

**Ruchill Community Centre  
671 Bisland Drive  
G20 9NF (Revision 2)**

**for**

**Glasgow City Council**

**Prepared by**

**Brown + Wallace**



# Condition Report



### General Description of Building

The building was constructed c.1982 and is a purpose built, single storey community centre. The main roof is of a mansard style on a steel frame covered with a profiled metal sheet. A smaller second roof to the west is of hipped construction of the same makeup. Rainwater goods are comprised of eaves level box gutters that drain to internally routed downpipes.

Exterior walls are of painted concrete blockwork. Fenestration is provided via single glazed aluminium side hung windows.

Access to the property is provided via a dual leaf timber door to the front elevation. A number of timber doors provide emergency exits around the building perimeter.

The grounds incorporate a tarmac courtyard to the rear, the front leads directly onto Bisland Drive with a tarmac carpark to the west.

Ownership Status	Owned	No. of Buildings	1	Surveyor	S.Chalmers	S. Roberts
GFA m2	710	Storeys	1	Score	157/400	
Survey Date	22/05/2024	Repair Cost	£1,096,110.00	Condition Grade	D	

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### Building Assessment Criteria

**A: Good** - Performing well and operating effectively (as new)

**B: Satisfactory** - Performing adequately but showing minor deterioration / signs of age.

**C: Poor** - Showing major defects and / or not operating adequately. Showing signs of age and does not carry out its function effectively without continuous repair.

**D: Bad** - Economic life expired and / or at a risk of failure.

### Condition Ratings

**Condition A** - More than 85%. Good, performing as intended and operating efficiently.

**Condition B** - Between 60% and 84%. Satisfactory performing as intended.

**Condition C** - Between 40% and 59%. Exhibiting major defects / not operating efficiently.

**Condition D** - Less than 40%. Bad, life expired risk of imminent failure.

### Building Costs

The building costs which are established are based on the costs required to bring the various elements up to a standard that will enable the building up to a standard that can be defined as **Condition D**.

### Limitations of Survey

This survey is a visual, non-disruptive inspection of the external and internal building fabric. Externals were inspected from vantage points at ground level, without the use of binoculars. Unless otherwise stated, Building Services have been inspected from a building surveyor's point of view with no testing carried out. No inspections were carried out to any adjoining buildings which do not form part of the original instructions from the Client. No specialist tests to determine deleterious materials have been carried out. The report highlights items of work, it cannot be regarded as a specification and further detailed investigation and measurement work will be required prior to instructing works. Inaccessible areas such as cavities, roof and floor voids have not been inspected. Where appropriate, we have made certain caveats, assumptions and conclusions based upon information supplied by the Client. Neither the whole nor any part of this report may be included in any document, statement or circular, nor published in any way, without prior written approval from Brown and Wallace. Costs for reports have been derived from onsite measurements, average areas and existing survey data, however, whilst costs are placed against recommendations, these should only be used for budget purposes and should not be relied upon for any other purpose.

### Asbestos Survey

We have been provided with a copy of and Asbestos Management Plan.