

APPENDICES

1. May 2023 Consultation Findings
2. Findings of Open days 2nd-3rd September 2023
3. Report on Dementia Centre Seminar 14th September 2023
4. Findings of Open days 15th – 16th June 2024
5. An Overview of Raddery Woods
6. Condition Report & Cost Estimate
7. Supplementary Board Information
8. Raddery House Historical Research
9. Letters of Support
10. Displacement Analysis 2023

Appendix 1 – May 2023 Consultation Findings

Raddery House Ltd – Community Consultation for Asset Transfer

1. Summary

We carried out a short survey in May 2023, which received a total of 379 responses, of which just over 80% supported the project. The survey aimed to understand whether the Black Isle community supported the project in general and which services and activities they wanted to see at Raddery House. The survey also gave people space to comment on both the benefits of the project as well as any concerns they might have about it.

Raddery House Ltd and Community Enterprise designed the questions together. Community Enterprise hosted the online survey, but the Raddery House directors and volunteers distributed paper copies and promoted the survey. Community Enterprise support was provided through Accelerate, a programme of free support for third sector and community groups funded by the Scottish Government.

2. Distribution and reach

The survey was promoted via Raddery House's contact list from the first round of consultation, and was sent to Black Isle organisations to share online:

- [Transition Black Isle](#)
- [Fortrose & Rosemarkie Community Council](#)
- [Cromarty & District Community Council](#)
- Black Isle Cares
- Cromarty Care Project
- Resolis Community Council
- Avoch and Fortrose Community Council
- Ferintosh Community Council
- Kilearnan Community Council
- Youth Highland Organisation
- Black Isle Notice Board (Facebook covering the whole of the Black Isle)
-

Posters were displayed at high-profile locations around the Black Isle, with a link and QR code to the online survey:

- Post Office and Community noticeboard in Avoch
- Leisure Centre Notice Board and Community Noticeboard, High Street Premises, in Fortrose
- Community Notice board in Rosemarkie
- Shop in Cromarty
- Community Noticeboard Culbokie

Additionally, Raddery House directors:

- Attended a community event (Cromarty)
- Visited the local nursing home (Fortrose)
- Visited a community club (Rosemarkie)
- Arranged for a Representative to share information and survey forms at a Black Isle Community Group (Singing for Fun)

Through these events, the directors spoke with around 80 people in total, many of whom completed a survey on paper.

Of the 379 people who responded to the survey:

- 333 completed the survey online.
- 46 filled in a paper copy via one of the events above.

Just over 76% of responses came from residents across the Black Isle, with most of the remaining 25% being from Inverness, Beauly and Muir of Ord, as follows:

	Location		Responses	%
Black Isle	IV10	<i>Fortrose</i>	134	35.4%
	IV7	<i>Culbokie</i>	49	12.9%
	IV11	<i>Cromarty</i>	47	12.4%
	IV9	<i>Avoch</i>	37	9.8%
	IV8	<i>Munlochy</i>	23	6.1%
	All Black Isle		290	76.5%
Surrounding area	IV2	<i>South of Inverness</i>	13	3.4%
	IV1	<i>Inverness Central & North Kessock*</i>	8	2.1%
	IV6	<i>Muir of Ord</i>	6	1.6%
	IV4	<i>Beauly</i>	4	1.1%
	Other postcode areas		10	2.6%
	Unknown		48	12.7%
	Total		379	

Note: the IV1 postcode represents both part of Inverness and North Kessock, which is part of the Black Isle ward.

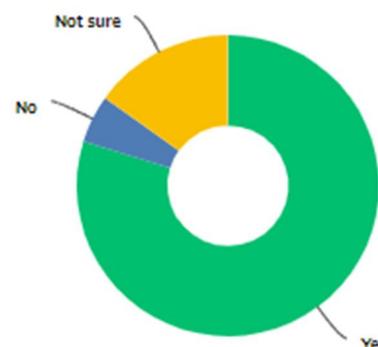
3. Overall support for Raddery House Ltd.'s project

80.70% of respondents support Raddery House Ltd owning the former Black Isle Education Centre campus and developing it for the purposes described elsewhere in the survey.

14.48% are not sure.

4.83% do not support this project.

Reasons given for these answers elsewhere in the survey are described in sections 5 and 6 below.



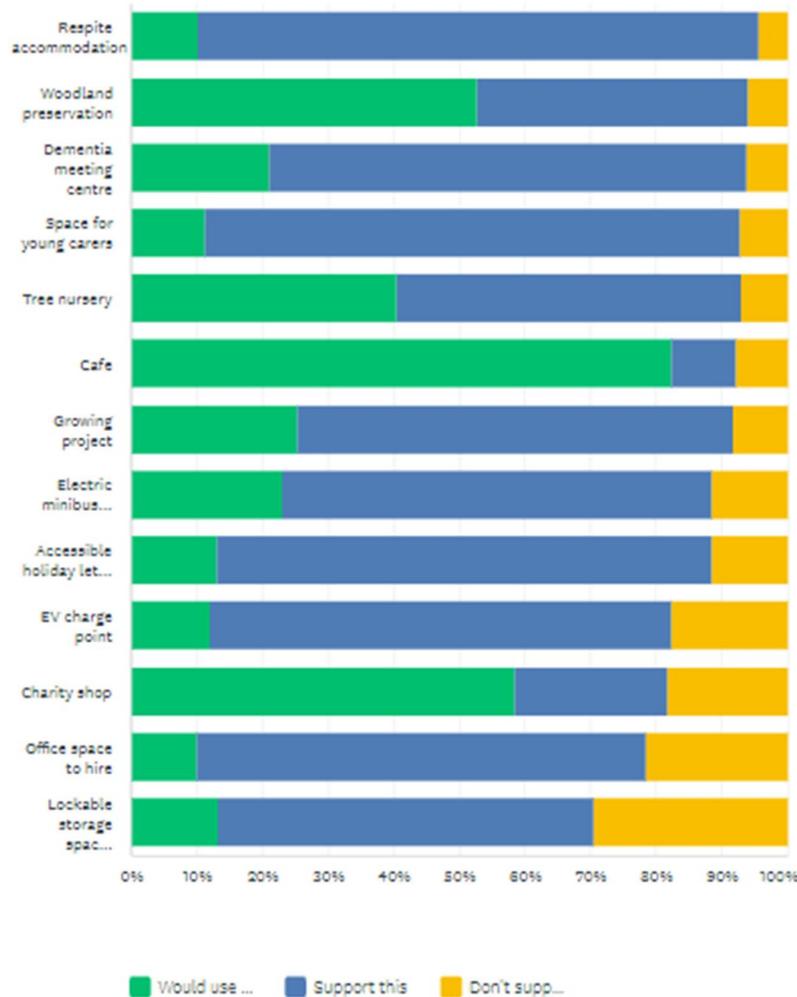
4. Services and activities

The survey asked people about a range of ideas proposed for the Raddery House campus in the existing Business Plan. Respondents stated whether they (or their family) would use the service or activity, and if not, whether it is something they support or not.

A summary of responses to this question is below:

Below are some of our ideas for the Raddery House campus. Please tell us which of these you (or your family) would use, which you support and which you do not support.

Answered: 377 Skipped: 2



The following services had the **highest overall support** (people who would use them plus people who would not use them, but support them):

- Respite accommodation (95.68% would use or support this)
- Woodland preservation/access (94.10%)
- Dementia Meeting Centre (93.80%)
- Tree nursery (92.99%)
- Young Carers space (92.92%)
- Growing project (91.85%)

Notably, respite accommodation had the highest level of support overall, despite the fact that only a small percentage of survey respondents would use it.

The services that most people **would use** are, unsurprisingly, those that cater to the community as a whole:

- A café open to the public (82.43% would use this)
- A charity shop (58.58%)

- Woodland preservation/access (52.82%)
- The tree nursery (40.43%)
- The growing project (25.27%)

Among the parts of the project that cater to specific groups, there were still significant numbers of people saying they or their family would use the service at Raddery House:

- 21.02% would use the meeting centre for people with dementia and carers (78 people)
- 13.11% would use fully accessible holiday let cottages (48 people)
- 10.27% would use respite accommodation (38 people)

For all services, there was a large majority (at least 70%) in support. However, the following services had the largest number of people **not in support**:

- Lockable storage space (29.44% do not support this)
- Office space to hire (21.55% do not support this)
- The charity shop - despite this also being the second most popular choice in terms of the number of people who would use it (18.26% do not support this)
- Electric vehicle charge points (17.58% do not support this)
- Adapted electric minibus (11.51% do not support this)

Comments elsewhere in the survey suggest that the main concerns around all of these relate to pressure on the roads around Raddery House with larger numbers of people accessing the site (see section 6.)

5. *Benefits of the project*

149 people answered this question (others left it blank). Of those, **140 people made comments about the project's benefits and parts of the plans that they liked**. Excluded from this number are 9 people who either used this space to say that they did not support the project, used it only to comment on a risk or concern (included in the next section) or who said that they did not yet have enough information to answer.

Among these, the main benefits highlighted related to:

- The **benefits to disadvantaged and vulnerable groups of people**, which 42 people commented on. "More needs to be done to support young carers. They are a forgotten group that need support for their mental and physical wellbeing"; "I am particularly keen on respite care being made available"; "something for young carers or even a respite centre for families with additional needs children would be a great idea"; "Black Isle has an aging population, which brings around increased chances of age-related issues. This sounds as though it can help the families of those affected"; "Dementia support badly needed".

Many of these comments were from people who mentioned their own experience with disability, dementia, and illness and/or unpaid care: "**Having been a carer for a lady with dementia, I've experienced how isolating it can be for both carer and the person affected. A place that both parties can meet would be wonderful**"; "the community for carers and disabled people that would be built there is invaluable for people like me". These also included a carer for an autistic child, who felt there was a lack of local amenities for people with disabilities and parents and siblings with a caring role. Another, a local taxi driver, thought that something local was needed for adults with learning disabilities, who often have to take a taxi elsewhere. A respondent said that the dementia meeting centre would help a friend and her husband socialise. Others said that even if

there was no benefit to themselves and people around them, they still recognised a need: “It wouldn't benefit me personally, but I know so many families that are in great need of this”.

- Alongside the benefits to specific groups, 28 people highlighted the fact that the project was **aimed to benefit a broad section of the community**. “It would be good to see the campus and woods redeveloped for community use”; “Greater sense of connection with the community”; “now more than ever we need centres like this in our rural community”. For some people, this contrasted with other possibilities for the site: “Anything that makes use of such places for the benefit of the locals, at least in part, rather than allowing them to rot or be turned into executive homes, has got to be a good thing”. Among these responses were positive comments about community involvement so far: “I particularly appreciate the care that has gone into canvassing both views and expertise”. One respondent stated that the project would be “Complementary to other Black Isle initiatives, e.g., Transition Black Isle and Cromarty Care Project”.
- 27 people focused on **the opportunity to preserve the house and/or the woodland**: “great use of an old building and the woods need to be cared for”. Among these comments, a few pointed out the link to the original purpose of Raddery House: “I do enjoy the thought of the school being repurposed as a place for people with illnesses to recover and enjoy the views and peace”.
- 21 people picked out specific elements of the plan that they liked:
 - “A decent cafe and charity shop we would use a lot”.
 - “I like the idea of it being a respite centre”.
 - “The tree nursery also sounds fabulous!”
- 6 people commented on the **mix of indoor and outdoor space** as a specific benefit of this site. “A combination of indoor and outdoor facilities in a beautiful setting”; “using nature to help people”; “I also like the idea of a family woodland space and cafe, somewhere families can spend an afternoon in nature”
- 5 people pointed to the **environmental benefits of the project**: “The woodland regeneration is also important for the community and the planet”; “It's a green, quiet, relaxing space worthy of preservation”.
- 4 people appreciated the fact that the plans involve a mix of different services and activities. For some respondents, this was to do with meeting a diverse range of needs: “there is a definite need for a co-ordinated community hub serving a diverse range of projects”; “a range of opportunities and something for everyone to get involved with”. This was also linked to financial viability: “a single use or similar would leave the site vulnerable to ending up back to where it is now.”
- Some additional suggestions were made via this question:
 - “Have the group considered small art studios for local artists/crafters to work and sell their products. Well needed in the Black Isle and would provide income and support people visiting the site”.

- “Would like a point to go to for self-dispensing washing and cleaning products, i.e., bring a bottle to reuse and refill at this point”.
- “Would there be training and development/employment opportunities for woodland workers/managers? Could this be a woodland craft-type way of management?”

6. Concerns and risks

126 people answered this question (others left it blank). Of those who answered, 23 used the space to say that they had no concerns, and a further 4 respondents commented they were not sure or didn't have enough information to say. These responses aside, **99 comments were made about a risk or concern**. This included many respondents who supported the overall proposal.

Among these, the main issues raised related to:

- **The location of Raddery House and access to the site**, mentioned by 37 people. The site is seen by some “as difficult to access from populated parts of the Black Isle without a car. This would mean that staff as well as users might have difficulty getting to Raddery House” “it's not close enough to the main population centres. A community cafe needs to be in the community, and Raddery isn't”.

For those travelling by car to the site, problems mentioned by some include “single track road with tractors, lorries, cars, children walking”. One respondent described the access as “horrendous”. People were worried about the impact on already poor infrastructure if attracting car traffic to the site: “the roads are not fit for the upcoming traffic and popularity”; “do not want lots of extra traffic along the Raddery road as it is not suitable for it”; “anything that overloads the access road could prove problematic. Impact on the road network and difficulty of access would be relevant but also to many forms of private development at the site”.

- **The financial viability of the project**, mentioned in 15 comments. This included comments about long-term plans to cover the running costs of the site: “What isn't clear is how some of the key running costs and overheads will be met financially, as the financial outlay of four members of staff will be substantial even before any other overheads are considered”; “May cost more to repair than a new well insulated building”. Also, people expressed concern about the capital cost for refurbishment: “It seems a lot of money will need to be invested before any profits will gain”; “There may need to be a lot of money raised to restore the sadly neglected grounds and buildings”. Some of these comments pointed out the challenging environment for funding: “others are failing as there are no resources”; “Don't rely on central or local government or NHS funding”.
- **The need to minimise negative environmental impact**, mostly relating to the woodland, was mentioned in 12 comments: “there needs to be a proper survey to see what is growing in the woods to ensure that no damage to its biodiversity occurs as a result of any proposed development”; “surveying for, and protecting, rare plants and animals (bats, pine martens, wild flowers etc) and not carrying out this work during nesting or birthing seasons”. Some comments raised concern that increased access with accessible paths and increased use of the site would harm the woodland: “Be careful about encouraging lots of people to the woods, they are already used and more footfalls will damage them”.

This also included some comments about the importance of minimising wider environmental impact from construction: “please ensure a far-sighted approach to all development work, so that all building materials and power/fuel sources are as kind to the planet as possible”; “I do not support electric charging points due to the long term negative impact of mineral mining on other natural landscapes in other countries but a sustainable means of public transport for the community may be an acceptable compromise in my opinion”

- 9 comments raised concern that the **current plans were trying to do too much**: One person acknowledged the importance of phasing: “Perhaps taking on too much at once might be overwhelming but I’m sure you’ll get there with the right planning and support in place taking one step at a time”. However, others felt that the plan had too many elements: “I wonder if it is too ambitious to be fully achievable and may need to be focused down”; “The current plan seems not very coherent” “It appears the idea of allotments, cafe etc was tagged on as an afterthought”.

There were some concerns that some of the proposed activities would detract from others: “I feel like the extra things like the cafe etc, would take away from the whole other part of the hospice for the sick”. One person highlighted a potential safeguarding risk from dementia patients mixing with vulnerable children at the same site. Potential conflicts between uses should be addressed in designs at the next stage of the project.

- **Possible disturbance to people living around Raddery House** was raised 5 times in the comments. One person thought that the project should avoid “anything that causes undue noise, or disturbance to the existing community”. Another pointed out that “consideration would need to be made for the existing community if the plan would involve more traffic and footfall to the area”. A more specific concern relating to the proposed use was that there might be additional pressure on the GP practice and that emergency services would frequently need access to the site.
- **Security, including concerns about vandalism** or fly tipping on the site, was mentioned 5 times. There was also one comment about “previous residents escaping”. On the previous question, one person mentioned “possibility for people with dementia getting lost and possibly hurt if they enter a field with livestock”.
- **Difficulties with staffing** (aside from funding to maintain posts) was mentioned 4 times: “availability of staff who are suitable may be a problem”. Along with general concerns about availability of staff in a rural area with limited affordable housing, this included comments about the need for specialised support staff for the respite accommodation: “would need the background support of local specialist service providers; hospice, community nurses etc for problems which may unexpectedly arise during their stay”.
- 3 people made comments relevant to specific elements of the plan:
 - Respite: whether a true respite experience is possible if Raddery House is not supplying skilled carers specifically trained in the needs of the individual, whether the NHS Children’s Community Nursing Team and CHAS had been consulted and whether the latter was proposing to offer day and night staffing.
 - Accessible holiday cottages: “one or two bedrooms” units may not allow sufficient space for siblings and other family members.

- Woodland: suggestion of felling the non-native beech and converting back to native woodland, using the felled beech for firewood sales or woodworking.

Appendix 2 – Findings of Open Days 2nd -3rd September

Raddery House Open Day Event Saturday 2nd September and Sunday 3rd September 1-3pm

Background

Raddery House Ltd as part of their community consultation in agreement with The Highland Council undertook an `Open Day` event on site at Raddery House.

Aim

To engage widely with the community of the Black Isle , interested parties and potential stakeholders and to allow them to see the site first hand.

To ask the open question ` what would you like to see at Raddery House and woods `

To gather ideas, wishes and comments from the community.

To explain more about Raddery House Ltd.

To explain the CAT process and where we are on that journey.

To share our vision for the site and woods.

To gather comments on our vision.

Method

Invitation Posters were created and published on Black Isle Notice board, our FB page and shared through social media. Local community councils and organisations published them on their own FB pages. Hard copies were posted in each village on notice boards and shop windows. *Doc 1 poster*

Individual invitations were given to Local councillors and councillors with specific interest in the elderly and young people and notable people with past interest in the site.

Pathways were cleared on site to encourage specified walkways. Dangerous areas/ buildings cordoned off. Risk assessment undertaken and third-party liability insurance secured.

A poster display was erected in a covered shelter. Documents relating to Raddery House Ltd such as articles of association , CAT application and draft business plan were made available.

Doc 2 pic of display

Attendees were encouraged to use sticky notes and feedback forms to give their ideas and to comment on ours.

Members of the Board were available to answer any questions and chat and socialising was encouraged by the provision of refreshments in the shelter.

Individual and group tours of the site were undertaken by designated Board members and advisors.

Doc 3 pic of group walk.

Attendees

In excess of 260 people attended the events 247(95%) registered as attending.

The majority on Sunday 3rd when in excess of 170 were counted through the main gate.(others entered both days through side gates) Of these 150 disclosed their postcodes. 87% were from the Black Isle.

243 comments were made on sticky notes and feedback sheets completed by the attendees.

Record of verbal comments was also made by board members and helpers during conversation and walk arounds.

In excess of 260 attendees

247 (95%) registered as being there.

152 (62%) wrote comments on post it notes or completed feedback forms

23 (9%) responded only to woods questions – all in favour and suggesting things they would like.

102 (41%) responses included the woodland – all in favour.

24 (10%) responses did not clearly show they included the woods in their answers – all in favour.

3 (1.21%) responses were against any change or development.

Response to open question what would YOU like to see happen at Raddery ? What are your ideas ?

Something for the community

Veterans centre

Holiday accommodation and training centre for tourism

Addict recovery support

Mental Health Support

Menopause café

Social housing

Soft play café

Forestry classroom for local schools

Community garden

It was given for children it should be for children.

Raddery House and grounds (and outbuildings) could become holiday accommodation and training centre for young people for tourism skills, could be self-funding.

Healthy growing

This needs to be used by community it could fill many gaps.

Day care for elderly and /or disabled.

Will be developed one way or another and there will be tons of houses , something for the community will be 100x better.

We don` t want is-

More traffic and disturbance for the local residents

Holiday accommodation

Not Housing

Comments on our displayed ideas and project vision

Woodland

Management to protect wood and native species.

Forest nursery/play group

Information boards/puzzles

Accessible tracks/ suitable seating
Forest bathing/mindfulness
Leave most natural but have some dedicated paths.
Foraging and woodland
Preservation of the natural environment
Rope swing
Disability cycle track
Pathway
Forestry classroom for schools
Forest bathing
Safe rope awing like in the Fairy Glen
As much preservation of the natural environment as possible
Little bridge to cross the river.
Foraging and woodland classes
Leave most natural but some dedicated paths would be nice.
Accessible tracks with suitable seating and info to encourage mindfulness etc.
Health benefits in nature
Information boards and leaflets on the special nature of the woodland – flora and fauna
Pathways would be good – dissuading people from trampling sensitive areas.

Dementia Centre

Need Daycare for the elderly.
Fantastic idea will help bring community together.
Much needed service for families
Activities to engage people not just sit.
Carers need help they are struggling with few services.
Ensure there are activities to engage people not just a place to sit.
Desperately need day centre for people with Dementia and their carers.
I would take the pressure off the existing services which are at crisis point.
Lovely model for supporting early Dementia and the carers.
How soon can it be running ?
A lovely spot for this with so much potential for what can be given here.
Would there be a possibility of a formal Day unit for those with more severe dementia once this is established ?
This would be a proper resource not just a coffee morning once in a while.
I work in care for the elderly, this would be a place to not just see clients but meet colleagues. Would join up the services.
Wish this was running now – please be quick.
Worthwhile activities and information is what we want.
Stop the stigma.

Café

Excellent would be the centre of the hub.

Café could be run by special needs and teens for work experience.

Menopause café

Exhibition about the Black Isle history

Engage school community projects to help run café.

Soft play with cafe – somewhere parents can meet and let kids run wild

The Hobnobs are amazing.

Soft play café community café -see Ardgay Hub

Yes please for customers and developing skills.

Growing /Food production

Childrens groups to learn about growing veg and basic outdoor skills.

Link with primary school for gardening and make it intergenerational.

Very much agree with link to primary school

Healthy Growing and woodwork skills

Cookery

Children and gardening skills

Linking generations bridging gaps to recover lost skills

Community garden

Respite

Don't limit this too much – lots of families in need of a break from unpaid caring roles which are relentless.

This will provide such a wonderful and much needed service for so many Highland families and their very sick children.

Very valuable

Could it cover young adults up to 25 too ?

Respite accessible accommodation is needed for non-life shortening conditions too be good to ensure inclusive for all with mobility issues as well as cancer etc.

Provision of respite services is at a critical level in the Highlands – a much needed facility.

Respite space for carers, young and adult would be fab.

Don't underestimate just what this would mean to so many and at very important times.

Memories made are so cherished.

Everyone deserves a holiday, disability and illness shouldn't stop that.

General Ideas Generated by Display

Mental health for young people

The same as above (refers to previous mental health comment)

Engage with school leavers.

Holiday cottages – yes if for respite for families with dementia , special needs, or carers
Accessible trampolines with hoists
A place where neuro diverse teens can relax and learn some life skills in non-school setting.
I'd be interested in renting a room for my business ad hoc.
Would like to bring our charity shop here.
Wheelchair swing, cause, and effect buttons.
Sensory garden
Don't forget the sight and hearing impaired.
Truly accessible accommodation, involve physio and OT.
Location for BI men`s shed
I agree Men`s shed a fab idea for the community.
We would be interested in developing arts workshops at Raddery.
A Cantraybridge style project supporting young people and adults with AS needs –
generating income for their provision Maybe partnering.
Facilitated drop in peer-to-peer recovery groups – contact smart.
Petting zoo like Dalmore farm
Toys (G aged 3)
Grounds suitable for camping along the lines of Scout camps but for carers etc.
Veterans drop-in centre, Gym, and OT facilities
Be great for the community.
A lovely place for young adults with learning difficulties would be ideal. Residential and day
centre
There is no safe place for recovering addicts within the Black Isle I would like to think there
would be a hub/place/ go between for recovering addicts to engage with meaningful activity
such as gardening and a place to talk to others in recovery.
Addiction issues exist on the Black Isle we can assure you. Could try their hand at woodwork
and community garden etc.
Wellbeing spaces
Changing spaces to allow ALL access to ALL use the spaces.
Outdoors nursery maybe in partnership with Stramash at Tornagrain.
Why just men- Women`s shed too.
Mental Health support for school refusers due to anxiety
As there is considerable land and buildings, could the asset be shared with a developer so
that the respite and other charitable project piggyback with a developer.
Neuro diverse- home education
Forest Nursery/Play group
Solar panels on South facing buildings.
Forest nursery, soft play area, garden, woodwork, mechanics etc could all be accessed by
asn pupils throughout mid – Highlands.
Alternative energy sources – investigate if there is a place for local residents to benefit i.e.,
wind turbine ?

Is it worth keeping the original buildings or should it all be demolished.

We don't want a housing development.

Re cycle hub; Native rewilding; Foraging; Retreat; Mental Health Support; Family Support; Skill Classes.

Negative comments

Centre around local residents concerns about disturbance and increased traffic.

Road not safe for children walking to the school bus.

Don't want holiday cottages – noise pollution and we wouldn't know who was staying there.

Not keen on Hub idea- busy bustling , noise, and activity. Not what we moved to the country for.

Increased traffic would mean a danger for people walking on it in the day and in the evening.

Office renting - more noise pollution, increased traffic

Disturb locals with increased business.

We need a footpath for the children walking to school.

Holiday cottages – yes if for respite no if for others

Concerns for entrances and exits from site with holiday homes.

General Comments /questions

What is the 5 years business plan to underpin funding and secure long-term income?

How will the proposed ideas work coherently on site once up and running after phasing in of each development?

What are the plans to obtain CQC accreditation?

What are your contractual links do you have with NHS Scot?

How will you secure contracts from NHS Scot and the independent sector?

Business plan needs to be tight and focused to avoid uncertainty,

I fully support the initiatives presented today. It would make an excellent facility for so many different groups of people on the Black Isle. Thank you for your efforts.

A lot of work needed but an ideal place for some kind of community hub. It is a beautiful peaceful place.

Business plan is unclear. Is this a respite centre for children or patients with dementia? How will this cover patient safety?

Great ideas but a lot of conflicting needs. Isolated position is a barrier to many.

Where will you get staff?

Encourage use of existing facilities to reduce elements of antisocial behaviour.

Great ideas but huge project. How much will it cost and where is the money coming from.

Who takes responsibility for the money? Great ideas but no money. Need well-heeled benefactor.

Young people needed to drive this forward.

Verbal Feedback and Reflection

This was a very successful event.

The style of the day lent itself to casual chat both between organisers and attendees and between attendees.

There were very valuable and positive chats with the 3 Highland Councillors (including the ambassadors for the elderly and Young people) and several Black Isle Community councillors and other organisations.

The atmosphere was cheerful and almost all interactions were positive and constructive. Attendees were Very supportive of the project especially the Respite and Dementia elements.

Many expressed surprise at the size, beauty, and potential for the site, expressed resolve that it should not be lost to the community and made further suggestions for its use.

Many offers of future help were made and ways of supporting the project sought.

Several local residents were very concerned about how the woods would be protected from over development.

There was a concern from couple of immediate neighbours of the site that development would cause them `noise pollution` and interfere with their country living. Most neighbours were supportive or very supportive.

Concerns about the approach roads were aired by several attendees however further discussion showed that it was the current potholes and degraded pull ins which most referred to. There are 2 access roads and 3 entrances to the site.

Two local neighbours expressed concern about potential danger to children/ families walking to the school bus at the end of the road. However, there are only 4 families who catch the bus at the end of the road and usually travel by car. Only 1 occasionally walks the route.

Mitigation was offered by way of pointing out the centre would have suggested opening hours out with the school bus times. If it remained a concern, then further mitigation could be the use of the campus minibus to meet the school bus.

The provision of the minibus would reduce the number of car journeys for people using the site , particularly the Dementia Centre and provide access not limited by lack of transport. (Scottish Index of Multiple deprivation 2020, geographical access domain -The Black Isle is in the most deprived 10%)

Further discussions with THC planning department and Roads department may be prudent. A report was posted on Raddery House Facebook page and received many likes and congratulations.

Many requests were made for a repeat event.

A local press photographer was present for a full day and an excellent article was printed in the Press and Journal eliciting further supportive comments from the community and wide publicity for the project.

Appendix 3 – Report on Dementia Centre Seminar 14th September 2023

Further Community and Stakeholder Engagement Summary of Dementia Meeting Place Workshop 14.09.2023

Background

Raddery House Ltd. (RHL) have submitted a CAT request to The Highland Council (THC) for Raddery House, Campus and woods, situated on the Black Isle

RHL is a not-for-profit organisation with Charitable Purposes established by a community group November 2023.

It has undertaken extensive community and stakeholder consultation and identified unmet need on the Black Isle.

One prominent unmet need is that of support for people with Dementia and their unpaid carers.

It is believed that there in excess of 200 people with Dementia living on the Black Isle. There is no dedicated provision the nearest centre they are able to access is Dingwall, which is over subscribed and only a very few are able to attend due to the logistics and number of places. Those who do attend have to provide their own transport and typically attend for only 1 session a week.

RHL wish to use the Kirrie Connections model to establish a 5 day a week `meeting Centre` for people with early/moderate dementia and their carers living on the Black Isle. This is an evidence-based model founded on engaging and fulfilling activities.

Ongoing contact with Graham Galloway from Kirrie Connections and background research had been undertaken by RHL since May 2022.

Raddery House ,Campus and woods currently belong to THC. RHL wish to develop the asset for a few connected purposes. RHL see a Dementia Meeting Centre as one of , if not the most important unmet need which can be addressed here.

Method

Consultation and research were undertaken during the period May 2022 through to date. Initially in excess of 300 face to face engagements , followed by an online/ events survey May 2023, designed, and conducted by Scottish enterprise with nearly 400 respondents. (96% were in favour of establishing a Dementia centre at Raddery).

An open day event was held on site at Raddery September 2023 attended by over 250 people , capturing both written and verbal engagement and also a Dementia Meeting Centre Workshop held September 2023 attended by 24 individuals comprising of professionals with direct interest in dementia , local organisations, and the community.

Event

Invitations to the workshop were sent out targeting professionals and organisations with direct interest in Dementia and their unpaid carers. Posters sited at key points and businesses and local social media were used to invite the wider community.

Over 50% of attendees had a direct professional role involving Dementia and the Black Isle. More than 20% were from Third sector organisations on the Black Isle involved with dementia and carers.

Individuals had to register with RHL in advance and there was a maximum of 25 places. All places were filled, but a few late cancellations were received due to a covid spike in the immediate area.

A few individuals dropped in `on spec` and were accommodated.

The workshop comprised of a full day with lunch enabling valuable networking. It was commented on by some professionals that this was their first opportunity to meet colleagues with an interest in Dementia and work overlap.

The workshop was taken by Graham Galloway, Chief Officer, Kirrie Connections who explained the ethos and evidence backing the Kirriemuir model and a method of establishing a meeting centre used across Scotland.

The workshop took the form of a power point presentation, open and directed discussion and also time allotted for networking. Printed workshop material was available during and after the presentations to take away. There was a poster display of RHL background and their proposals for the Raddery site.

The organisers took notes of verbal points and comments made, sticky notelets were made available to participants for anonymous feedback and an anonymous feedback form was given to all attending.

Outcome

The comments and feedback were collated by the organisers.

20 anonymous feedback forms were completed. All but one `strongly agreed` with a Dementia centre being established by RHL at the Raddery campus. (The one individual `agreed` rather than `strongly agreed`)

A representative cross section of comments and concerns are given in *appendix 2*.

The overwhelming expression from the workshop attendees was one of support and not if this should happen but how quickly it could happen.

The only concern raised being the need for transport to access the Centre. This was dispelled by the knowledge that a fully adapted electric minibus would form part of the project and individuals wishing to attend the centre could be collected from their own homes.

The workshop highlighted the unexpected benefit of professionals meeting up and a place for that to continue both formally and informally at Raddery was seen as important by the attendees. This will now be incorporated in the Centre plans.

RHL will continue to drive this project forward and a further meeting is arranged in October with key professionals and third sector individuals who expressed interest at the end of the workshop.

Several individuals and organisations expressed their willingness to support the project in any way they can.

Feedback Form Analysis

There were 24 attendees, 2 left before feedback forms were issued. There were 20 completed feedback forms. All forms were anonymous.

The forms consisted of 4 questions and there was a box for comments at the end.

Summary

Q.1- I found the workshop informative, and I have a better understanding about this `meeting centre model`

100% Strongly agreed with this statement.

Q2 - There is a need for more support for people with Dementia and their carers on the Black Isle

100% Strongly agreed with this statement.

Q.3 - I support establishing a `Dementia Meeting Centre` on the Black Isle.

100% Strongly agreed with this statement.

Q.4 - I support establishing a Dementia Meeting Centre at Raddery House.

95% Strongly agreed with this statement.

5% Agreed with this statement.

Written Comments made in box.

`Strongly support.`

`Badly needed`

`It would be a game changer for people with Dementia and their carers`

`Yes, the sooner the better`

`Ideally a meeting centre would be a permanent fixture all week, rather than having to be set up and taken down on a once weekly basis`

`I am glad I attended the Kirrie meeting centre today. Lots of useful information, great information provided`

`Interesting meeting. Highly structured approach and significant resource`

`Looking forward to seeing how connecting carers can help support the meeting centre.`

`Thanks so much for moving this forward`

Appendix 4 – Findings of Open Days 15th – 16th June 2024

Raddery House Open Day Event Saturday 15th and Sunday 16th June
Following submission of the draft report to RHL open days were held on Saturday 15th and Sunday 16th June from 1-4pm, with the permission of the Highland Council.

Aims

To share the findings of the separate studies into the campus and the woodland.
To answer questions about the project, the study, and potential developments.
To gather the views of the public on the ideas, proposals and options presented.
To understand the level of community support for the different options.

Method

The event was advertised widely on the Black Isle through posters, social media and roadside signs and received valuable publicity through an article in the press & Journal. The consultants prepared a series of boards showing the development of site drawings and sharing the key messages from the feasibility study. RHL directors showed further information on the landscape architects woodland study and the history of Raddery House. Consultancy team leader Duncan MacPherson and team architect Robert Fraser were present on the Saturday to guide people through the study material and to answer any questions from the public. RHL directors and volunteers were present on both days to engage with the public, share their enthusiasm for the project and encourage visitors to join RHL and to volunteer. The public were invited to study the boards, talk to consultants and directors and leave written comments on post it notes.

Attendance

In total approximately 150 people attended, 40 on the Saturday and 110 on the Sunday, showing a continued high level of engagement with the project.

Community Responses to Set Questions

What do you like about the proposals?

Wellbeing centre, growing space, play & recreation

Like the proposals to use the site for wellbeing and the tree nursery.

- Respite cabins in Option 1
- Use of flat area for youth organisations for camps, archery, campfire

Respite in Option 1, this project should serve the community

Considerations of sustainability e.g. Raddery House, tree nursery. Maintaining areas which are in good condition e.g. gym

- Good provision for care, respite, recreation
- Mainly retains existing features
- Options for growing – polytunnels etc

Lets look to the future – preserve restore and create for future. Community benefits.

Outdoor, indoor activities to drive our health and wellbeing of all ages

Forest walk great idea.

What would you like to see at Raddery?

Wellbeing activities

Possibility of support/respite for young people with additional support needs - individual & group: family or organisation

Support for young people with additional support needs, including respite

Use of wellbeing centre for a variety of groups/organisations

An outdoor children's nursery. These are becoming increasingly popular.

Outdoor park. Path access in the woods

Space for therapies

- Forest bathing
- Sound therapy

Art therapy to support pre and post bereavement for the community

Art therapy

(+ Pre) Bereavement Counselling

Space for community [illegible]

Education

Use site for educational purpose not for housing. That was not part of the original plan.

Would like to see the site being used for education. It was what it was meant to be used for.

Building retention/improvement

Retain existing building (house). Provide history/archive about it in the final developed building

Existing building retained and retrofit using sustainable technologies.

Ideal would be to keep Stables and Raddery house – like the idea of phased development

Keep the main building. Holiday berths would generate income but may attract more campervans elsewhere in the area.

District heating? Solar meadow.

Housing

Will there be affordable housing?

Affordable housing for locals

What people don't want

Do not demolish R.House

Please don't increase the number of people in the woods – no car park!

Don't support caravan park at all. Road not suitable. Café & shop, social housing not for the country.

Avoid selling bits off – keep in community ownership

Not a caravan site

No new homes, social or not

No new housing

Object to housing proposal

No new houses – nature based grass roots.

Don't put car park in the woods either.

Which option 1,2 or 3 do you prefer?

Option 1 (x5)

Option 1 – Keep Raddery House & develop area with respite & community hub/wellbeing

Option 1 is best out of the 3

Option 1 but still got

Option 1 please. Don't demolish the old house, don't sell plots, use Airbnb for cashflow.

Yurts and short term lets give immediate reliable income AND you maintain full centre.

Option 1 since the project team favour 1 – they know best which option is viable

1 & 2 (for timeframe of getting started)

Option 2 (x2)

Option 2 with land sell off providing necessary capital, unless a generous donor suddenly appears, also income with glamping, but all with careful consideration of e.g. land sale is conditional.

Yes to affordable housing. Option 2

Option 3 (x2)

Option 3 (Serial renovator). Sad, but the house has to go. Other projects can progress and then further thought as how to make best use of the space.

Option 3 with affordable housing

I like option 3 best. S.

Option 3 – long term lower running costs. Bespoke buildings better [illegible] for intended use.

Option 3 with phased element

Option 3 preferred. That gets rid of the eyesore Raddery House

What else would you like to discuss?

Wellbeing provision

Provision for community care, opportunities for special needs, careful consideration re partnerships. Affordable housing.

The word 'Hub' suggests busy, noisy, not country living.

Impact of Development

Environmental impact on area with proposed ideas.

Demolition & Building site. Impact on residents nearby.

Cost realism of options is important And forward running costs

Traffic Management/Access

I'm unsure if wellness centre/affordable housing good option with access issues here

Control of traffic to the site and control of campervans turning up

Passing places on the roads due to volume of traffic

Traffic control

Roads can't cope with campervans & extra traffic. How would they be managed to ensure control of roads?

Campervan [unclear] -access? Provides an income but may create other issues

Other entrance being used, the school kids use this,

Roads can't cope w campervans and active travel. How would they be managed to ensure [illegible] over roads?

Raddery House is not on a bus route. How would people without a car access the facilities.

Unsure about campervan spaces – access? -provides an income but may create other issues.

Access to site front entrance only and close back entrance away from houses

Woodland

The woodland is beautiful and should be protected – it could also be used for children's nature

Like the idea of the woods being more accessible and an outdoor classroom could be good if done well.

Do the woods walks need more development and footfall?

Car Park option 2 in the woods not viable

Housing

Co-housing shared facilities custom self build

Want to discuss further of the housing options

Wish you all the best after all your hard work. Housing would be great.

Camping Activities

Most local Scout groups have facilities of their own

Who would be using the yurts? Would there be enough to cater for demand?

General

Options 1,2 & 3 looking less and less community based.

All the proposals are turning the area into a village. I live in the country because I don't want to live in a village.

Ideas looking more like a business idea than community based

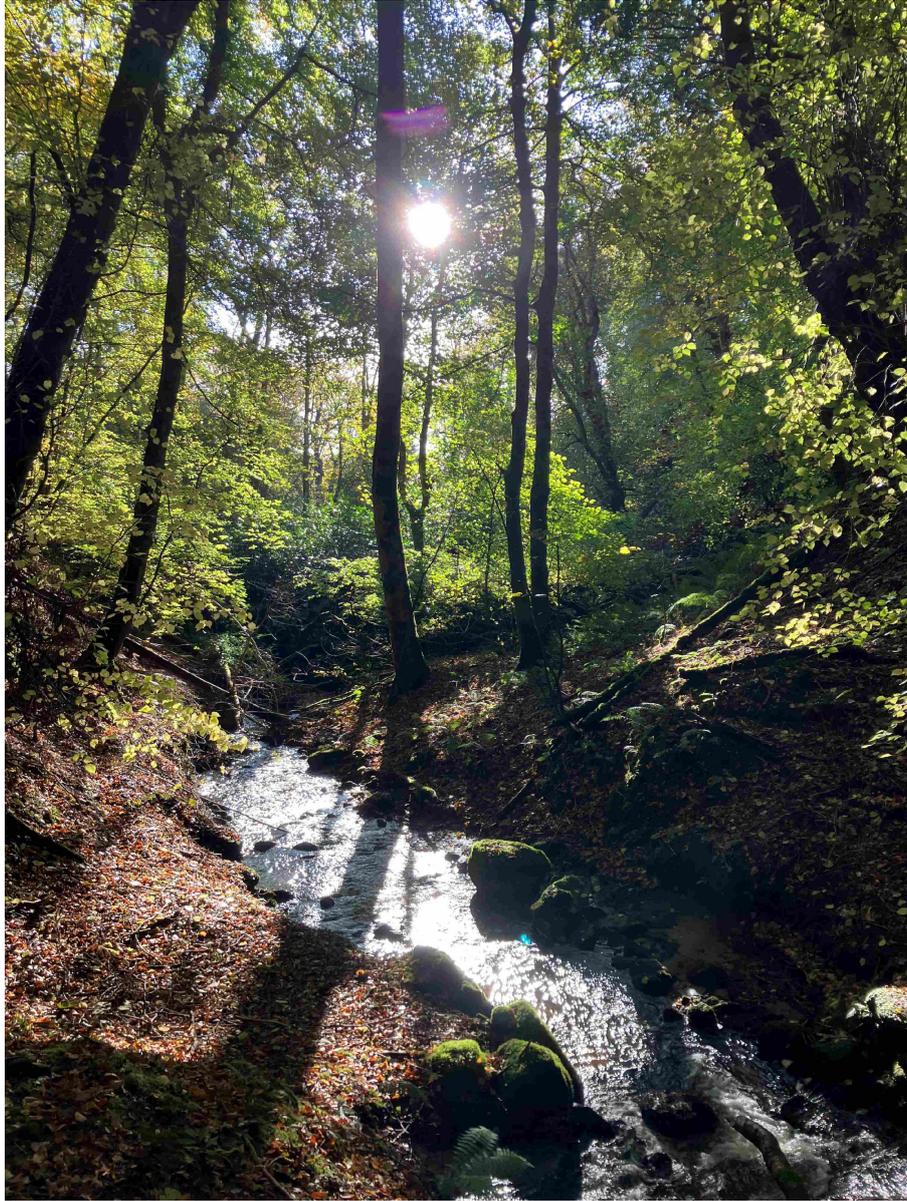
History

The Black Isle Horticulture Society have a show cup Colonel Torin Challenge Cup which is awarded each year at the August Show. Might add to your history.

Appendix 5 – An Overview of Raddery Woods

Raddery Woods

An overview



Raddery Burn, looking south. W. McGhee

The Den of Raddery Wood is approximately 2 miles northeast of Rosemarkie (Grid Reference NH714596) and is linked to the former Black Isle Education Centre campus at Raddery House and grounds some ½ mile to the west.

Access

There is a small car park, at the top (north) of the wood, on the north side of the minor road, just off the B9160, and a gate and path into the north of the woods. And there is a path off the same minor road, further to the west, on the corner of the extreme west of the wood. There used to be access from Raddery house, across the road and along a field boundary, however the field is now populated with Aberdeen Angus bulls and is not currently accessible.

Geography

The woodland is approximately T shaped and is some 7.73 hectares in area. Is bounded, for a short section, on the east by the B9160, and to the north by the minor road from the B9160 to the Mains of Raddery. It is surrounded by agricultural land, mostly improved pasture.

The woodland is bisected by the Den Burn of Raddery, which has three small tributaries. One flows into the wood at the northeastern corner – there is a small bridge over the B9160, one joins the woodland from the north side of the Mains of Raddery Road and the third flows across the road, directly east of the Mains of Raddery, into the wood. The confluence is at the centre of the wood, slightly offset to the east of the midpoint of the T. The burn is a key feature of the wood: it flows down into a steep sided gully, creating a small section of wet bog, it provides a high level of internal humidity, and it acts as an internal barrier for vehicles (and pedestrians) and gives a feel of a compartmentalised wood, with different woodland types and structures.

The geology comprises pebbly sandstones in the northeastern section of the wood, and granite 'clasts' in the mid-section of the leg of the T²⁹. The soils are moist, with deep litter and humous layers, some of which have been undisturbed for years.

Site visit

The Den of Raddery Wood was visited on Monday the 23rd of October and a basic woodland survey was done. This was neither a tree condition assessment, as would be carried out by an arboriculturist, or a biodiversity assessment, rather an assessment of the woodland condition and its potential for future management. The site visit noted,

- Main tree species,
- Woodland habitat types (i.e., upland birch),
- The state of boundary fences,
- Obvious dangerous trees,
- Access for pedestrians and vehicles
- Features within the woodland – physical and built.

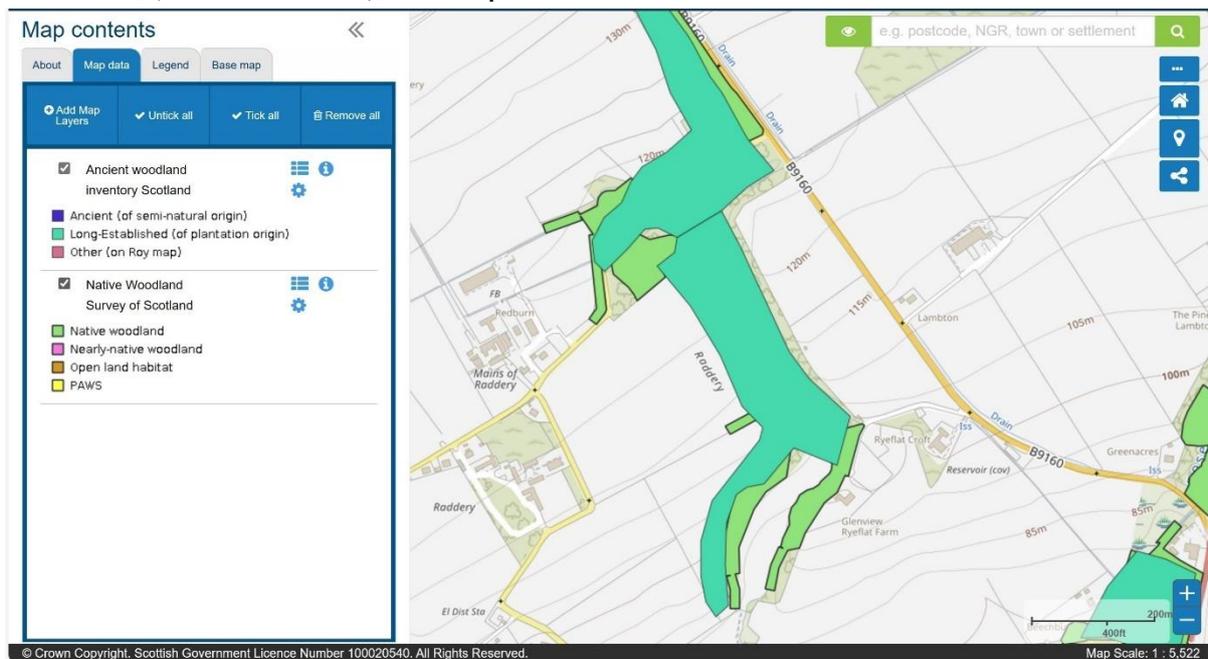
Desk survey

²⁹ [Fortrose and eastern Inverness, sheet 84W, memoir for 1:50 000 geological map \(bgs.ac.uk\)](https://www.bgs.ac.uk/fortrose-and-eastern-inverness-sheet-84w-memoir-for-1:50-000-geological-map/)

An online search was done, referencing the Native Woodland Survey of Scotland, Forest Research (2014)³⁰ and the Ancient Woodland Inventory of Scotland (NatureScot)³¹. This to establish the vintage and pedigree of the woodlands, i.e., are they recognised as semi-natural and how old are they? Point of note. Because these surveys treated the Den of Raddery Wood and the two trailing 'legs' of woodland, not owned by Highland Council, as a unit the areas given below include the areas of the legs.

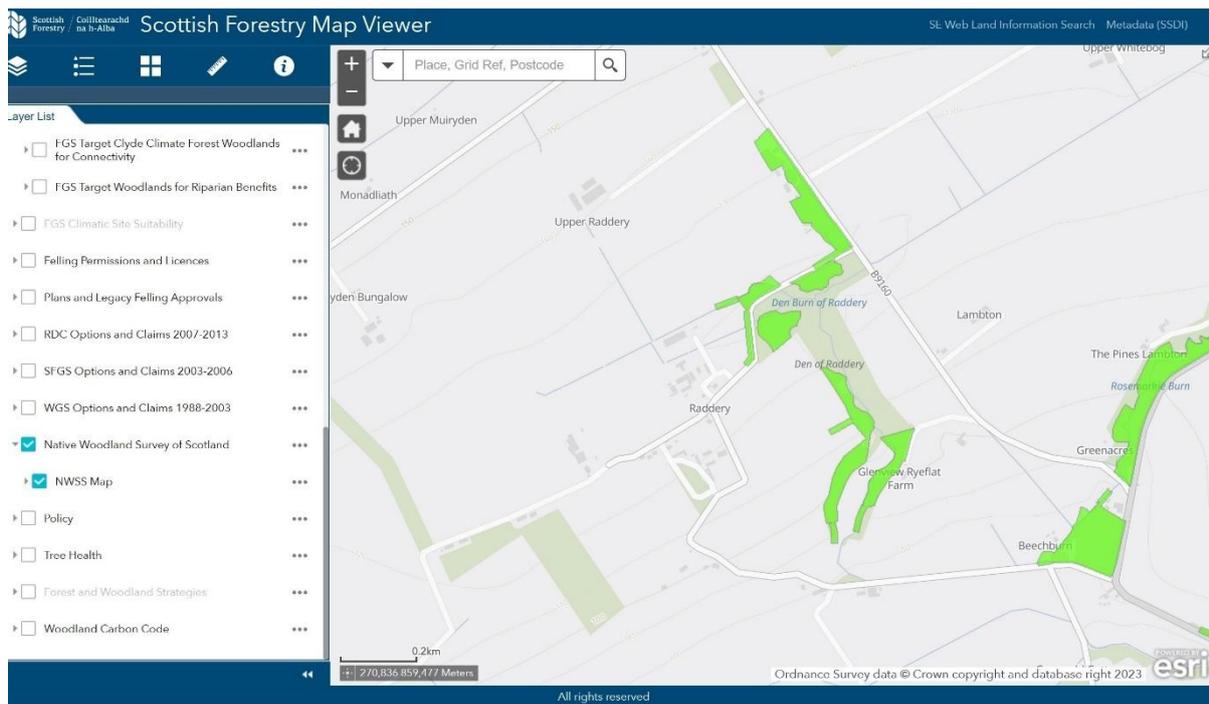
A search of the Ancient Woodland Inventory of Scotland identifies some 5.83 hectares of the Den of Raddery as being of Long-Established Plantation Origin (LEPO), see Map 1. below. Meaning that 5.83ha of the woodland was identified as present on the site from a map dating to 1860 – some 163 years ago. The areas of LEPO woodland are effectively the main body of the woodland – most all of the T shape, with a portion of the southwest leg – and none of the southeast leg.

The Native Woodland of Scotland Survey (2014) identifies 4 sections within the woodland as being of semi-natural woodland type, 3 of which are labelled as Upland Birchwood, with the remaining 1 being referred to as having no woodland type – the southeast leg of the woodland, (which is curious), see Map 2. below.



³⁰ [Scottish Forestry Map Viewer \(arcgis.com\)](https://www.gov.scot/Topics/forestry/arcgis)

³¹ [Map | Scotland's environment web](https://www.gov.scot/Topics/forestry/arcgis)



Map 2. Den of Raddery Woodland, Native Woodland Survey of Scotland (2014)

Site assessment

The Den of Raddery woodland is a nice example of an old estate woodland that has been, through neglect, allowed to do its own thing. There is a diverse internal woodland structure – different canopy heights, pockets of dense natural regeneration, steeply sloping areas with much deadwood and boundary trees of various species, some of which may be 150 plus years old.

It contains a wide range of tree species, some native, some not, with very large old trees and pockets of natural regeneration, dense thickets, suckering aspen (*Populus tremula*) and single saplings of beech (*Fagus sylvatica*) coming up below mature beech.

There is not an extensive network of paths, nor bridges (seen) to allow for burn crossing. Some paths petered out to become, what felt like, deer tracks and, crossing from one side of the burn to the other in the southern portion of the wood is not trivial.

A rather rickety lean to is in the northwestern corner of the wood and this is apparently used by youth to while away hours.

There are a few different stand types present in the wood, the dominant and most abundant being beech woodland in almost pure stands, with birch woodland out with the areas of dense beech shade. Other stands include Douglas fir over birch, Common lime stands with oak, groups of Sycamores, and aspen clones suckering amongst birch.

Tree species (this is not an exhaustive list) include,

Beech (*Fagus sylvatica*) – frequent/dominant

Oak (*Quercus robur*) -occasional

Sycamore (*Acer pseudoplatanus*) - common

Silver birch (*Betula pendula*) – frequent/dominant

Grey willow (*Salix cinerea*) -occasional

Goat willow (*Salix caprea*)- occasional

Common lime (*Tilia x europaea*) -occasional

Alder (*Alnus glutinosa*) - common

Douglas fir (*Pseudotsuga menziesii*) – common

Ash (*Fraxinus excelsior*) - common

Shrubs - Hawthorn (*Crataegus monogyna*) was present, as was the climbing shrub

Honeysuckle (*Lonicera periclymenum*).

The ground vegetation was dominated by Wood rush, (*Luzula sylvatica*), pteridophytes – Buckler ferns and bracken, and bryophytes – mosses.

A clump of rhododendron (mistaken for laurel) is present at the southern end of the Den Burn gully. It is recommended that this be removed.

The woodland boundaries are comprised of stock fencing – post and wire – much of which is elderly and some of which is ramshackle. There does not appear to be evidence of sheep ingress, although sheep are said to come into the woods from neighbouring fields during winter months and, were the community to take ownership this would need to be addressed.

Whilst there was evidence of animal, possibly deer paths, there was not much sign of damage to young saplings or regenerating trees. As with sheep, if Roe deer were to be a problem, then action in respect of fencing, and or deer control would be required.

Potential uses

Timber harvesting.

There is no suitable access for managing the woodland for timber harvesting. If there was a desire within the community, for instance, to remove some of the very large Douglas fir trees – or if the trees came down in a storm across neighbour's land or roads – then a new access would need to be created. Making an area of hard standing for timber stacking – prior to uplift – could require clearing a relatively large area of trees – this is proportion to the woodland size. The woodland is not really suited to timber harvesting and extraction nor is it desirable, from a conservation management point of view to disturb a significant area of the wood. Should large trees come down in the future, and require removal then small-scale portable saw milling, with low impact extraction could be done, or the use – if available locally – of appropriate small-scale harvesting and forwarding equipment. Thus minimising disturbance within the woodland.

Small scale processing.

As above, the woodland is not, well suited to small scale timber extraction, although small scale firewood processing is a possibility. Access may be required to suitable timber trees and the internal woodland conditions – notably the streams, the damp soils and the gully – mean that cutting and extraction would be best done in the northern, flatter portion of the wood.

Environmental education.

The woodland has a history of being used, as part of the Outdoor Education Centre, as an outdoor classroom and learning facility and it is ideally suited to this use – access allowing. As mentioned above access is key to woodland use – the path to the lean to starts at the westerly end of the T, next to the minor road from Mains of Raddery. Ideally car parking and access to the facility would be adjacent, especially for all abilities access.

One tried and tested means of connecting young people with nature is through Forest Schools³². Avoch Primary School is the closest primary school [Avoch Primary and ELC - Newsletters \(google.com\)](#) and contact with the PS would be useful to have a discussion around whether Forest School would be desirable or possible.

Volunteering

The woodland appears to be used for casual recreation such as dog walking and it may be relatively straightforward to organise woodland activity days and involve local people, including woodland users, in organised events. Volunteering³³ is a significant use of community woodlands and is a tried and tested mechanism to effectively manage small woodlands - [Community Woodlands Association \(communitywoods.org\)](#). Volunteering can also foster connections with local schools and youth organisations – Scouts, Beavers, Cubs, etc.

Rural skills training

Community woodland groups in Scotland have been using rural skills training as a mechanism for engaging young people in local woodlands for the last twenty years, and for providing young people with transferable rural skills such as - chainsaw use, fencing, drystone dyking, first aid courses, tree planting, vegetation management and more. Thus, allowing young people who may have difficulties with school learning and who may find Further Education challenging, to gain recognised LANTRA qualifications through short, non-academic courses.

Woodland related enterprises

Many community woodland groups consider setting up woodland related enterprises, such as tree nurseries. Tree nurseries are very labour intensive, take a long time to become viable and require capital at the outset. The Den of Raddery Woodland is not really suitable for a tree nursery. Most of the woodland is in deep shade – tree nurseries require full sun – and as stated above, access to and within the woodland is not suited to vehicles, mechanisation or moving large structures, such as polytunnels.

Management and Conservation

The woodland appears, at a superficial level, to be biodiverse, and is neither moribund – decaying without regeneration – nor is it in need of much in the way of active management to improve biodiversity.

³² [Forest School Scotland \(forestschoolltraining.co.uk\)](#)

³³ [Environmental Volunteering - Useful organisations and contacts list | NatureScot](#)

There is a healthy amount of deadwood – standing trees and fallen branches – to support fungi, invertebrates and those that feed on them. And the woodland structure lends itself to providing a diversity of ecological niches for different flora and fauna.

Tree regeneration has been plentiful – in pulses- in different sections of the wood and if tree regeneration is to successfully continue then livestock need to be excluded, and fences will need to be repaired or replaced – in due course.

The invasive exotic rhododendron is present as a small clump and should not a problem to deal with – although access to it involves navigating steep and slippery slopes.

There is evidence of ash dieback (Chalara) amongst ash trees large and small. There is nothing to be done about the spread of dieback, and it is hoped that trees such as sycamore and beech may take the place of dead and dying ash.

Biological recording is one of the activities that local volunteers could be involved in. This could benefit both the woodland – learning more about what is in it and how it functions – and the volunteers/local people, who could hopefully gain insights into how nature is working on their doorstep.

Annual running costs are likely to include – public liability insurance, volunteer insurance, fence repairs or renewal, path work (non-volunteer), organising volunteer days and running repairs to the shelter. A rough estimate of woodland revenue costs is circa £2-£3,000 per annum.

Income from the occasional felling and processing of large Douglas fir could yield an estimated £1,000 per annum. This is dependent on local availability of expertise and machinery and the price of softwood timber. [Mobile Contract Sawmilling in Scotland \(woodmizer.co.uk\)](http://woodmizer.co.uk)

Scottish Forestry grants for management are potential but may be modest. Most likely in the form of one-off capital costs contributions, such as for fence renewal or community events. [Forestry Grant Scheme \(ruralpayments.org\)](http://ruralpayments.org)

Funding is also available for the Lottery for community capacity building and for connecting more local people with nature. [National Lottery Awards for All Scotland | The National Lottery Community Fund \(tnlcommunityfund.org.uk\)](http://tnlcommunityfund.org.uk)

Were the woodland to be part of a larger enterprise, say with Raddery House, as a social and health undertaking, it would have value as a resource for the provision of outdoors wellbeing activities and the betterment of mental health – the wood is a peaceful and quiet environment. [Contributions of Scottish community woodlands to local wellbeing before and during the COVID-19 pandemic.pdf \(tandfonline.com\)](http://tandfonline.com)

The health and wellbeing component complements the use of the wood for youth training and volunteering for older folk. And with improved access from Raddery House, which has ample car parking, the need for in woodland car parking would be negated, thus allowing community use with less direct impact on the wood.

Appendix 6 – Condition Report & Cost Estimate

Raddery House Ltd.

Former Black Isle Education Centre
Raddery
Black Isle



Condition Report

November 2023

fraser
ARCHITECTURE

Contents

1. General	4
1.1 Background.....	4
1.2 Inspection	4
1.3 Accommodation	4
1.4 Asbestos.....	5
1.5 Location and Surroundings	6
1.6 Existing Services.....	7
1.7 Statutory Consents	7
1.8 Proposed Repairs	8
2. Building 1 : Raddery House.....	9
2.1 Roof.....	10
2.2 Walls.....	13
2.3 Chimneys.....	15
2.4 Windows and Doors.....	17
2.5 Fire Escapes External	19
2.6 Boiler Room, Fuel Store and Fuel Oil Pollution	20
2.7 Internal.....	21
2.8 Services.....	24
2.9 Renovation Costs.....	24
2.10 Commentary	24
3. Gym	24
3.1 General.....	24
3.2 Services.....	24
3.3 Condition.....	24
3.4 Commentary	25
4. Timber Classroom No 1	25
4.1 General.....	25
4.2 Services.....	25
4.3 Building Condition	25
4.4 Commentary	27
5. Timber Classroom No 2	27
5.1 General.....	27
5.2 Services.....	27
5.3 Building Condition	27
5.4 Commentary	28
6. Semi-detached house	29
6.1 General.....	29
6.2 Services.....	29
6.3 Building Condition	29
6.4 Commentary	30
7. Stables Block Original Part.....	31
7.1 General.....	31
7.2 Services.....	32
7.3 Building Condition	32
7.4 Commentary	34
8. Stables Block 1980's Part	34
8.1 General.....	34
8.2 Services.....	34
8.3 Building Condition	34
8.4 Commentary	35
9. Office	36
9.1 General.....	36
9.2 Services.....	36

9.3	Building Condition.....	36
9.4	Commentary.....	36
10.	Workshop.....	36
10.1	General	36
10.2	Services	37
10.3	Building Condition.....	37
10.4	Commentary.....	38
11.	Wood Store.....	38
11.1	General	38
11.2	Building Condition.....	38
11.3	Commentary.....	38
12.	Recommended Future Works	38
13.	Appendices	39



1. General

1.1 Background

Raddery House Ltd. appointed the team led by Duncan MacPherson, Community Development Consultant to advise on the feasibility of a community development on the site of the former Black Isle Education Centre in Raddery on the Black Isle. The Black Isle Education Centre was located in and within the grounds of the former Raddery House.

Fraser Architecture LLP are part of Duncan's team and have been commissioned to carry out a condition survey and provide some high level advice on the feasibility of repair and upgrading the existing buildings.

The Highland Council made the decision to discontinue education provision at the Black Isles Education Centre in March 2017. The centre had not operated as a registered school since January 2017.

The original Raddery House, the adjoining timber classrooms and part of the stables block have had their windows and doors boarded up following vandalism. The buildings have not been maintained since closure and are in poor/dangerous condition. The condition of the buildings indicates that they have suffered from long term neglect. The Highland Council closure report notes that the buildings at the Black Isle Education Centre were no longer fit for purpose.

The Highland Council are currently selling the former Black Isle Education Centre.

1.2 Inspection

The building inspection on Monday 02 and Tuesday 03 October 2023. Weather conditions were bright and dry.

In attendance were Robert and Janice Fraser of Fraser Architecture LLP, Duncan MacPherson and a number of the members of Raddery House Ltd.

Raddery House Ltd. arranged for a joiner to be on site to open up the buildings. While we were able to access most areas, there were areas which were too dangerous to enter. We did not inspect any loft or sub floor areas. Our inspection was limited to a visual inspection. No opening up work was carried out. Inspection of the main house was by torch light.

1.3 Accommodation

The following buildings were inspected.

- Building No 1 - Raddery House – stone masonry construction, slate roof - 2 storey building – floor area approximately 381m² ground floor and 349m² upper floor
- Building No 2 - Former Gym Building – steel frame and clad – single storey – floor area approximately 250m²
- Building No 3 – Timber Hut No 1 – former classrooms – timber frame, clad with profiled sheet roof and timber cladding on concrete piers – single storey – floor area approximately 163m²
- Building No 4 – Timber Hut No 2 – former classrooms – timber frame, clad with profiled sheet roof and timber cladding on concrete piers – single storey – floor area approximately 164m²

- Building No 5 – 2no semi-detached houses – brick masonry construction – timber frame and clad on concrete piers – 2 storey – floor area of each house, approximately 54m² ground floor and 54m² first floor, External shelter 39m²
- Building No 6 - Stables Block – former workshop – stone and concrete block – 2 storey – Original stable, floor area, approximately 142m² ground floor and 142m² first floor – Stable Block extension, floor area, approximately 80m² ground floor and 77m² first floor
- Building No 7 – Chalet – former office – timber frame, clad with metal roofing and timber wall shingles -
- Building no 8 – Workshop – former workshop – ground floor with floored attic - steel frame, blockwork walls with metal cladding roof – ground floor area approximately 102m²
- Building No 9 – Wood Store – Store – steel frame, clad with metal roof and timber wall cladding.
- In addition to the above there are a number of small sheds. These were not inspected.

It should be noted that the floor areas which we have calculated, based on the external dimensions we took on site, vary from the floor areas included in The Highland Council's sales particulars. For example, our calculation of Raddery House gross internal floor area is 730m² against The Highland Council's figure of 806m².

1.4 Asbestos

The Highland Council provided their Asbestos Register and Management Plan ref HC 01492. The visit date was 3 December 2019. The register notes the following:

- Building No 3 – Timber Hut no 1 – Roof Sheets – Chrysotile
- Building no 5 – 2no Semi-detached houses. – Roof tiles – Chrysotile
- Building no 5 – 2no Semi-detached houses. – Sink pad – Chrysotile
- Building no 1 – Raddery House – Roofing felt to extensions – Presumed Chrysotile
- Building no 1 – Raddery House – door panel to boiler house – Chrysotile
- Building no 1 – Raddery House – store cistern – Chrysotile
- Building no 1 – Raddery House – panelling to stores F/0/009, F/0/011, F/0/012, ceilings, – Chrysotile
- Building no 1 – Raddery House – panelling to store F/0/012, walls, – Chrysotile
- Building no 1 – Raddery House – door panel to store F/0/017 – Amphibole excluding Crocidolite.
- Building no 1 – Raddery House – tank room roof sheets external – Chrysotile
- Building no 1 – Raddery House – tank room roof sheets internal – Chrysotile
- Building No 6 - Stables Block – Stairwell to meeting room – roof sheets – Chrysotile
- Building No 6 - Stables Block – Stairwell to meeting room – roofing felt – Chrysotile
- Building No 6 - Stables Block – H/0/012 Store – electrical switch gear – Presumed Chrysotile
- Building No 6 - Stables Block – H/0/012 Store – wall heater – Presumed Amosite
- Building No 9 – Wood Store – Roofing felt - Presumed Chrysotile
- Ancillary Building – Garage – Roofing felt - Presumed Chrysotile

The removal of the roof sheets to Building no 3 is of concern given that the sheets have been coated. This will make the removal of the sheets in whole panels very difficult. There is a risk of the release of asbestos fibres from broken sheets.

An asbestos refurbishment and demolition survey must be carried out prior to any work being carried out.

1.5 Location and Surroundings

Raddery house is located on the Black Isle approximately 2 miles from Rosemarkie. This is an attractive farmed area within easy commuting distance from Inverness. Access is via single track roads from the A 832 Rosemarkie to Cromarty road or the B9160 Rosemarkie to Balblair road.

The Raddery House land is almost rectangular, bounded on 3 sides with single width public roads and on the 4th side by farmland. There are entrances into the site from the south and the north. The main entrance is from the south. Both entrances are gated with stone walling. There is a stone perimeter wall which is largely overgrown.

The site is generally level with many mature trees and hedges around the perimeter. There is a level grass area to the east of the main house. The road access within the site is tarred as far as the Raddery House entrance. The north entrance is hard gravel. Roads within the site have been covered with leaves and vegetation. There are concrete slab paving routes between Raddery House and the adjacent classrooms. The grounds are very overgrown.

The house and grounds in the north west corner of the rectangular parcel of land, identified on the Ordnance Survey as the Dell of Raddery, is privately owned. From the information provided to us by the client, there is a septic tank located to the south of the Dell of Raddery. It seems likely that this tank serves the Dell of Raddery only. It is not clear from the information provided if this tank and its discharge lies within the land being sold by The Highland Council.

1.6 Existing Services

- Electricity – No electrics were tested. While we had assumed that all electrical services had been disconnected, there appeared to still be a live connection to building 4. When the extent of the proposed redevelopment is known, applications will have to be made for a new electrical connection or connections if there are multiple users. While the former school would have had a large electrical load, this does not provide comfort that the existing electricity network has adequate capacity to serve a new development.
- Water Services – As with the electrical supply it has been assumed that the mains water has been disconnected. Applications to Scottish Water or a water supply company will have to be made. A Pre Development Enquiry (PDE) should be made as soon as the design proposals are available to establish if there is sufficient capacity to serve a new development.
- Waste Water Drainage – information supplied by the client show that there is a septic tank located to the west of Raddery House. We identified 2 manholes in the tarred area leading to the Raddery House entrance which is likely to be the septic tank location. There is no information on the size of the septic tank or how it discharges. We have assumed that this tank serves the whole of the Black Isle Education Centre, minus the private house located in the north east corner. Any new design proposals will have to show how waste water will be treated. We are doubtful if the existing provision will meet current requirements.
- Surface Water Drainage – There is no evidence of a surface water drainage system on the site. Surface water drainage most likely runs to local soak aways.
- Gas Supply – There is an above ground propane gas tank located to the east of the gym building. We understand that the gas was for heating the gym building. The gate in the steel mesh fence enclosure to the gas tank is open.
- Oil Supply – Raddery House was previously heated with an oil boiler. There is an external oil tank located in the trees to the west of Raddery House. As a result of vandalism, we understand that a quantity of oil leaked into the Raddery house boiler room. There is a strong smell of oil in and adjacent to the boiler room indicating that there was a significant fuel oil leak. We expect that treating the polluted area will be very expensive.
- Communications – The location of telephone and internet services will have to be investigate at an early stage in the design work.

1.7 Statutory Consents

Planning

None of the buildings are listed and there are no designations covering the site.

The sales particulars state that “Pre-application Planning advice has been sought and is in principal supportive of a mixed use development”. A copy of the Pre Application Advice is included in the appendix.

The total site area is 2.8 Hectares. A planning application for the complete site would result in the application being termed a “major development”. A “major development” takes longer than a “Local Development”. The threshold for a “major development” is 2Ha.

We note that the “pre app” advice calls for a Contaminated Land assessment. This survey will pick up on the fuel oil contamination.

The re-development of the former Black Isle Education Centre site could result in a requirement to upgrade the single track road access and the entrances into the site. Until the full extent of the development proposals are known, it is difficult to make an assessment of what upgrading works would be required. The purchase of Raddery Woods by Raddery House Ltd. would provide opportunities to improve the junction with the B9160 and increase the number and sizes of existing passing spaces.

The Highland Council require that developers make a financial contribution to services and infrastructure costs. Raddery House Ltd. should make allowance for these contributions.

8

Building Regulation Approval

Alterations, change of use class, improvements and any new buildings will require a Building Warrant.

Current building regulations will have a significant impact on design proposals for the refurbishment of the existing buildings.

The thermal performance of the buildings will have to be significantly upgraded. This applies to all the buildings at Raddery including the extended part of the stables block which we understand was built using lightweight insulated blockwork. Building regulations requiring thermal insulation were first introduced in 1965. Only very low levels of insulation were required. The introduction of 50 mm of insulation in a loft was sufficient while today we install a minimum of 300mm. It was not until 2006 that there was a significant tightening of insulation standards. Today's thermal standards are significantly higher than they were in 2006. Most of the buildings at Raddery have little, if any, thermal insulation. It is possible to insulate external walls either internally or externally. It is more common to insulate historic buildings internally so as not to impact on their appearance. Insulation applied internally will have an impact on the size of internal spaces. The external wall thickness is likely to increase by between 120mm and 150mm. This increase will have a significant impact on the size critical spaces such as staircases and bathroom.

The requirements for acoustic performance between housing units in the same building and between rooms in housing have improved. To meet these requirements, it is likely that floors which require upgrading and floors which require upgrading to separating floors will require total replacement.

The upgrading of existing buildings to current building standards normally involves stripping back the buildings to the bare walls and roof structure and rebuilding fully within.

1.8 Proposed Repairs

Within this report we make recommendations on upgrading works. We have based these recommendations on other similar works we have carried out. They are indicative only and have been provided to allow the Quantity Surveyor to provide very early-stage indicative costs. Our recommendations must not be used for setting the standard for repair and renovations works or for tendering any work.

It is important that Raddery House Ltd. have a full feasibility study carried out which looks at re-design and construction solutions.

2. Building 1 : Raddery House

This building has been boarded up following vandalism. The building in poor condition and has been badly vandalised internally. All toilet fittings have been smashed, the main stair handrail has been broken, windows are broken and there is broken doors and furniture throughout. Areas of ceilings have collapsed due to water ingress. These collapsed ceilings have revealed severely rotted structural floor timbers. We carried out our inspection by torch as all windows have been boarded up. We were unable to inspect all areas of the building due to the dangerous condition. We were unable to inspect the store rooms in the north west corner of the building or the attic. We only viewed the upper floor of the north wing from the outer edge of the circulation corridor as the floor appeared to be unstable.

Raddery House is a two storey building constructed from rendered stone walls with exposed sandstone features, suspended ground and first floor and a timber truss roof finished with natural slate. The upper floor is partly within the roof with a sloping ceilings. The building can be referred to 1 & 3/4 floors. Windows are poor quality plastic windows, double glazed. There is a central timber stair and external steel fire escapes at the south of the building and between the two wings at the north end. The entrance “porch” is a single storey structure with a flat roof. There is a single storey portion with a double pitched slate roof on the east.

There are two more recent “lean to” extensions on the north side. One houses a fire escape stair and the other stores. Both are rendered block construction. We were unable to see the roof finish on the fire stair. The asbestos register noted that this roof is felt and is presumed to contain asbestos. The roof on the stores appears to be profiled metal sheeting.

The building does not meet accessible standards.

We were advised by our client that the building was constructed in two main parts with the north wing being older. The date stone over the front door on the newer and larger portion is 1900. The north wing is much lower than the remainder with hipped roofs and lower ceilings. This indicates that this portion of the building is much older.



Entrance facing south and west.



East Elevation



North elevation viewed from east and west.



2.1 Roof

Gutters and downpipes: Gutters and downpipes are cast iron. The gutters sit on top of a stone coping on the wall head. All gutters are choked with extensive vegetation. There is a small tree growing out of the gutter on the east elevation. North facing roofs have significant moss and lichen growth. The moss growth in the lead dormer valleys could result in water ingress.

While the downpipes looked to be in reasonable condition, we could not determine the condition of the gutters due to the amount of vegetation.

10

The roof is finished with a slate, probably Ballachulish. The ridge is either zinc or lead and appear to be in reasonable condition. Valleys at dormer roof and at chimneys are lead and look to be in reasonable condition. There are stone skews at gables, at dormers and at one change of level in the roof. While the skews look to be in reasonable condition there is no lead valley at the junction between the skew and slate. This junction is formed with either a lime or cement mortar fillet which has spalled in some locations. It is likely that there has been water ingress at the skew/slate junction and we would expect to find rot in the sarking and the adjacent rafters in these locations. While there are a small number of slates missing, the remainder of the roof looks to be in reasonable condition. We did not have access to check the condition of the slate nails. Given the age of the building we would expect the nails to be iron and could be corroded.

It is very likely that as a result of the vegetation growing in the gutters that rainwater has been overflowing the gutters and entering the building. We expect that as a result, there will be rot in the roof sarking and the rafter ends. There was dampness and mould growth on the ceilings and walls on the first floor indicating that there has been water ingress. Further investigation is required.

The front entrance porch has a flat roof. We were unable to inspect this roof but given the visible mould growth on the ceiling below we expect that the roof is leaking.

At this stage in the project, we would recommend that repair costs include:

- Rafter and sarking repairs to all eaves. We anticipate that the repair work required could be extensive. Depending on the extent of the repairs it may be more economic to replace the roof. Install a good quality breathable roof membrane over sarking prior to re-slating.
- Roof to be re-slatted with new code 6 flashings to skews, valleys and ridges.
- Careful removal and re-bedding of red sandstone skews and re-bedding with lime mortar and phosphor bronze dowels.
- Carefully remove the existing slate, trim and reuse on the entrance elevations. East and north facing roofs to be finished with a good quality Spanish slate (Cupa Heavy 3 or equal) used on other elevations. All slates nailed with minimum to 2 copper slate nails.
- Repair work to flat roof over entrance.
- Removal of fire stair and store building on north elevation.



Vegetation in gutters, entrance south elevation.



Vegetation in gutters, entrance west elevation, north part.



Vegetation in gutters, entrance west elevation, south part.



Vegetation and small tree in gutters, east elevation, south part.



Vegetation in gutters, east elevation, central part.



Vegetation in gutters, east elevations, north part.



Vegetation and moss growth on north facing roof.



Vegetation growth in gutters in courtyard.



Vegetation in gutter to lower roof, east elevation. Also spalled render.



Skew detail showing spalling mortar fillet and no lead flashing which will lead to water ingress

2.2 Walls

External walls are stone rendered with dressed redwood sandstone features to window and doors, skews, corners, base courses, parapets, wall head and chimney heads.

While the walls look reasonably straight there has been considerable water ingress behind the render, most likely caused by water overflowing the gutters, resulting in rendered panels becoming boss and in a number of locations having fallen off. We noted on one of the panels that has fallen off that cement render had been used. Cement render is a very hard material and will not allow water or moisture to escape through the render.

There are a number of the sandstone features, especially at chimney heads, that are badly eroded.

At this stage in the project, we would recommend that repair costs include:

- complete removal of all render panels
- re-rendering with a lime render coat
- severely eroded stone should be replaced
- all dressed stone features repointed with lime mortar
- Removal of fire stair and store building on north elevation.



Badly weathered render on west elevation.



Render fallen off, east elevation, probably result of water ingress from blocked gutters, badly weathered render.



15

Render falling off dormers, east elevation, badly weathered elsewhere.



East elevation, render in poor condition.



Render to north elevation in poor condition.

2.3 Chimneys

There are 8 traditional chimneys with 21 chimney pots. It appears that all the chimney pots are open. As noted below there is extensive weathering to the stone corner features and some limited erosion to the copes. Some of the pointing to the chimney pots is loose which does suggest that some of the pots could become dislodged in high winds. We expect that in

any refurbishment works most of the chimneys will become redundant. Chimneys are always a source of water penetration into buildings especially those not in use.

In addition to the original chimneys there is the boiler house chimney which is a much later addition.

At this stage in the project we would recommend that repair costs include:

- Removal of chimneys which are not in use and can be removed without significantly affecting the appearance of the house. The removal of chimneys will require planning approval. We propose that the 4 intermediate chimney stacks are removed and that the chimneys on gables and the change in level on the roofs 4no are retained.
- All chimney pots which are not in use are to be capped.
- Render and sandstone features are repaired/replaces as noted in 2.2 above.
- The boiler house chimney, including its foundation is fully removed.



Eroded corner features, haunching to pots badly cracked.



Missing or badly eroded render on chimneys, loose haunching to chimney pots.



Missing render and badly eroded stone on chimney copes and corners.



“Boss render” on chimney.



Boiler chimney to be removed.

2.4 Windows and Doors

The current windows are uPVC double glazed units. They have designed to look like a traditional sash and case window when viewed from the outside. Most of the windows have a fixed bottom pane with opening upper sash. Some are fully fixed. Many of the windows have been broken. All are in poor condition, many with missing or broken handles. The double glazing units fall well short of current standards. We were unable to open any of the units to inspect the seals but we expect that these also to be in poor condition given the age of the windows.

There is a mixture of timber panelled doors and flush doors. A number of the panel doors have glazed elements which have been smashed. This confirms that the glazing did not meet modern safety standards.

At this stage in the project, repair costs should include:

- Replacement of all windows with modern triple glazed timber units, aluminium clad externally to limit future maintenance. If the building is going to be re-designed for housing some of the windows will have to be designed to allow escape.
- Replacement of all external and internal doors. Depending on the building layout, a number of the doors may need to be fire doors.



Bottom of main stair, smashed doors, broken plastic and glass panels on internal doors.



First floor, broken glass, broken handles



Ground floor, broken glass and handles



Ground floor east access.



Ground floor adjacent to entrance

2.5 Fire Escapes External

There are steel fire escapes at the south end of the building and from the rear of the entrance wing and the north wing. The fire escape from the north wings exits into the walled courtyard.

The escape provision does not meet current standards. In addition, they are badly corroded. The current steel fire escapes should be removed.

New fire escape provision will have to be designed into the new building layout.



South fire escape.



North/courtyard fire escape.



First floor fire escape. Corrosion on underside of fire escape.

2.6 Boiler Room, Fuel Store and Fuel Oil Pollution

The boiler room is located on the ground floor of the north wing. Oil is stored in a building within the trees to the west of Raddery House.

Both the boiler room and the oil store building are noted as containing asbestos.

The boiler room has been badly vandalised and there is a very strong smell of fuel oil in the boiler house and the surrounding area.

We were advised by Raddery House limited that there had been a fuel spill following vandalism. Given the strong smell of fuel oil in the area we suspect that a lot of fuel oil has been spilt. Specialist advice on making good the fuel oil spillage should be sought. Rectification is likely to be very expensive.

We would recommend the complete removal of the fuel oil storage building. A renovated Raddery House is very unlikely to have an oil based heating system.



Boiler room access from escape stair. Inside boiler room.

2.7 Internal

Internally the building is in very poor condition having been vandalised and having been neglected for many years. Extensive wet rot was noted in the kitchen area of the entrance wing and in the north wing. We did not access all areas for fear of the collapse of the first floor.

Generally, the ground floors are timber boarding on joists over a solum. The solum was not inspected. In the north wing in store and the boiler room some of the floors are concrete. Given the age of the building we would not expect to find any thermal insulation in the floors.

The first floor is a suspended timber floor. At the south end of the building the first floor appeared to be firm but it is likely that there will be a degree of rot where the joists are built in the external walls. Within the entrance wing in the kitchen area, the north wing and the north end of the east wing, ceilings have collapsed as a result of water ingress and the floor joist ends are severely rotted.

External walls are finished with lath and plaster and will contain no insulation.

There are a few rooms at the south end of the building where decorative cornices have survived as well as some decorative timber panelling adjacent to windows. Prior to the commencement of renovation works it would be appropriate to record these. It may be appropriate to reproduce the timber panelling and the cornices in the renovated building.

At this stage in the project, repair/renovation costs should include:

- Stripping all internal finishes.
- Removal of the ground floor.
- Uppill solum and lay 150mm reinforced concrete floor slab over dpm. Overlay with 150mm PIR insulation, joints fully taped and finish with 75mm fine concrete screed incorporating under floor heating pipes.
- First floor to be fully replaced with new timber floor. Assume 195x45 treated SW joists at 400mm centres finished with 18mm particleboard, acoustic quilt between joists and underside finished with 15mm plasterboard on metal firings. Floor supported on new external wall linings and load bearing stud walls. Note that final specification of first floor will be subject to the agreed design layout. If upper floors are in different occupation to the ground floor, then the floor specification will have to increase, both acoustically and fire, to meet the separating floor standard.
- Line all external walls with new 95x45 timber frame at 600mm centres, insulate with 100mm PIR insulation between frames, faced with 40mm PIR insulation and finished with 12.5mm plasterboard.
- Sloping ceilings insulated with 150mm PIR insulation with minimum 300mm insulation laid between and over the ceiling joists.
- Acoustic and fire separation divisions between any subdivided spaces occupied by different users.
- New fire escape provision as required by the redesigned layout. Note that depending on the building usage the fire escape provision may have to be non combustible.



Main Stair, vandalised, missing handrail.



Ground floor room, vandalised.



Entrance porch ceiling showing dampness.



First floor room, cracked cornice and damp.



Dampness in ceilings of first floor rooms and collapsed window head soffit.



Dampness in first floor room and corridor.



Collapsed ceiling in kitchen and adjacent corridor. Severe wood rot in floor joist ends.



Ceiling above stair to first floor in older portion of house. Structure severely rotted due to water ingress.



Fire escape stair at north end of building. All very damp.

2.8 Services

New internal services; power, water, heating, ventilation, communications are required. The services were not tested.

2.9 Renovation Costs

Indicative renovation costs will be provided by Torrance Partnership Quantity surveyors later in November.

2.10 Commentary

Repairing and upgrading Raddery House would create an attractive property with a long history. The building is divided by stone division walls on the line of the original chimney and fireplace walls. If the decision was made to sub-divide the building into separate units dividing the building on the fireplace wall lines would be a logical way forward. There is also the option of dividing the building into flats but we suspect that the cost of creating a first floor to meet acoustic and fire regulations could prove prohibitive. Up to 6no two storey units could be provided if the building was split up on the fireplace wall lines. The location of the existing window openings will restrict internal layout options.

24

3. Gym

3.1 General

Planning approval for the gym building was granted on the 19th July 2010. The gym is a single space with no toilets. It is currently used as a store by Highland Council.

This is a steel frame building, clad with coated steel cladding both inside and out. It has been built on a concrete raft foundation. There are 2 access doors. It has a vinyl sports floor, wall panelling to approximately 2.4m with exposed steel panelling above. Given the age of the building we would expect it to be insulated. Building Regulation insulation standards today are about 25% better than in 2010. The building has a gas heating system with ceiling mounted heaters. There is an external propane gas tank to the east of this building.

3.2 Services.

It is not known if the electric or gas systems are operational or when they were last tested. The services were not tested.

3.3 Condition

This building is in reasonable/good condition however we noted the following:

- There is significant vegetation growth in the gutters. The gutters need to be cleaned. A check at high level is required to ensure that the gutters, which must be at least partly blocked has not resulted in local corrosion of the steel sheeting or damage to the building fabric resulting from water overflowing over the gutters.
- There are vents on each gable. The vent cover flaps are partly missing. The vents need to be repaired soon to stop rain and snow blowing into the building.
- The west door has been overclad with aluminium sheeting in the recent past. Does this indicate that the door is in poor condition?
- The gas and electrical systems should be tested by suitably qualified contractors.
- The enclosure to the gas tank is badly corroded and the gate in the enclosure is lying open.



Gym building photographs showing open gas tank enclosure.

3.4 Commentary

A building which could be brought back into use with little investment.

4. Timber Classroom No 1

4.1 General

This building contains 3 classrooms and stores. There are no toilets in this building. There is a thin layer of mineral wool quilt in the wall panels and suspended below the floor. It is likely that there is a thin layer of mineral wool quilt in the attic.

This building appears to have been built in 2 sections, approximately 2/3, 1/3rd split. The construction of both parts is similar being timber frame and clad, built off steel beams spanning between concrete piers. While we didn't access the attic, we expect that there are timber trusses with purlins, finished with asbestos cement corrugated roof sheeting. There are timber windows and doors. Some of these have been boarded up. The roof sheeting has been overcoated with a thick paint or resin.

4.2 Services

There were electrical, water and drainage services to this building. Heating was by way of electrical panel heaters. The services were not tested.

4.3 Building Condition

The building has been vandalised with a number of the windows and doors broken. The following defects were noted:

- Water ingress resulting in dampness and mould growth on the rear corridor ceiling.
- Uneven floor in the central classroom.
- Broken windows and doors.
- Rotten timber cladding, doors and side panels.
- Asbestos cement roof overcoated. The overcoating will most likely result in difficulties in removing the asbestos cement sheeting which will add to cost.
- Missing insulation below the floor.
- Corroded support steelwork.
- Vegetation in gutters.
- Poorly installed electrical services below the floor





4.4 Commentary

The building is in poor condition and beyond economic repair. It should be demolished.

5. Timber Classroom No 2

5.1 General

This building contains 2 classrooms, 3 offices, 2 toilets and stores.

We were unable to access the rear or the east gable of this building due to plant growth. We were unable to see under the building to see the condition of the support structure.

The building is timber frame, timber clad with a profiled metal roof. The roof structure is timber trusses, visible internally, with, we expect, timber purlins supporting the metal roof. There are single glazed timber windows, many of which have been broken by vandals. Doors are flush timber. An open porch has been added to both gables which give access to the classrooms.

5.2 Services

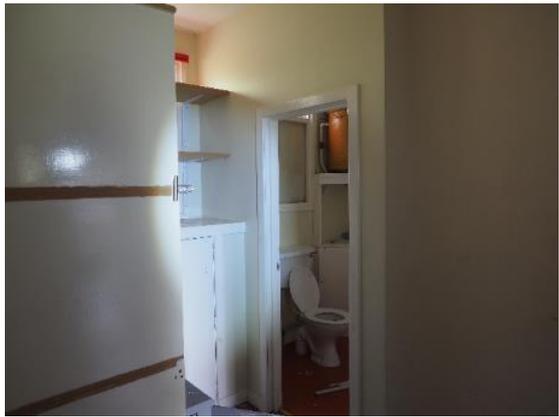
The building has electric, water and drainage services. The main electrical and distribution boards and switch outlets are modern and has been installed in the recent past. The building is heated with electric panel heaters. The services were not tested.

5.3 Building Condition

The building has been vandalised with many broken windows, furniture and filing cabinets turned upside down. A number of holes exist in the plasterboard walls and paint has been sprayed on the walls. Windows on the south elevation have been boarded up.

The following defects were noted:

- Rotten timber cladding especially on the east elevation.
- Sagging in the roof sheeting.
- Some cracking in the finish to the roof trusses.
- Smashed windows.
- Damaged entrance doors.
- Vegetation in gutters.



5.4 Commentary

The building falls well below current acceptable standards but it is dry, has a good electrical supply, limited damage and toilet facilities. With a modest investment it may be possible to bring this building back into use for a limited time to provide Raddery House Ltd. with a base while the remainder of the site was developed. It would have to be accepted that the building would be very expensive to run due to the poor thermal insulation standards.

If Raddery House Ltd. wished to consider this further, then a more detailed condition survey with access to all areas should be carried out.