

**The Highland Council**

**Nairnshire Committee  
21 September 2016**

Agenda Item	11
Report No	N/21/16

**The Courthouse, High Street, Nairn – Condition Survey**

**Report by the Director of Development and Infrastructure**

**Summary**

This report advises on a condition survey undertaken to identify repairs/works required to The Courthouse clock tower as a result of water ingress.

**1. Introduction**

- 1.1 This report seeks to advise Members on actions that have been taken by the Development and Infrastructure Property Section to identify remedial repairs/works that are required to the clock tower at The Courthouse, High Street, Nairn.

**2. Background**

- 2.1 The Property Section was approached by the Ward Manager (Nairn, Badenoch & Strathspey), who advised that there appeared to be a significant problem with water ingress to The Courthouse and asked that this be investigated. Fairhurst Engineers were instructed in April 2016 to survey the clock tower as the water appeared to be entering the building from the viewing deck. Fairhurst provided a report and as a result of the findings, the Acting Head of Property formed a project team to take forward a full feasibility project to assess the extent of the repairs/works required.

**3. Progress to Date**

- 3.1 Given the nature of the anticipated works, LDN Architects from Forres, who have experience of working with listed buildings/conservation works, were engaged by the project management team, and have been instructed to carry out a condition survey of both the clock tower and The Courthouse building to identify works required.
- 3.2 An initial meeting has been held with LDN Architects, who will work alongside Fairhurst Engineers and who will provide a completed, costed condition survey by the end of October 2016.
- 3.3 LDN Architects' programme suggests that a stage 2, tender issue would commence in January 2017, with a site start in April 2017, and completion in October 2017. This is of course, dependent on the findings of the condition survey.

#### **4. Report**

4.1 Members will be provided with a further update once the initial condition survey has been produced.

#### **5. Implications**

5.1 The expenditure to date is within budget and there are no Resource or Financial Implications. There are no known Equalities, Climate Change/Carbon Clever, Legal, Risk, Gaelic or Rural Implications.

#### **Recommendation**

Members are asked to note:-

- i) the actions taken to determine the repair issues associated with The Courthouse, High Street, Nairn; and
- ii) that the project team will report back to Committee on a regular basis.

Designation: Director of Development and Infrastructure

Date: 09/09/16

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