

Our Ref: DRM/401479.01

Date: 19 February 2026

Invergordon Development Trust

For Attention of Donna Smith

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401479: STRUCTURAL CONDITION INSPECTION AT INVERGORDON TOWN HALL

With reference to the above property and your instruction to Fairhurst to carry out a visual structural inspection, we can confirm that our Technical Director, Donald Macarthur, visited the above site on Tuesday 3rd February 2026 and can report as follows:

Introduction

The purpose of this report is to provide a comprehensive structural assessment for the existing property with refurbishment of the property in mind and potential structural alterations.



Photograph 01 – Front Elevation from Invergordon High Street

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Chairman: R B McCracken Senior Partner: S J Holmes

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Our inspection took the form of a non-intrusive visual assessment from ground level externally and from floor level internally.

The inspection does not consider hazardous material such as asbestos or timber rot which is outwith the scope of this report and should be inspected by a specialist if required.

This assessment is based on the information gathered during Fairhurst's site visit, including construction materials, floor spans, and overall condition, and will identify the most appropriate remedial solutions where required.

The weather at the time of the visit was overcast but dry.

Existing Construction

Invergordon Town Hall is a Grade B listed two storey building constructed in 1871 by William Cumming Joass. The primary structural system comprises solid masonry external walls supporting timber intermediate floors and a pitched timber roof structure. The building is arranged over two principal storeys with a large-volume theatre space forming the dominant internal area.



Photograph 02 – Main Theatre

The property has an ashlar sandstone front elevation with exposed stone to the East Elevation. A number of large window openings have been closed up to this elevation.

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A masonry brickwork extension has been constructed to the rear forming the main stage area and back of house accommodation including basement plant room and ground floor dressing area with toilet. The stage area is a clear three storeys with a flat roof, and the rear accommodation has a lean to mono-pitch slate roof on timber trusses.



Photograph 03 – Rear Extension

The intermediate floors are of traditional timber joisted construction, typical of the period. Timber joists span between intermediate floor beams bearing onto the masonry external walls in the shorter direction of the plan. Floor build-ups generally comprise timber boards fixed to joists, with plaster ceilings suspended below.

The main roof is pitched and is formed in traditional timber trussed construction. The trusses are supported directly off the masonry perimeter walls. Secondary timbers such as purlins and rafters distribute loads to the primary trusses, with a slated external covering.

The roof structure provides lateral stability to the tops of the masonry walls through diaphragm action and restraint at eaves level.

Overall stability is achieved through the mass masonry external walls acting in shear, combined with diaphragm action from the floor and roof structures. The building relies on the inherent stiffness and thickness of the stone walls for resistance to lateral wind loading. Floor and roof diaphragms provide horizontal tying between walls.

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While no intrusive investigations have been undertaken at this stage, foundations are assumed to comprise traditional mass masonry strip footings bearing onto natural ground. The foundation system is expected to be shallow and consistent with construction practices of the period.

Inspection Findings

External

There is significant weathering of the sandstone to the front elevation particular around the lower courses at the front entrance and the corners of the parapet.



Photograph 04-07 – Stone Weathering to Front Elevation

The rainwater gutters are filled with vegetation where visible from ground level.

The roof appears to be in fair condition with no obvious signs of sagging.

All walls are plumb with no visible signs of settlement or cracking.

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Internal

A small hatch in the ceiling of the main lobby allowed for the first floor joists to be inspected. All timber joists appeared to be in fair condition. The supporting floor beams were concealed and could not be inspected. These beams support the first floor joists and suspended ground floor ceiling joists.



Photograph 08 – First Floor Joists and Beam



Photograph 09 – First Floor Joists and Ceiling

The property throughout the ground floor is in fair condition with no noticeable structural defects noted during our inspection.

There are hairline to 1mm wide cracks to the plaster ceiling finishes throughout the first floor.



Photograph 10 – Hairline Cracking to First Floor Ceiling

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There is evidence of prolonged water ingress to the corner of the front first floor office. This has caused timber decay to the timber finishes and floorboards. There was no access to inspect the structural timbers in these areas and therefore we are unable to comment on their condition.



Photograph 11 – Water Ingress to First Floor



Photograph 12 – Water Ingress at Front Corner

There is evidence of water staining to the structural roof members, however the timber appears in fair condition for its age.



Photograph 13 – Evidence of Water staining to King Post Truss and Purlins

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Conclusion

Invergordon Town Hall is in fair structural condition for its age and construction, however areas of vulnerability have been highlighted during our inspection that require attention to prevent further deterioration and to maintain the long-term structural integrity of the property.

There is clear evidence of historic and potentially ongoing water ingress throughout the property, which has contributed to deterioration of internal finishes and localised timber decay.

It is recommended that the rainwater goods are cleared of vegetation and flushed through as a matter of priority to reduce the risk of continued moisture ingress. In addition, a roofing contractor should inspect the roof coverings to identify and carry out any necessary repairs to ensure the roof is fully watertight, with particular attention given to slipped or damaged slates and the condition of lead flashings and detailing.

We would recommend that a timber specialist is employed to inspect all timber elements.

No major structural concerns were identified at ground floor level at the time of inspection.

The general cracking observed throughout the building is not considered to be indicative of any global structural instability and is assessed as being of no major structural concern, provided moisture ingress is addressed and no further movement is identified.

We would recommend that an experienced stone mason provides options for repair or replacement of the weathered sandstone façade to the front elevation.

In summary, the property is in fair condition and once the above listed items have been addressed we would determine that the property is in suitable condition for refurbishment. Please Refer to Appendix A – Drawings 401479/001 & 002 outlining the structural requirements to achieve the proposed alterations.

We trust this report reflects your requirements, however should you require any further information please do not hesitate to contact us.

Yours faithfully,



Technical Director

Email

Tel

APPENDIX A

Structural Drawings

401479/001 – Existing and Proposed Ground Floor Structural Layouts

401479/002 – Existing and Proposed First Floor Structural Layouts