

Condition report

1 Craigrory, Coulmore, North Kessock

Description and location

- The property is situated within the rural area of Craigrory
- The house is a detached bungalow with an attached garage.
- The house is thought to be circa 50 years old.
- The structure is of a non-traditional precast reinforced construction with a truss roof.
- The roof is finished with concrete tiles and the walls a drydash render. Windows are UPVC.
- Asbestos is prevalent throughout.

Structural condition

The external walls are single leaf 50mm thick precast concrete panels. They are lined internally with 10mm polystyrene insulation and 35mm timber battens and finished with 12.5mm plasterboard. The walls show clear deterioration, which is typical for this type of construction, with a structure of this age. The slim line nature of this construction means the steel reinforcement has suffered from water ingress and this has resulted in the load bearing panels becoming structurally unsound.

The main issues with the pre-cast construction are.

- Over time they become structurally unsound.
- Mortgage companies will not lend with this type of construction.
- They are environmentally inefficient.

The floor is a suspended timber construction. No significant structural issues, however, the floor is uninsulated and thermally inefficient.

The roof structural is in reasonable condition, however it is lined with fibre board which is sagging in places and due to the age of the property this will likely be required to be replaced along with the roof tiles soon.

Other comments

- The current energy performance of the house is poor compared to modern day dwellings. There is no insulation to the floor, the walls only have 10mm polystyrene which is very poor, and the ceiling requires a further layer of insulation to become thermally efficient.
- The windows and doors need replacing for them to meet current energy performance standards.
- The electrics need to be replaced so that they meet current standards of safety etc.
- The house needs to be upgraded to current standards with regards to smoke detection.
- The existing heating system is via an oil boiler, which is environmentally inefficient.
- The house has accessibility issues and does not provide level access throughout.
- Waste materials from demolition will be re-used where possible. The concrete roof tiles will be crushed up to aggregate and re used for subbase areas in the new build.

Recommendation/ Conclusion

The proposal to demolish the house and re-built 2 dwellings would be more practicable and economical rather than refurbishment of the existing building.

The building had become structurally unsound due to the pre-cast construction structure. Prospected purchasers will be unable to get a Mortgage with this type of construction. The house is thermally inefficient which increases emissions and has a negative impact on the climate.

The replacement houses will utilise Air Source Heat Pumps and solar panels, which minimises emissions, requires minimal energy input and adapts to the current and future impacts of climate change.