

## **INTERIM PROPERTY SURVEY**

### **STRATHAVEN: AVENDALE OLD AND DRUMCLOG**



### **PRESBYTERY OF HAMILTON - AREA 2**

**April 2019**

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## 1. GENERAL INFORMATION

<b>Presbytery</b>	Hamilton
<b>Charge</b>	Strathaven: Avendale and Drumclog
<b>Properties</b>	<b>Avendale Old</b> Church and Halls Kirk Street Strathaven ML10 6BA  <b>Drumclog Memorial</b> Church and Halls Muirkirk Road Drumclog ML10 6QF  <b>Manse</b> 4 Fortrose Gardens Strathaven ML10 6PH
<b>Date of current inspection</b>	24 April 2019
<b>Date of last inspection</b>	6 March 2013 20 March 2013 (Former West Church)
<b>Title deeds</b>	Title deeds believed to be held by General Trustees of the Church of Scotland
<b>Former West Church and Halls</b>	Disposed of since last report

## 2. HISTORICAL INFORMATION

<b>Avendale Old Church</b>	Built in 1772
<b>Avendale Halls</b>	Erected in 1906, extended in 1956 and 1993
<b>Drumclog Memorial Church/Halls</b>	Built in 1912
<b>Manse</b>	Built circa 2000, purchased in 2010
<b>Listing</b>	Avendale Old Parish Church and gatepiers – Category B  Drumclog Memorial Church – Category B

### **3. WORK IDENTIFIED IN LAST PROPERTY REPORT**

#### **3.1 Avendale Old Church**

- |  |                               |
|--|-------------------------------|
| ▪ Re-roofing likely to be required                                       | ▪ Areas repaired              |
| ▪ Tower water ingress to be investigated and repaired as required        | ▪ Repairs completed           |
| ▪ Redecoration of sanctuary and improvements to lighting and small power | ▪ Sanctuary fully refurbished |
| ▪ General repairs and maintenance  | ▪ Ongoing                     |

#### **3.2 Avendale Halls**

- |  |                                      |
|--|--------------------------------------|
| ▪ Toilet window frames to be repaired              | ▪ Not yet done                       |
| ▪ Soffit and fascia repairs                        | ▪ Redecoration awaited               |
| ▪ Replace urinal and repair water damaged finishes | ▪ Complete                           |
| ▪ Improve accessible toilet                        | ▪ Room cleared and available for use |
| ▪ General repairs and maintenance                  | ▪ Ongoing                            |

#### **3.3 Drumclog Memorial Church and Halls**

- |                                      |                               |
|--------------------------------------|-------------------------------|
| ▪ Redecoration of areas in sanctuary | ▪ Some redecoration completed |
| ▪ Roof and gutter repairs            | ▪ Completed                   |

#### **3.4 Manse**

- |   |  |
|---|--|
| ▪ Replace slipped roof tiles                        | ▪ Replaced                               |
| ▪ Clean and seal joints in UPVC soffits and fascias | ▪ Still to do                            |
| ▪ Ceiling repairs required to ensue                 | ▪ Ceiling replaced with new UPVC ceiling |
| ▪ Seal joints in sill in conservatory               | ▪ Not yet done                           |
| ▪ General repairs and maintenance                   | ▪ Ongoing                                |



#### **4. EXPENDITURE SINCE LAST REPORT**

There has been significant expenditure on property items since the last report in 2013. All areas of the buildings have had works carried out during this time.

##### **4.1 Avendale Old Church and Halls – circa £60,000 (excluding major sanctuary refurbishment project and installation of biomass boiler)**

- Resurfacing of car park and boundary wall repairs - £10,400
- Roof and lead repairs – £12,900
- Plaster repairs around pulpit - £7,300
- Electrical repairs and lighting - £5,000
- CCTV and security installation - £4,100
- Insulation - £2,300
- Repairs to biomass and heating - £2,400
- Redecoration (outwith sanctuary) - £2,600
- Repairs to clock - £1,600
- Wifi - £2,900
- Carpets - £1,600

##### **4.2 Drumclog Church and Hall – circa £18,000**

- Roofing and lead repairs - £4,800
- Insulation - £2,800
- Steeple repairs - £2,500
- Redecoration - £2,300
- New external door - £1,800
- Heating repairs - £1,700
- Electrical and lighting repairs - £1,200
- Plaster and sundry repairs - £1,000

##### **4.3 Manse – circa £14,000**

- New condensing boiler and heating repairs - £5,300
- Redecoration - £1,600
- Shower in ensuite - £800
- UPVC ceilings in bathroom/ensuite - £700
- New oven - £750
- Sundry repairs - £4,800

## **5. CURRENT REPORT – APRIL 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 Avendale Old Church and Halls**

The sanctuary and vestibule areas have had major alteration and refurbishment works carried out since the last report. These works have been completed to a high standard to create an accessible, flexible space. These works have required dedication and commitment from the congregation. The stained glass windows require some restoration and a programme of repairs is required over the next few years as funds become available.

The last full property report identified works which were required and these have been addressed in the main:

#### **▪ Roof/flashings**

Repairs have been carried out to the main slate areas and replacement lead flashings installed. However, it is likely that full replacement of the roof finishes may be required over the duration of this report – especially to the hall roofs.

#### **▪ Belltower**

Repairs have been completed to stop the water ingress within the belltower - this has been dried out internally. Externally, there is moss and vegetation growth which indicates that the external face of the stonework is damp. The vegetation and moss should be removed at regular intervals and the stonework treated with an anti-fungicidal wash to limit further growth.

#### **▪ Toilets**

The urinal within the male toilet has been replaced and the wall and finishes made good, The accessible toilet has been cleared out. One wc within the female toilet is not working and this should be repaired.

#### **▪ Fire exits**

Emergency exit ironmongery has been replaced and exit signage rationalised.

#### **▪ Externally**

The car park has been resurfaced and lined and the stone boundary wall repaired. A drainage channel has been installed to the full perimeter of the church and halls to assist in shedding water from the hard landscaped areas.

Window frames around the toilet core still need to be repaired/replaced and all external woodwork requires redecoration with some areas of soffit and fascia to be replaced.

#### **▪ Large Hall**

New windows have been installed within this hall but the space requires refurbishment to bring it up to the standard of accommodation elsewhere in the complex. However, the congregation are aware of this.

## **6.2 Drumclog Memorial Church and Halls**

The building is in good order and is well-maintained. The floor within the tower was affected by rot and has been replaced. The slate over part of the sanctuary (near the tower) has been replaced and zinc flashings (in lieu of lead) installed.

There is historic water damage on areas of the sanctuary walls and redecoration of these areas is required.

Some of the leaded windows are showing signs of slippage within their frames. A programme of restoration of these windows is required to avoid significant damage to the glass.

## **6.3 Manse**

The manse is well-maintained internally. The ceilings in the ensuite and family bathroom have been replaced, a new boiler installed and cavity insulation introduced to external walls. There is an ongoing programme of redecoration.

There are faulty locking mechanisms on the windows in both the bathroom and the master bedroom – these should be replaced to ensure the windows close and lock correctly.

The window sills in the conservatory are opening up due to expansion and contraction caused by the temperature changes in the conservatory. These joints should be resealed.

Externally there are items requiring attention. The mastic around the UPVC windows is in poor condition which may lead to water ingress and all UPVC finishes should be thoroughly cleaned and joints re-sealed as required.

Some of the window sills have open joints requiring repointing and the cement render to the window ingoes is cracking in places – this should be removed and replaced to avoid water ingress. The extract grille above the ensuite window is broken and should be replaced.

#### 6.4 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 five 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 are indicative only to aid planned maintenance programming and inclusive of VAT.
- Costs are summarised as following:

	<b>Urgent</b>	<b>Essential</b>	<b>Desirable</b>	<b>Total</b>
<b>Avendale Old: Church</b>	£ -	£ 45,690	£ 117,000	£ 162,690
<b>Avendale Old: Halls</b>	£ 1,600	£ 50,925	£ 150	£ 52,675
<b>Drumclog Memorial</b>	£ -	£ 25,400	£ 480	£ 25,880
<b>Manse</b>	£ 1,150	£ 2,050	£ -	£ 3,200
<b>TOTAL</b>	<b>£ 2,750</b>	<b>£ 124,065</b>	<b>£117,630</b>	<b>£ 244,445</b>

#### 7.0 CONCLUSION

- Thanks are due to the following people for access to carry out these inspections and also for information used in the compilation of the report:

Alan Daly – Avendale Old

Marshall Harkness – Drumclog Memorial

Rev Alan Telfer and family – Manse



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**STRATHAVEN: AVENDALE OLD AND DRUMCLOG – April 2019**

**APPENDIX A – RECOMMENDED WORKS**

**STRATHAVEN: AVENDALE OLD AND DRUMCLOG - April 2019**

**APPENDIX A - GENERAL ELEVATIONS**

**INTERIM PROPERTY REPORT - 2019**  
**BUILDING: AVENDALE OLD CHURCH**

**REF: 2-6**

**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

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

Element	Description	Condition		✓ S	Recommended repairs	Priority		✓ D	Indicative Costs			
		NS	GS			U	E		U	E	D	
EXTERIOR												
Roof	Double pitched timber and slates; metal cladding over part halls		X		Some repairs carried out - likely that re-roofing will be required within the next 10			X	£ -	£ -	£ 105,000	
Tower/bells	Stone with clock, timber painted louvres		X		Works have been completed to dry out tower internally and increase ventilation. Stone still very damp externally causing build up of moss - remove moss and vegetation on regular basis		X		£ -	£ 5,000	£ -	
Walls	Stone, rough cast		X		Side and courtyard elevations patchy - appearance would benefit from redecoration			X	£ -	£ -	£ 12,000	
FAls	Cast iron			X	Maintain to programme				£ -	£ -	£ -	
DPC	Not visible								£ -	£ -	£ -	
Plumberwork	Cast iron gutters and downpipes; UPVC gutters and downpipes to single storey hall accommodation	X			Cast iron to be re-painted		X		£ -	£ 3,000	£ -	
Flashings	Lead		X		Some flashings replaced due to lead theft - maintain to programme				£ -	£ -	£ -	
Doors	Timber, painted			X	Maintain to programme - redecorate rear hall fire exit door		X		£ -	£ 90	£ -	
Windows	Generally softwood, single glazed with some double glazing		X		Window frames at toilets in particular require attention and repair		X		£ -	£ 1,800	£ -	
	Stained glass at sanctuary		X		Conservation and refurbishment required - programme of works at planning stage		X		£ -	£ 30,000	£ -	
Woodwork	Softwood, painted		X		Redecoration of soffits and fascias required		X		£ -	£ 5,800	£ -	
Boundaries	Stone walls with wrought iron railings			X	Maintain to programme				£ -	£ -	£ -	
Paths and accesses	Paviments			X	Footpaths and setts in good condition; maintain				£ -	£ -	£ -	
Level access	Level access at main entrance; ramp at hall			X	Maintain to programme				£ -	£ -	£ -	
Car parking	Car park at rear and on-street parking			X	Car park resurfaced since last report				£ -	£ -	£ -	
Drainage	Drainage channel to building perimeter			X	Drainage channel around building to improve run-off of surface water and prevent rising damp							
AVENDALE OLD CHURCH AND HALLS					Exterior carried to Summary				£ -	£ 45,690	£ 117,000	

**INTERIM PROPERTY REPORT - 2019**  
**BUILDING: AVENDALE OLD CHURCH**

REF: 2-6

STRATHAVEN: AVENDALE OLD AND DRUMCLOG

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			
INTERIOR- Sanctuary														
Ceilings	Timber lining			X	The sanctuary has had a major refurbishment and alteration programme since the last report. Fixed pews have been removed, electrically operated glazed doors introduced to entrance and vestibule, new flooring fitted, loose seating, walls replastered, redecoration, chancel layout altered, new electrical and heating installations				£	-	£	-	£	-
Walls	Plaster, painted; timber lining to dado; fibrous plaster mouldings			X					£	-	£	-	£	-
Partitions	Plaster, painted			X					£	-	£	-	£	-
Doors	Timber lined, varnished			X					£	-	£	-	£	-
Woodwork	Softwood, varnished			X					£	-	£	-	£	-
Floors	Timber floor with carpet			X					£	-	£	-	£	-
Fittings	Pulpit, communion table, chairs, pipe organ, AV screens, sound equipment			X					£	-	£	-	£	-
Disabled facilities	Fully accessible			X					£	-	£	-	£	-
Decoration	Paint and varnish			X					£	-	£	-	£	-
INTERIOR- Belltower														
Walls	Exposed stone			X	Dry internally now - window removed to increase ventilation to allow drying out - now replaced. Walls to be monitored				£	-	£	-	£	-
Floors	Timber joists and flooring			X	Recently replaced				£	-	£	-	£	-
Stairs	Timber steps			X	Recently replaced				£	-	£	-	£	-
Bell and frame				X					£	-	£	-	£	-
INTERIOR- Vestibule														
Vestibule				X	Redecoration included with sanctuary works				£	-	£	-	£	-
AVENDALE OLD CHURCH Interior Carried to Summary									£	-	£	-	£	-



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D - Desirable (programmed within 10 years)

Element	Description	Condition		✓ S	Recommended repairs	Priority			✓ D	Indicative Costs		
		NS	GS			U	E	U		E	D	
SERVICES												
Heating	Biomass boiler with gas boilers retained as back-up			X	New boiler installation				£	-	£	-
	Flat panel radiators in sanctuary			X	Maintain to programme				£	-	£	-
Ventilation	None								£	-	£	-
Lighting	LED lighting			X	Installed as part of sanctuary refurbishment - maintain to programme				£	-	£	-
Power	Limited small power sockets			X	Installed as part of sanctuary refurbishment - maintain to programme				£	-	£	-
Disabled facilities	Disabled toilet in hall accommodation			X					£	-	£	-
Sanitary facilities	Within hall accommodation			X					£	-	£	-
Drainage	Assumed fireclay			X					£	-	£	-
Security	Intruder alarm and security entry			X					£	-	£	-
Protective facilities	Fire alarm installation			X					£	-	£	-
AVENDALE OLD CHURCH Services Carried to Summary									£	-	£	-

**INTERIM PROPERTY REPORT - 2019**  
**BUILDING: AVENDALE OLD CHURCH**

**REF: 2-6 STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

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

Element	Description	Condition			✓ Recommended repairs	Priority			✓	Indicative Costs		
		NS	GS	S		U	E	D		U	E	D
SUMMARY	Exterior									£ -	£ 45,690	£ 117,000
	Interior									£ -	£ -	£ -
	Services									£ -	£ -	£ -
AVENDALE OLD CHURCH OVERALL TOTAL										£ -	£ 45,690	£ 117,000

**INTERIM PROPERTY REPORT - 2019**  
**BUILDING: AVENDALE OLD HALLS**

REF: 2-6

STRATHAVEN: AVENDALE OLD AND DRUMCLOG

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	
INTERIOR												
CORRIDORS												
Ceilings	Plaster, painted; mineral fibre suspended ceiling			x	Minor repairs required after water ingress		X		£ -	£ 300	£ -	
Walls/partitions	Plaster, painted			X	Maintain to programme				£ -	£ -	£ -	
Doors	Timber flush, painted			X	Maintain to programme				£ -	£ -	£ -	
Woodwork	Softwood, painted			X	Maintain to programme				£ -	£ -	£ -	
Floors	Carpet generally			X	Replaced since last report; maintain to programme				£ -	£ -	£ -	
Stairs	UPVC nosings			X	Maintain to programme				£ -	£ -	£ -	
Fittings	Hat and coat hooks/belting			X	Maintain to programme				£ -	£ -	£ -	
Decoration	Paint and varnish			X	Maintain to programme				£ -	£ -	£ -	
KITCHEN												
Ceilings	Plaster, painted			X	Maintain to programme				£ -	£ -	£ -	
Walls/partitions	Plaster, painted			X	Maintain to programme				£ -	£ -	£ -	
Woodwork	Softwood, painted			X	Maintain to programme				£ -	£ -	£ -	
Floors	Non-slip vinyl			X	Maintain to programme				£ -	£ -	£ -	
Fittings	Stainless steel worktops and equipment; mechanical extract			X	Maintain to programme				£ -	£ -	£ -	
Decoration	Paint and varnish			X	Maintain to programme				£ -	£ -	£ -	
FEMALE TOILET												
Ceilings	Mineral fibre suspended ceiling			X	Maintain to programme				£ -	£ -	£ -	
Walls/partitions	Plaster, painted		X		Signs of damp - investigate and repair	X			£ 1,000	£ -	£ -	
Woodwork	Softwood, painted			X	Maintain to programme				£ -	£ -	£ -	
Floors	Non-slip vinyl, coved skirting			X	Maintain to programme				£ -	£ -	£ -	
Fittings	2 x WC, 2 x WHB		X		One wc not working - repair	X			£ 100	£ -	£ -	
Decoration	Paint			X	Maintain to programme				£ -	£ -	£ -	

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U - Urgent

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Element	Description	Condition		✓	Recommended repairs	Priority		✓	Indicative Costs			
		NS	GS	S		U	E	D	U	E	D	
MALE TOILET												
Ceilings	Mineral fibre suspended ceiling			X	Maintain to programme				£	-	£	-
Walls/partitions	Plaster, painted		X		Walls repaired since last and new section of wall panelling provided				£	-	£	-
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-
Floors	Non-slip vinyl, coved skirting			X	Repaired since last report				£	-	£	-
Fittings	2 urinals & cistern; 1 x wc; 2 x whb			X	Urinals replaced since last report				£	-	£	-
Decoration	Paint			X	Maintain to programme				£	-	£	-
ACCESSIBLE TOILET												
Ceilings	Plaster, painted			X	Repaired since last report				£	-	£	-
Walls/partitions	Plaster, painted			X	Repaired since last report				£	-	£	-
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-
Floors	Vinyl		X		Open joints; not sealed around replaced wc pan; new flooring required		X		£	-	£	600
Fittings	Full DOC M pack installed			X	Maintain to programme				£	-	£	-
Decoration	Paint			X	Maintain to programme				£	-	£	-
Generally				X	Room has been cleared since last report and is now functioning as an accessible toilet although cannot be accessed easily from all areas				£	-	£	-
LOUDOUN YOUTH ROOM												
Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-
Walls/partitions	Plaster, painted			X	Maintain to programme				£	-	£	-
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-
Floors	Carpet			X	Replaced since last report				£	-	£	-
Fittings	Extract vent; soft furnishings			X	Maintain to programme				£	-	£	-
Decoration	Paint and varnish			X	Redecorated since last report				£	-	£	-

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Element	Description	Condition			✓	Recommended repairs	Priority			✓	Indicative Costs		
		NS	GS	S			U	E	D		U	E	D

**LARGE HALL**

Ceilings	Plaster, painted; exposed timber trusses		X		Historic water ingress due to flashing around chimney and plaster damaged during wifi installation. Room would benefit from refurbishment				£	-	£	-	£	-
Walls/partitions	Plaster, painted; laminate panelling to dado height		X						£	-	£	50,000	£	-
Woodwork	Softwood, painted and varnished		X						£	-	£	-	£	-
Floors	Timber		X						£	-	£	-	£	-
Fittings	Fire exit signage			X	Exit signage rationalised since last report				£	-	£	-	£	-

**FIRE EXIT CORRIDOR**

Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-	£	-
Walls/partitions	Plaster, painted			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
Doors	Fire exit door	X			New door and escape ironmongery installed since last report	X			£	500	£	-	£	-
Decoration	Paint			X	Maintain to programme				£	-	£	-	£	150

**STORE**

Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-	£	-
Walls/partitions	Plaster, painted			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
Decoration	Paint			X	Maintain to programme				£	-	£	-	£	-

**DUNGAVEL**

Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-	£	-
Walls/partitions	Plaster, wallpaper			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
Decoration	Paint			X	Maintain to programme				£	-	£	-	£	-

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STRATHAVEN: AVENDALE OLD AND DRUMCLOG

U - Urgent

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Element	Description	Condition		✓	Recommended repairs	Priority		✓	Indicative Costs				
		NS	GS	S		U	E	D	U	E	D		
NUTBERRY SUITE													
Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-	£
Walls/partitions	Plaster, painted		X	X	Wall at top of stair damaged by door handle - fit extended door stop				£	-	£	25	£
Woodwork	Softwood, painted and varnished			X	Maintain to programme				£	-	£	-	£
Floors	Carpet			X	New carpet since last report				£	-	£	-	£
Fittings	Cupboards; timber stair			X	Maintain to programme				£	-	£	-	£
Decoration	Paint and varnish			X	Redecorated since last report				£	-	£	-	£
OFFICE													
Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-	£
Walls/partitions	Plaster, painted			X	Rising damp treated since last report				£	-	£	-	£
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-	£
Floors	Carpet			X	Replaced since last report				£	-	£	-	£
Fittings	Extract vent			X	Maintain to programme				£	-	£	-	£
Decoration	Paint and varnish			X	Redecorated since last report				£	-	£	-	£
VESTRY													
Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-	£
Walls/partitions	Plaster, painted			X	Maintain to programme				£	-	£	-	£
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-	£
Floors	Carpet			X	Replaced since last report				£	-	£	-	£
Fittings	Extract vent			X	Maintain to programme				£	-	£	-	£
Decoration	Paint and varnish			X	Redecorated since last report				£	-	£	-	£

**INTERIM PROPERTY REPORT - 2019**  
**BUILDING: AVENDALE OLD HALLS**

REF: 2-6

STRATHAVEN: AVENDALE OLD AND DRUMCLOG

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	
VESTRY WC												
Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-
Walls/partitions	Plaster, painted			X	Maintain to programme				£	-	£	-
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-
Floors	Vinyl and carpet			X	Maintain to programme				£	-	£	-
Fittings	WC, WHB, hot water heater; extract			X	Maintain to programme				£	-	£	-
Decoration	Paint			X	Maintain to programme				£	-	£	-
AUCHINGILLOCH ROOM												
Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-
Walls/partitions	Plaster, painted			X	Plaster repaired since last report				£	-	£	-
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-
Decoration	Paint			X	Redecorated since last report				£	-	£	-
KYPE												
Ceilings	Plaster, woodchip, painted			X	Maintain to programme				£	-	£	-
Walls/partitions	Plaster, wallpaper, painted			X	Maintain to programme				£	-	£	-
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-
Fittings	Timber steps; mechanical extract			X	Maintain to programme				£	-	£	-
Decoration	Paint			X	Maintain to programme				£	-	£	-
AVENDALE OLD HALLS Interior Carried to Summary									£	1,600	£	50,925
											£	150

**INTERIM PROPERTY REPORT - 2019**  
**BUILDING: AVENDALE OLD HALLS**

REF: 2-6

STRATHAVEN: AVENDALE OLD AND DRUMCLOG

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		
SERVICES													
Heating	Gas boilers			X	Partial zoning of heating controls				£	-	£	-	£
	Radiators to all areas			X	Maintain to programme				£	-	£	-	£
Ventilation	Fans in toilets, rooms and kitchens			X	Maintain to programme				£	-	£	-	£
Lighting	Fluorescent and tungsten			X	Repaired since last report				£	-	£	-	£
Disabled facilities	Accessible toilet			X	Not accessible from all areas (see above)				£	-	£	-	£
Drainage	Assumed fireclay			X	Maintain to programme				£	-	£	-	£
Security	Intruder alarm, fire alarm, security entry, CCTV			X	Maintain to programme				£	-	£	-	£
Protective facilities	Portable fire extinguishers			X	Maintain to programme				£	-	£	-	£
AVENDALE OLD HALLS    Services Carried to Summary									£	-	£	-	£



**INTERIM PROPERTY REPORT - 2019**

**BUILDING: AVENDALE OLD HALLS**

**REF: 2-6**

**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

U - Urgent

E - Essential (within 2-3 years)

D - Desirable (programmed within 10 years)

Element	Description	Condition			Recommended repairs	Priority			Indicative Costs	U	E	D
		NS	GS	S		U	E	D				
<b>SUMMARY</b>	Interior								£ 1,600	£ 50,925	£ 150	
	Services								£ -	£ -	£ -	
	<b>AVENDALE OLD HALLS</b>		<b>OVERALL TOTAL</b>						<b>£ 1,600</b>	<b>£ 50,925</b>	<b>£ 150</b>	

**INTERIM PROPERTY REPORT - 2019**
**BUILDING: DRUMCLOG CHURCH AND HALLS**
**REF: 2-6**
**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

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 and slates			X	Slate over part of sanctuary roof (near tower) replaced since last report; moss to be removed from general roof areas and overhaul as required		X		£ -	£ 10,000	£ -
Tower/bells	Stone; copper cupola			X	Floor in tower was rotten and has been replaced since last report				£ -	£ -	£ -
Walls	Stone		X		Isolated repointing required, particularly around windows		X		£ -	£ 5,000	£ -
FAIs	Cast iron			X	Maintain to programme				£ -	£ -	£ -
DPC	Not visible								£ -	£ -	£ -
Plumberwork	Cast iron gutters and downpipes		X		All gutters and downpipes to be redecorated		X		£ -	£ 2,400	£ -
Flashings	Lead			X	Lead flashing/capping renewed around tower and cope since last report; maintain to programme				£ -	£ -	£ -
Doors	Timber, painted			X	Maintain to programme				£ -	£ -	£ -
	UPVC to side door			X	New door fitted to side entrance since last report				£ -	£ -	£ -
Woodwork	Softwood, painted			X	Maintain to programme				£ -	£ -	£ -
Boundaries	Metal palisade; stob and wire; hedges			X	Maintain to programme				£ -	£ -	£ -
Paths and accesses	Tarmac			X	Maintain to programme				£ -	£ -	£ -
Level access	Temporary ramp installed if required		X		Maintain to programme				£ -	£ -	£ -
Car parking	Small car park			X	Maintain to programme				£ -	£ -	£ -
Landscaping	Mature trees; ivy to church			X	Ivy has been cut back to manageable height since last report; maintain to programme				£ -	£ -	£ -
DRUMCLOG CHURCH AND HALLS					Exterior carried to Summary				£ -	£ 17,400	£ -

**INTERIM PROPERTY REPORT - 2019**
**BUILDING: DRUMCLOG CHURCH AND HALLS**
**REF: 2-6**
**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

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

**INTERIOR**
**SANCTUARY**

Ceilings	Plaster, painted		X		Redecorate at areas of staining (caused by historic water ingress) - check to ensure no rot in these areas		X		£	-	£	2,000	£	-
Walls/Partitions	Plaster, painted; stone features		X				X		£	-	£	6,000	£	-
Doors	Timber panelled, varnished			X	Maintain to programme				£	-	£	-	£	-
Windows	Leaded timber sash and case; single glazed			X	Slippage noted in two windows - these should be refurbished to prevent significant damage; thereafter maintain to programme				£	-	£	-	£	-
Woodwork	Hardwood, varnished			X	Maintain to programme				£	-	£	-	£	-
Floors	Timber below pews generally; carpet to aisles			X	Maintain to programme				£	-	£	-	£	-
	Stone to vestibule			X	Maintain to programme				£	-	£	-	£	-
Fittings	Pulpit, communion table, font, lecturn			X	Maintain to programme				£	-	£	-	£	-
Disabled facilities	No wheelchair space at pews	X			Wheelchair space created at rear of sanctuary since last report				£	-	£	-	£	-
Decoration	Paint and varnish		X		Maintain to programme				£	-	£	-	£	-

**HALL**

Ceilings	Plaster, painted			X	Historic cracking evident				£	-	£	-	£	-
Walls/partitions	Plaster, painted			X	Maintain to programme				£	-	£	-	£	-
Windows	Leaded timber sash and case; single glazed			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Varnished timber			X	Maintain to programme				£	-	£	-	£	-
Floors	Timber			X	Maintain to programme				£	-	£	-	£	-
Fittings	Stage			X	Maintain to programme				£	-	£	-	£	-
Decoration	Paint and varnish			X	Maintain to programme				£	-	£	-	£	-

**INTERIM PROPERTY REPORT - 2019**
**BUILDING: DRUMCLOG CHURCH AND HALLS**
**REF: 2-6**
**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

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		
KITCHEN													
Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-	
Walls/partitions	Plaster, painted			X	Maintain to programme				£	-	£	-	
Floors	Vinyl			X	Maintain to programme				£	-	£	-	
Fittings	Fitted kitchen units		X		Tea prep only - no separate hand wash sink. Install sink if kitchen used for catering			X	£	-	£	-	
Decoration	Paint and varnish			X	Maintain to programme				£	-	£	-	
VESTRY													
Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-	
Walls/partitions	Wallpaper, painted			X	Maintain to programme				£	-	£	-	
Woodwork	Softwood, painted			X	Maintain to programme				£	-	£	-	
Floors	Carpet			X	Maintain to programme				£	-	£	-	
Fittings	Table, chairs			X	Maintain to programme				£	-	£	-	
Decoration	Paint and varnish			X	Maintain to programme				£	-	£	-	
TOILET													
Ceilings	Plaster, painted			X	Maintain to programme				£	-	£	-	
Walls/partitions	Plaster, painted; half height tiling			X	Maintain to programme				£	-	£	-	
Floors	Vinyl			X	Maintain to programme				£	-	£	-	
Fittings	Disabled grab rails			X	Maintain to programme				£	-	£	-	
Decoration	Paint and varnish			X	Maintain to programme				£	-	£	-	
DRUMCLOG CHURCH AND HALLS									Interior Carried to Summary			£	-
												£	8,000
												£	480

**INTERIM PROPERTY REPORT - 2019**
**BUILDING: DRUMCLOG CHURCH AND HALLS**
**REF: 2-6**
**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

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				
SERVICES															
Heating	Oil fired boilers; insulated pipework			X	Maintain to programme				£	-	£	-	£	-	
	Radiators to all halls; perimeter heating pipes to sanctuary			X	Maintain to programme				£	-	£	-	£	-	
Ventilation	Natural			X	Maintain to programme				£	-	£	-	£	-	
Lighting	Tungsten and fluorescent			X	Maintain to programme				£	-	£	-	£	-	
Disabled facilities	Disabled wc; loop system			X	Maintain to programme				£	-	£	-	£	-	
Sanitary facilities	Disabled wc			X	Maintain to programme				£	-	£	-	£	-	
Drainage	Assumed septic tank			X	Maintain to programme				£	-	£	-	£	-	
Security	None			X	Maintain to programme				£	-	£	-	£	-	
Protective facilities	Portable fire extinguishers throughout			X	Maintain to programme				£	-	£	-	£	-	
DRUMCLOG CHURCH AND HALLS					Services Carried to Summary					£	-	£	-	£	-

**INTERIM PROPERTY REPORT - 2019**

**BUILDING: DRUMCLOG CHURCH AND HALLS**

**REF: 2-6**

**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

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
SUMMARY											
	Exterior								£ -	£ 17,400	£ -
	Interior								£ -	£ 8,000	£ 480
	Services								£ -	£ -	£ -
	DRUMCLOG CHURCH AND HALLS				OVERALL TOTAL				£ -	£ 25,400	£ 480

**INTERIM PROEPRTY REPORT - 2019**
**BUILDING: MANSE**
**REF: 2-6**
**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

U - Urgent

E - Essential (within 2-3 years)

D - Desirable (programmed within 10 years)

Element	Description							Indicative Costs			
		NS	GS	S	U	E	D	U	E	D	
EXTERIOR											
Roof	Double pitched timber; concrete tiles			X	Slipped tiles replaced since last report				£ -	£ -	£ -
Walls	Brick/roughcast		X		Various window ingoes are cracked and render to these should be replaced		X		£ -	£ 1,200	£ -
					Cavity insulation installed since last report				£ -	£ -	£ -
FAls	Fireclay			X	Maintain to programme				£ -	£ -	£ -
	UPVC extract grille above ensuite	X			Replacement grille required	X			£ 50	£ -	£ -
DPC	Felt			X	Maintain to programme				£ -	£ -	£ -
Plumberwork	UPVC gutters and downpipes		X		All gutters to be cleaned out and joints resealed	X			£ 300	£ -	£ -
Flashings	Lead			X	Maintain to programme				£ -	£ -	£ -
Doors	UPVC/timber			X	Maintain to programme				£ -	£ -	£ -
Windows	UPVC double glazed	X			Several windows have non-functioning locks - these to be replaced and all windows serviced	X			£ 300	£ -	£ -
	Reconstitued stone sills		X		Open joints to be repointed		X		£ -	£ 150	£ -
Conservatory	UPVC double glazed		X		Clean all gutters, fascias, soffits and sills; re-seal open joints in sills		X		£ -	£ 300	£ -
Garage	Metal doors			X	Maintain to programme				£ -	£ -	£ -
	Lighting in soffit			X	Maintain to programme				£ -	£ -	£ -
	ACO drain			X	Maintain to programme				£ -	£ -	£ -
Woodwork	UPVC fascias/soffits		X		Clean all fascias/soffits and re-seal any open joints	X			£ 500	£ -	£ -
Boundaries	Timber fence			X	Maintain to programme				£ -	£ -	£ -
Paths and accesses	PC slabs		X		Monitor cracked slabs at driveway to ensure no trip hazards				£ -	£ 250	£ -
Car parking	Tarmac drive			X	Maintain to programme				£ -	£ -	£ -
Landscaping	Grass, shrubs			X	Maintain to programme				£ -	£ -	£ -
MANSE EXTERIOR - CARRIED TO SUMMARY									£ 1,150	£ 1,900	£ -

**INTERIM PROEPRTY REPORT - 2019**
**BUILDING: MANSE**
**REF: 2-6**
**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

U - Urgent

E - Essential (within 2-3 years)

D - Desirable (programmed within 10 years)

Element	Description				Indicative Costs						
		NS	GS	S	U	E	D	U	E	D	
INTERIOR											
Entrance hall, stairs, upstairs landing, downstairs landing											
Ceilings	Artex			X	Maintain to programme				£ -	£ -	£ -
Walls	Painted plasterboard			X	Maintain to programme				£ -	£ -	£ -
Doors	Prefinished			X	Maintain to programme				£ -	£ -	£ -
Woodwork	Softwood painted			X	Maintain to programme				£ -	£ -	£ -
Floors	Carpet			X	Maintain to programme				£ -	£ -	£ -
Fittings	Stained timber balustrade; loft access			X	Maintain to programme				£ -	£ -	£ -
									£ -	£ -	£ -
Lounge											
Ceilings	Skim coat			X	Maintain to programme				£ -	£ -	£ -
Walls	Painted plasterboard			X	Maintain to programme				£ -	£ -	£ -
Woodwork	Softwood painted			X	Maintain to programme				£ -	£ -	£ -
Floors	Carpet			X	Maintain to programme				£ -	£ -	£ -
Fittings	Feature gas fire; wall lights			X	Maintain to programme				£ -	£ -	£ -
									£ -	£ -	£ -
Dining											
Ceilings	Artex			X	Maintain to programme				£ -	£ -	£ -
Walls	Painted plasterboard			X	Maintain to programme				£ -	£ -	£ -
Doors	Door to conservatory			X	Maintain to programme				£ -	£ -	£ -
Woodwork	Softwood painted			X	Maintain to programme				£ -	£ -	£ -
Floors	Carpet			X	Maintain to programme				£ -	£ -	£ -
									£ -	£ -	£ -
Conservatory											
Fittings	Blinds			X	Maintain to programme				£ -	£ -	£ -
Doors	Door to conservatory			X	Maintain to programme				£ -	£ -	£ -
Woodwork	Softwood painted		X		Joints in window sill to be sealed		X		£ -	£ 150	£ -
Floors	Laminate			X	Maintain to programme				£ -	£ -	£ -
									£ -	£ 150	£ -



**INTERIM PROEPRTY REPORT - 2019**
**BUILDING: MANSE**
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**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

U - Urgent

E - Essential (within 2-3 years)

D - Desirable (programmed within 10 years)

Element	Description				Indicative Costs									
		NS	GS	S	U	E	D	U	E	D				
Study														
Ceilings	Skim coat			X	Maintain to programme				£	-	£	-	£	-
Walls	Painted plasterboard			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Softwood painted			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-
Cloakroom														
Sanitary ware	White suite			X	Maintain to programme				£	-	£	-	£	-
Ceilings	Artex			X	Maintain to programme				£	-	£	-	£	-
Walls	Emulsion			X	Maintain to programme				£	-	£	-	£	-
Floors	Laminate			X	Maintain to programme				£	-	£	-	£	-
Ventilation	No extract fan			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-
Kitchen														
Ceilings	Artex			X	Maintain to programme				£	-	£	-	£	-
Walls	Painted plaster/plasterboard			X	Maintain to programme				£	-	£	-	£	-
Doors	Prefinished			X	Maintain to programme				£	-	£	-	£	-
Floors	Vinyl			X	Maintain to programme				£	-	£	-	£	-
Fittings	Fitted units			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-
Utility room														
Ceilings	Artex			X	Maintain to programme				£	-	£	-	£	-
Walls	Paint/tiled splashback			X	Maintain to programme				£	-	£	-	£	-
Door	UPVC door to garden			X	Maintain to programme				£	-	£	-	£	-
Floors	Vinyl			X	Maintain to programme				£	-	£	-	£	-
Boiler	Potterton			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-

**INTERIM PROEPRTY REPORT - 2019**
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**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

U - Urgent

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Element	Description							Indicative Costs						
		NS	GS	S	U	E	D	U	E	D				
Bedroom 4														
Ceilings	Artex			X	Maintain to programme				£	-	£	-	£	-
Walls	Painted plasterboard			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Softwood painted			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
Fittings	Fitted wardrobe			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-
Bedroom 3														
Ceilings	Artex			X	Maintain to programme				£	-	£	-	£	-
Walls	Painted plasterboard			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Softwood painted			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
Fittings	Cupboard			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-
Family bathroom														
Sanitary ware	White suite; bath with shower attachment; towel rail			X	Maintain to programme				£	-	£	-	£	-
Ceiling	UPVC			X	Installed since last report				£	-	£	-	£	-
Walls	Full height tiling at bath; painted plasterboard elsewhere			X	Maintain to programme				£	-	£	-	£	-
Floors	Laminate			X	Maintain to programme				£	-	£	-	£	-
Ventilation	Extract fan			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-
Bedroom 2														
Ceilings	Artex			X	Maintain to programme				£	-	£	-	£	-
Walls	Painted plasterboard			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Softwood painted			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-

**INTERIM PROEPRTY REPORT - 2019**
**BUILDING: MANSE**
**REF: 2-6**
**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**

U - Urgent

E - Essential (within 2-3 years)

D - Desirable (programmed within 10 years)

Element	Description				Indicative Costs									
		NS	GS	S	U	E	D	U	E	D				
Bedroom 1/ensuite														
Ceilings	Artex in bedroom			X	Maintain to programme				£	-	£	-	£	-
	UPVC in ensuite			X	Installed since last report				£	-	£	-	£	-
Walls	Painted plasterboard in bedroom			X	Maintain to programme				£	-	£	-	£	-
	Full height tiling at shower			X	Maintain to programme				£	-	£	-	£	-
Woodwork	Softwood painted			X	Maintain to programme				£	-	£	-	£	-
Floors	Carpet in bedroom			X	Maintain to programme				£	-	£	-	£	-
	Floor tiles in ensuite			X	Maintain to programme				£	-	£	-	£	-
Fittings	Fitted wardrobe			X	Maintain to programme				£	-	£	-	£	-
Sanitaryware	White suite			X	Maintain to programme				£	-	£	-	£	-
Ventilation	Extract fan			X	New fan installed since last report				£	-	£	-	£	-
									£	-	£	-	£	-
Loft														
Insulation	270 thick			X	Maintain to programme				£	-	£	-	£	-
Flooring	Chipboard flooring			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-
Integral garage														
Floor	Concrete			X	Maintain to programme				£	-	£	-	£	-
Walls	Brick/block			X	Maintain to programme				£	-	£	-	£	-
									£	-	£	-	£	-

INTERIM PROEPRTY REPORT - 2019  
BUILDING: MANSE

REF: 2-6

STRATHAVEN: AVENDALE OLD AND DRUMCLOG

U - Urgent

E - Essential (within 2-3 years)

D - Desirable (programmed within 10 years)

Element	Description				Indicative Costs									
		NS	GS	S	U	E	D	U	E	D				
SERVICES														
Heating	Gas boiler			X	New condensing boiler installed since last report				£	-	£	-	£	-
	Radiators to all areas			X	Maintain to programme				£	-	£	-	£	-
	Gas feature fire			X	Maintain to programme				£	-	£	-	£	-
Lighting	Fluorescent and tungsten			X	Maintain to programme				£	-	£	-	£	-
Small power	White socket plates			X	Maintain to programme				£	-	£	-	£	-
Drainage	Assumed fireclay			X	Maintain to programme				£	-	£	-	£	-
Protective facilities	Smoke detectors ; intruder alarm			X	Maintain to programme				£	-	£	-	£	-
MANSE SERVICES - CARRIED TO SUMMARY									£	-	£	-	£	-

**Indicative Costs**

U E D

**SUMMARY**

Exterior	£ 1,150	£ 1,900	£ -
Interior			
Entrance hall etc	£ -	£ -	£ -
Lounge	£ -	£ -	£ -
Dining	£ -	£ -	£ -
Conservatory	£ -	£ 150	£ -
Study	£ -	£ -	£ -
Cloakroom	£ -	£ -	£ -
Kitchen	£ -	£ -	£ -
Utility room	£ -	£ -	£ -
Bedroom 4/sitting room	£ -	£ -	£ -
Bedroom 3	£ -	£ -	£ -
Family bathroom	£ -	£ -	£ -
Bedroom 2	£ -	£ -	£ -
Bedroom 1/ensuite	£ -	£ -	£ -
Loft	£ -	£ -	£ -
Integral garage	£ -	£ -	£ -
Services	£ -	£ -	£ -
MANSE OVERALL TOTAL	£ 1,150	£ 2,050	£ -

Element	Description	Indicative Costs				
		U	E	D	Total	
SUMMARY	Avendale Old Church	£ -	£ 45,690	£ 117,000	£ 162,690	
	Avendale Halls	£ 1,600	£ 50,925	£ 150	£ 52,675	
	Drumclog Church and Halls	£ -	£ 25,400	£ 480	£ 25,880	
	Manse	£ 1,150	£ 2,050	£ -	£ 3,200	
	Former West Church - disposed of since last report	£ -	£ -	£ -	£ -	
	OVERALL TOTAL	£ 2,750	£ 124,065	£ 117,630	£ 244,445	

**STRATHAVEN: AVENDALE OLD AND DRUMCLOG - April 2019**

**APPENDIX B - GENERAL ELEVATIONS**

**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**  
**AVENDALE OLD EXTERNALLY**



1 Avendale Old from street



2 Tower





3 Side elevation of sanctuary with front elevation of hall



4 Elevation of hall (boiler room behind roller shutter)



5 Side elevation of large hall with biomass storage



6 Rear elevation of hall from car park





7 Side elevation of hall looking towards main street

**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**  
**DRUMCLOG EXTERNALLY**



8 Drumclog



9 Gable of large hall



**STRATHAVEN: AVENDALE OLD AND DRUMCLOG  
MANSE**



10 Front elevation of manse

**STRATHAVEN: AVENDALE OLD AND DRUMCLOG - April 2019**

**APPENDIX C - PHOTOS OF DEFECTS**

**STRATHAVEN: AVENDALE OLD AND DRUMCLOG**  
**AVENDALE OLD**



11 & 12 Slate roof over large hall will has slipped slates - overhaul required (replacement to be planned for)







13 - Tower is mossy and has some vegetation to be removed



14 - Lintel above side window cracked





15 & 16 - External woodwork to be redecorated







17 - Render damaged - no vents in wall



18 - Area of water damage in corridor ceiling



19 & 20 - Historic water ingress  
in large hall - plaster damaged  
from wifi installation







21 & 22 - Damp in female toilet



**STRATHAVEN: AVENDALE OLD AND DRUMCLOG  
DRUMCLOG**



23 Open joints in ashlar stonework at window





24 & 25 External view of slippage in leaded windows







26 & 27 Internal view of slippage in leaded windows



28 - Historic water ingress above windows in sanctuary



29 Moss to be removed from slate roof



**STRATHAVEN: AVENDALE OLD AND DRUMCLOG  
MANSE**



30 New grille required to vent above ensuite windows



31 Open joints in reconstituted stone window sills





32 & 33 Render cracked at window ingoes



34 & 35 Open joints in window sills in conservatory



**STRATHAVEN: AVENDALE OLD AND DRUMCLOG - April 2019**

**APPENDIX D - GENERAL RECORD PHOTOS**



**STRATHAVEN: AVENDALE OLD & DRUMCLOG**  
**AVENDALE OLD**



36 & 37 Biomass boiler and storage



38 - Original boilers retained as back-up



39 Car park resurfaced and lined





40 & 41 Sanctuary refurbished since last report





42 & 43 - Sanctuary refurbished







44 Door infilled and new opening with electrically operated door formed



45 New electrically operated door from vestibule into sanctuary



46 New electrically operated main entrance door



47 & 48 Corridors recarpeted and redecorated





49 Office recarpeted



50 & 51 Loudoun Room refurbished since last report







52 & 53 Small halls and rooms repaired and redecorated since last report





54 Large hall fire signage rationalised since last



55 New fire escape ironmongery installed since last report





56 & 57 Auchingilloch Room redecorated since last report







58 Kitchen



59 Accessible toilet - new unit fitted and room cleared since last report



60 Wall repaired in gents toilet and new urinals installed since last report



61 Gents toilet WHB and vanity unit



STRATHAVEN: AVENDALE OLD & DRUMCLOG  
DRUMCLOG



62 & 63 Sanctuary





64 - Sanctuary





65 & 66 Large hall





67 Vestry



68 Toilet

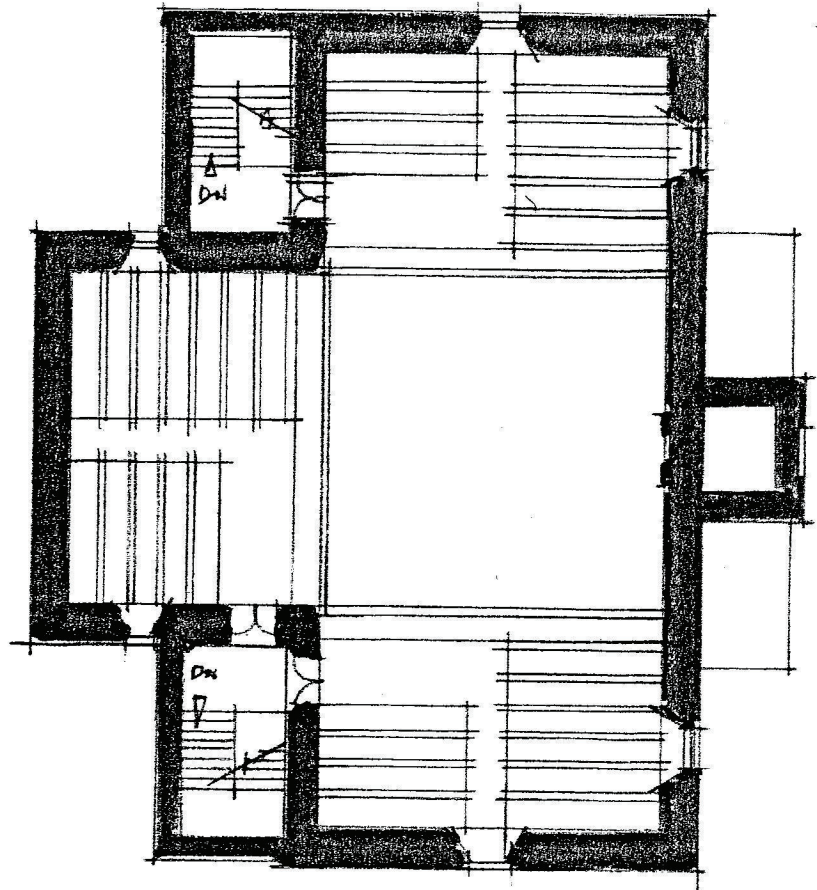




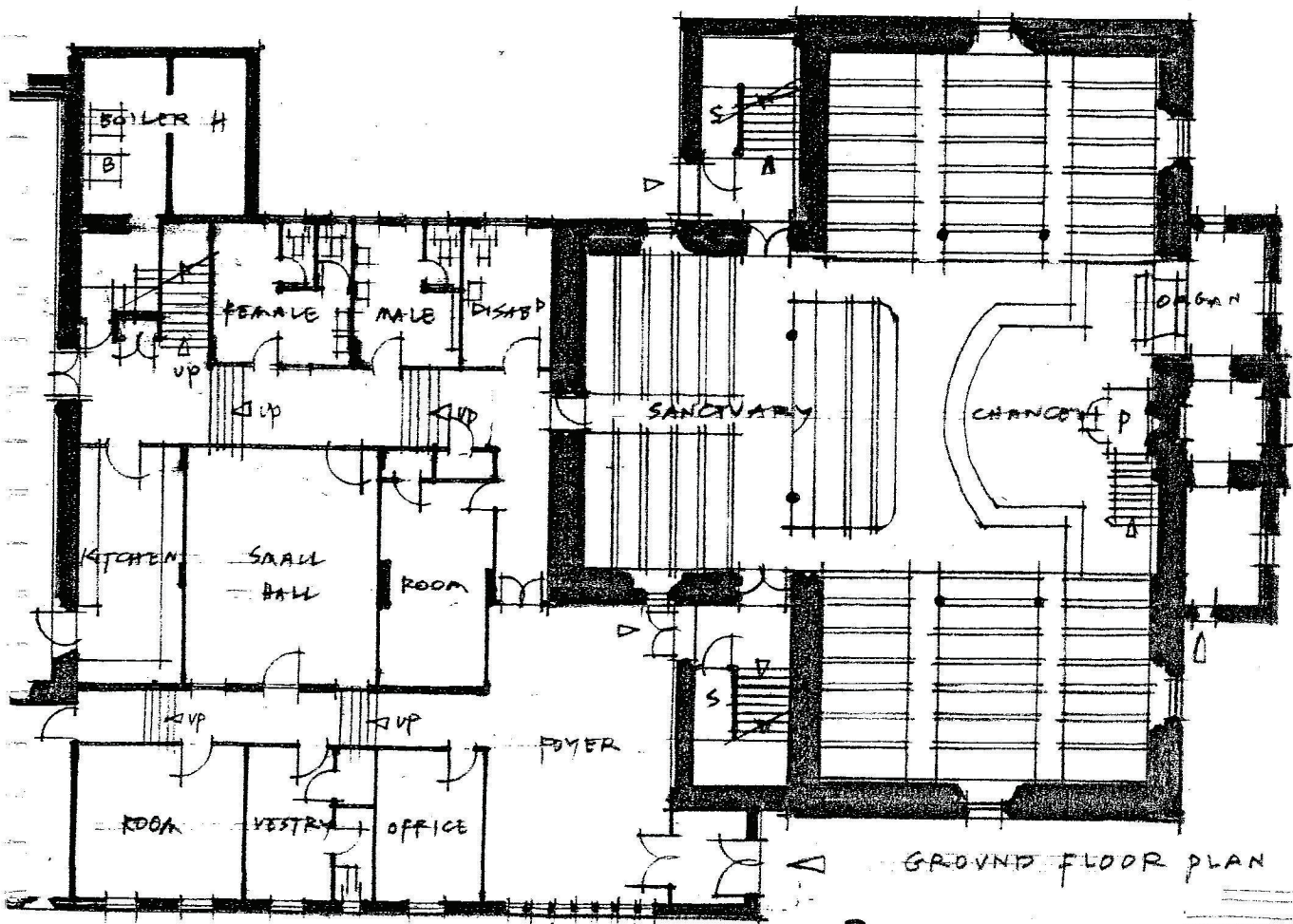




# AVENDALE OLD CHURCH

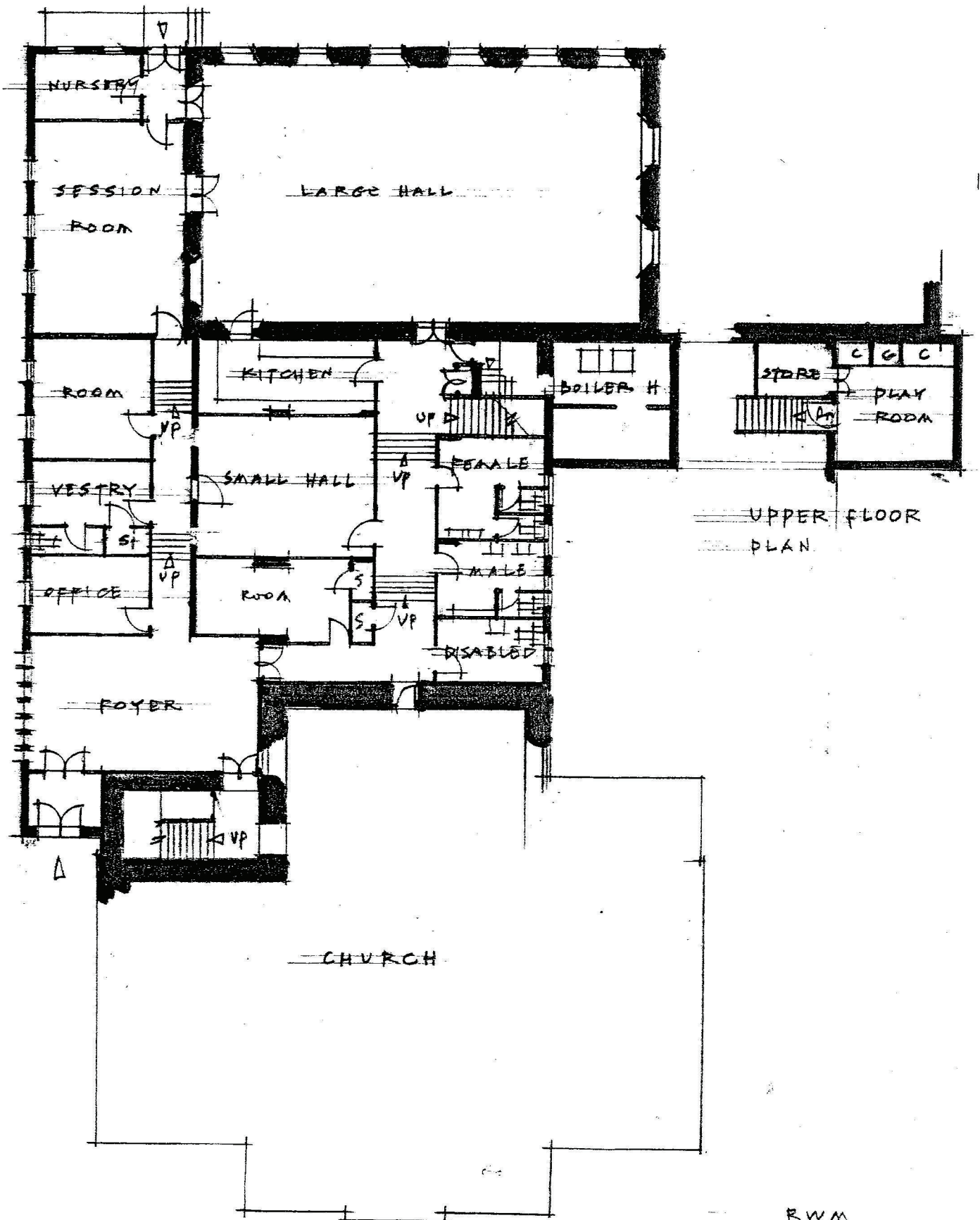


GALLERY PLAN



GROUND FLOOR PLAN

# AVENDALE OLD HALLS



GROUND FLOOR PLAN

RWM  
DEC 2003

DRUMCLOG CHURCH/HALL  
PLANS

