there is one Heatrae Sadia Handy point-of-use water heater at the handwashing sink, and one Heatrae Sadia Streamline water heater for use at the larger sinks, etc. The internal hot water distribution pipe work was noted to be generally of 15mm and 20mm diameter copper type throughout.

No leaks, either historic or current were noted from any of the fixed water apparatus or associated distribution pipe work at the time of our inspection. The point-of-use water heaters are of insignificant specification for the proposed future use of the hall and so we have made allowance for the upgrading of the hot water

provision to include the installation of two new unvented indirect hot water cylinders. One each to serve the WC compartments and kitchen.

Electrical Installations

The mains electricity supply is provided underground to where it enters the building and pops up within the kitchen walk-in cupboard. The main equipment is wall fixed within this cupboard and includes the main cable head intake, three 100-amp fuses, one digital supply smart meter, and one fused commercial grade distribution board. There is a further Wylex on/off switch unit within the meeting room alongside a possibly redundant coin operated sub-meter unit.

The mains supply is of 3-phase and of 230/400 volts, 0.5-10 (100) amps and 50 hertz; this is considered to be a standard commercial or light industrial building supply arrangement. Distribution wiring throughout is of PVC coated type.

Throughout the building the power sockets, heating and lighting switches, etc are generally of white PVC type. Light fixtures are a mixture of ceiling mounted PVC bulkhead, strip fluorescent bulb, decorative wall lights at the hall, and the occasional ceiling mounted spotlight. There are emergency egress lights which are linked to the smash-glass operated fire alarm. There are strategically positioned alarm sounders and one fire hose reel within the hall compartment.

Where available for inspection all components were noted to be installed in a professional and tidy manner. The electrical wiring and installations, where viewed, appear to be of a mixed age. The supply smart meter is relatively new and within 3-5 years of age. The distribution board is more dated and reckoned to be around 20-25 years of age. We would estimate that a portion of the wiring could well be in excess of 40-45 years of age and as such may become due for renewal in the short to medium term (5-10 years).

Only by commissioning a full Electrical Installation Condition Report (EICR) can the remaining lifespan of the wiring be determined. Wiring has a life expectancy of around 40-45 years (or more, dependent upon usage levels). If we presumed that 50% the wiring is 40-45 years of age, then it could become due for replacement, and we have allowed a provisional sum for this below.

There are no compliant mains wired and linked smoke detectors installed. These should be installed as a matter of urgency. There is no mechanical extraction provided for at the WC compartments and these should also be installed, ducted to the exterior via the walls where existing breaches serve naturally ventilation.

All electrical works should be completed by a SELECT / NICEIC registered electrical contractor.

Gas

There is no current mains gas supply to the building nor is there any available in the locality.

Foul Drainage

The foul drain connection is understood to be to a private septic tank of dedicated use. Internally, the foul drainage pipe work was noted to be either 50mm or 100mm diameter PVC type.

The tank is understood to be of masonry type and very likely a brick constructed two chamber system. No leaks, either historic or current, were detected at any of the internal foul pipe work or associated wares. No inspection was made of any external foul drainage pipe work, inspection chambers, etc. One precast concrete lid was noted and one timber sheet. The latter is inadequate if it does serve the tank. The masonry tank is dated and likely original.

We would recommend that a full CCTV drain and tank survey be completed by a specialist contractor to establish the type, condition, and capacity. If any of these are found to be inadequate, we would propose the renewal of the tank with a modern treatment plant system, suitably sized for the proposed usage levels of the hall. We have allowed a provisional cost for this below.

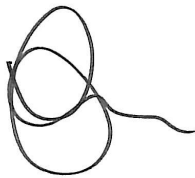
Asbestos

Asbestos containing materials were widely used for the construction and repair of buildings up to the year 2000. However, some asbestos containing materials were used beyond this time, particularly in the repair and alteration of buildings. One suspected asbestos containing material was noted at the time of our inspection, the internal tower porch ceiling lining boards, however these were noted to be in a good and intact condition thus presenting no risk even if found to contain asbestos. Other asbestos containing materials may exist, such as at the dated coin operated electrical sub-meter.

Should you propose to undertake any substantial refurbishment, demolition or alteration works to the building you will require to commission a full sampling asbestos survey ahead of any works. This would be a required document to be enclosed with any building warrant application. We have included a cost for an asbestos survey ahead of the proposed refurbishment of the hall below.

Should you wish to discuss any aspect of the building, our survey, or this report then please be in contact.

Yours faithfully



Frazer Gillespie MRICS
Caledonian Building Surveyors Ltd.
PO Box 5791
INVERNESS
IV1 9FE

Dated: 24th of February 2025

APPENDIX 1:

SCHEDULE OF OUTLINE REPAIR, MAINTENANCE OR UPGRADING WORKS:

Schedule of Outline Repair, Maintenance or Upgrading Works:

NIGG HALL, PITCALNIE, NIGG, By TAIN.

Ref	Location	Works	Category	Outline Budget Cost £.
	EXTERNALLY		Repair / Renew / Maintain / Upgrade	
1.01	External Walls.	Provide scaffold access at the west elevation. Undertake specialist pointing masonry repairs as described – 25% of exposed masonry.	Repair	£14,000.00
1.02	External Walls.	Remove two trees and associated root systems at the front elevation.	Maintain	£600.00
1.03	External Walls.	Renew two cast iron sub-floor vent covers and prepare and redecorate all – north and south elevations.	Repair / Maintain	£900.00
1.04	External Walls.	North WC extension – fill vertical joint cracks and redecorate external render coat and timber fascia boards.	Repair / Maintain	£1,800.00
1.05	External Walls.	Option 1 – Remove all internal linings as described and install insulation to outer perimeter walling. Re-line ready for decoration.	Upgrade	£22,000.00 (excluded below)
1.06	External Walls.	Option 2 – Commission the installation of Icynene pumped foam insulation to the outer walls – certified contractor.	Upgrade	£6,000.00 (included below)
1.07	External Walls.	Attach membrane, strap, insulate, and line ready for decoration the tower porch inner face of the external walls as described. Re-line & insulate ceiling.	Upgrade	£2,800.00
1.08	Roof.	Commission a spray preservative treatment for woodworm at the roof timbers throughout.	Maintain	£1,500.00
1.09	Roof.	Upgrade the provision of insulation at the roof voids to 450mm gauge.	Upgrade	£2,800.00
1.10	Windows & Doors.	Undertake c.10Nr local joinery repairs at windows. Thoroughly prepare and	Repair / Maintain	£2,800.00

		redecorate all external windows throughout.		
1.11	Windows & Doors.	Renew 2Nr window installations at the front elevation as described.	Upgrade	£1,700.00
1.12	Windows & Doors.	Renew the odd cracked window glazing inset.	Repair	£250.00
1.13	Windows & Doors.	Prepare and redecorate all external doors as described (0-5 years).	Maintain	£420.00
1.14	Rainwater Goods.	Overhaul and repair the entire rainwater goods installation throughout.	Repair / Maintain	£2,800.00
1.15	Site Works.	Upgrade Tarmacadam surfacing provision and line mark designated parking bays, etc.	Upgrade	£15,000.00
	INTERNALLY			
2.01	Floors.	Undertake floor joist & deck repair at the Male WC compartment.	Repair	£600.00
2.02	Floors.	Install replacement floor coverings throughout, hall excluded.	Renew	£3,500.00
2.03	Internal Decoration.	Undertake complete internal redecoration throughout to all wall linings, ceiling linings, and joinery fixtures.	Maintain	£6,400.00
2.04	Joinery Fixtures.	Complete minor internal joinery repairs to the door ironmongery.	Repair	£300.00
2.05	Electrical Installations.	Renew all panel heaters with modern wet electric radiators.	Upgrade	£3,150.00
2.06	Electrical Installations.	Renew electric tube heaters at the WC compartments.	Renew	£450.00
2.07	Electrical Installations.	Provisional Sum – allow for renewing 50% of the electrical wiring throughout (5-10 years).	Renew	£9,500.00

2.08	Electrical Installations.	Upgrade fire alarm to include linked and compliant detectors and system.	Upgrade	£900.00
2.09	Hot Water.	Supply and install two new unvented indirect hot water cylinders. Include for associated adaptation and new hot water distribution pipe work.	Upgrade	£3,800.00
2.10	Joinery Fixtures.	Renew kitchen installation with that of a stainless-steel commercial type kitchen.	Upgrade	£8,000.00
3.01	Sub-Total	Sub-Total	Sub-Total	<u>£89,970.00</u>
	PROJECT COSTS			
4.01	CCTV Drain Survey (Foul & Rainwater).	CCTV Drain Survey (Foul & Rainwater).	CCTV Drain Survey (Foul & Rainwater).	600.00
4.02	Asbestos Demolition / Major Works Level Survey.	Asbestos Demolition / Major Works Level Survey.	Asbestos Demolition / Major Works Level Survey.	1,100.00
4.03	Contingency – 7%	Contingency – 7%	Contingency – 7%	6,297.90
4.04	Preliminary Items – 8%	Preliminary Items – 8%	Preliminary Items – 8%	7,197.60
4.05	Building Warrant Application Charge.	Building Warrant Application Charge.	Building Warrant Application Charge.	1,200.00
4.06	CA – Design Team Fees – 12%	CA – Design Team Fees – 12%	CA – Design Team Fees – 12%	10,796.40
4.07	Electrical Installation Condition Report (EICR)	Electrical Installation Condition Report (EICR)	Electrical Installation Condition Report (EICR)	600.00
4.08	Listed Building Consent – Application Charge.	Listed Building Consent – Application Charge.	Listed Building Consent – Application Charge.	0.00
5.01	TOTAL EX VAT (rounded): NB: Option 2 – Pumped Icynene Foam Included.	TOTAL EX VAT (rounded): NB: Option 2 – Pumped Icynene Foam Included.	TOTAL EX VAT (rounded): NB: Option 2 – Pumped Icynene Foam Included.	<u>£120,000.00</u>

NB: THE ABOVE OUTLINE BUDGET WORK AMOUNTS ARE EXCLUSIVE OF VAT & INFLATIONARY ADJUSTMENT.