

BIDWELLS



Report & Valuation

SNP Parishire North constituency Association
17-19 East 16 Street, Glasgow

10 July 2015





Executive summary

- Class 2 office corner unit over ground and basement floors in central Blairgowrie, forming part of a two storey and attic stone built property.
- The subjects are located on Leslie Street on the corner of Erich Lane and near the junction with Wellmeadow in Blairgowrie Town Centre.
- The subjects previously formed two separate retail units which have since been combined to comprise a ground floor office with small monopitch extension to the rear and small basement store. The unit extends to a net internal area of 82.60 sq m (889 sq ft).
- We have assumed the subjects are held on Freehold (Heritable) tenure.
- There are currently reasonable levels of demand for secondary retail/office premises in Blairgowrie Town Centre which, like many similar towns in Scotland, is slowly recovering from the economic downturn.
- We understand the subjects have been actively marketed by Graham and Sibbald since late 2014 who have had limited enquiries. We are of the opinion there would be a reasonable level of demand to lease or purchase the subjects given the good location and ease of public parking in the immediate area.
- We understand the subjects benefit from Class 2 (Professional Services) planning consent which has a permitted change to Class 1 (Retail).
- We are of the opinion that the Market Rent of the property with the benefit of vacant possession assuming a lease length of five years would be fairly stated at **£11,000 per annum (Eleven Thousand Pounds Sterling Per Annum)**.
- We are of the opinion that the Market Rent of the property on the assumption that a full gas central heating system has been installed with the benefit of vacant possession assuming a lease length of five years would be fairly stated at **£12,000 per annum (Twelve Thousand Pounds Sterling Per Annum)**.
- We strongly recommend that a schedule of condition is prepared and annexed to the lease to limit your repairing liability.

This Executive Summary must be read alongside the following report.





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1 Instructions

- 1.2 We have received instructions from [redacted] via email dated 1 July 2015 to prepare a report and valuation of 17-19 Leslie Street, Blairgowrie (the Property). The Property is understood to be held as an investment. Our Terms of Engagement and Letter of Instruction as agreed are attached as Appendix 1.
- 1.3 The valuation is required for letting purposes.
- 1.4 The report has been prepared in accordance with the RICS Valuation - Professional Standards (January 2014) - including the International Valuation Standards on the basis of Market Rent of the heritable interest. Reference will be made in the report to the sources of information used to form our opinion of value.
- 1.5 Bidwells has no conflicts of interest in this instance. The report has been prepared by [redacted] who is an RICS Registered Valuer and is qualified, competent and experienced to undertake valuations of this type and in this location. The valuer is able to provide an objective and unbiased opinion of value and has had no previous connection or involvement with the Property or the Borrower. The valuer stated above has acted in accordance with Professional Standard 2 of the RICS Valuation - Professional Standards (January 2014).
- 1.6 The Property was inspected on Wednesday 1 July 2015. The valuer has made every effort to visually inspect as much of the interior and exterior of the Property and the land within the ownership as is readily accessible without undue difficulty or risk to personal safety. External inspection is limited to a ground level inspection only. The photographs of the property in this report were taken on that day.
- 1.7 The valuation date is the date of this report.
- 1.8 Bidwells operates a complaints handling procedure, a copy of which is available on request. The valuation may be subject to monitoring under the RICS Conduct and Disciplinary Regulations.
- 1.9 We have been asked to provide commentary on the likely Market Rent on the special assumption that the Landlord has installed a gas fired heating system throughout.

2 Location

- 2.1 Blairgowrie, in conjunction with its neighbouring village of Rattray, is one of the main towns within the North-eastern extent of Perth & Kinross. Blairgowrie is situated approximately 16 miles north of Perth and 19 miles north of Dundee and has a resident population in the region of 9,400 persons (Source: Perth and Kinross Council).
- 2.2 The town is a popular year round tourist location benefitting from both summer tourism and winter sports enthusiasts being part of the 'Strathmore and the Glens' Area bordering the Cairngorms National Park to the north and Angus to the east.



- 2.3 The Property is situated on Leslie Street on the corner with Ericht Lane, near the junction with Wellmeadow in a mixed commercial/residential location in Blairgowrie Town Centre.
- 2.4 Surrounding occupiers include Nationwide Building Society, Gillespie Inverarity and a number of local café/restaurant/takeaway operators and retailers. The local Blairgowrie Police Station is located to the rear of the subjects on Ericht lane.
- 2.5 Location and site plans of the Property are attached in Appendix 2.

3 Description

- 3.1 The Property comprises a corner office unit over ground and basement floors forming part of a traditional two storey and attic tenement building. The ground floor incorporates a small extension to the rear.
- 3.2 The main walls of the building are of stone construction with the roof over being pitched and laid in slate and incorporating timber built dormer windows.
- 3.3 Floors within the main building are of suspended timber construction with the walls being plaster and paint finished. The ceiling incorporates suspended ceiling tile system with inset fluorescent lighting.
- 3.4 The frontages incorporate a number of timber single glazed windows and access into the Property is via a recessed timber entrance door with traditional timber double doors for additional security.
- 3.5 There is a small basement area accessed via a timber hatch within the office area with a wooden ladder providing access.
- 3.6 The small extension to the rear is a more recent addition and comprises a brick built extension with monopitch roof overlaid in slate. Flooring is of solid concrete construction with vinyl overlay. Rainwater conductors are of PVC design.
- 3.7 At the time of inspection the subjects were vacant and we understand were most recently used as a financial consultant's office.
- 3.8 Photographs of the Property are attached in Appendix 3.

4 Accommodation

- 4.1 The Property provides reception/waiting area, admin area, three private offices and a single W.C.
- 4.2 The extension to the rear is accessed via a corridor to the western end of the property and incorporates a staff kitchen and single W.C.





- 4.3 We have calculated the floor areas in accordance with the RICS Code of Measuring Practice (Sixth Edition) on a Net Internal basis and have found the approximate floor areas to be as follows:

Description	Sq m	Sq ft
Ground floor	68.51	737
Basement	14.09	152
Total	82.60	889

- 4.4 We have calculated the reduced area (ITZA) as being 68.52 sq m (738 sq ft) for valuation purposes.

5 Condition

- 5.1 We have not been instructed to carry out a structural survey of the Property. On inspection we noted that the Property was generally in a reasonable state of repair given its age and specification and would expect any necessary repairs or defects to be attended through a regular programme of maintenance.
- 5.2 Notwithstanding the above we noted the following defects on inspection;
- 5.2.1 The extension to the rear incorporates a monopitch roof and skylight. Access for inspection of the external parts was severely restricted due to the neighbouring police station and hence we were unable to visualise this part of the roof. There are a number of slates present on the ground adjacent to this area which may have previously formed part of the roof covering. Whilst there are no visible signs of water ingress internally we would nevertheless recommend a roofing contractor is engaged to inspect this section and the main roof and recommend that any necessary repairs are undertaken prior to occupation.
- 5.2.2 Within the basement area the hatch appears to have been relocated from its original position and there were visible new timbers in place and original timbers within the subfloor structure have been altered to accommodate this work. We have assumed that any necessary local authority building warrant/consent was obtained and guarantees for this work would be available.
- 5.2.3 We have further assumed that consents are in place for the works to combine the original two shops.
- 5.3 The internal parts of the property were in reasonably good order however given the limitations of our inspection and the age and character of the property we would recommend that a full schedule of condition is prepared and appended to the lease to limit your future repairing liability.
- 5.4 The above list should not be viewed as exhaustive.

Asbestos

- 5.5 Every non-domestic building is required to have an asbestos survey. The results of that survey are then used to assess the risk and a management plan needs to be produced on how asbestos is to be managed and a timetable formulated of timings to dispose of the asbestos that is assessed to be the most risk to health. We have not been provided with a copy of the asbestos survey, asbestos management plan or documentation confirming that the requirements of the plan have been carried out e.g. removal and disposal certificates.





- 5.6 Any potential tenant would want to see a copy of the above documentation and we would recommend that this documentation be compiled so it is available in the event of a sale.
- 5.7 The outcome of the asbestos audit may have an impact on our reported figure. However, for the purpose of this report, we have assumed that this will not have an adverse impact.

Equality Act 2010

- 5.8 The Property is to be used as an office. From 1 October 2010 the Disability Discrimination Act was largely replaced by the Equality Act which brings together a number of pieces of Legislation in to a single Act designed to create equal opportunity for all. Under this legislation it is unlawful for service providers, Landlords, and employers to discriminate against disabled people and other minority groups in particular circumstances.
- 5.9 We have assumed that the occupier will undertake the appropriate access audits (if required) and that the outcome of the audit will not have an adverse impact on the valuation now provided.

6 Statutory Enquiries

Town Planning

- 6.1 We have inspected the Perth and Kinross Local Development Plan adopted in February 2014 and note that the Property falls within the designated Blairgowrie Conservation Area and therefore subject to policy HE3 which states:

Policy HE3: Conservation Areas
Policy HE3A: New Development
Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting.

Where a Conservation Area Appraisal has been undertaken for the area, the details contained in that appraisal should be used to guide the form and design of new development proposals.

Applications for Planning Permission in Principle in Conservation Areas will not be considered acceptable without detailed plans, including elevations, which show the development in its setting.

Policy HE3B: Demolition within Conservation Areas
When assessing applications for the demolition of unlisted buildings in Conservation Areas, the Council will give careful consideration to the merits of the building and its contribution to the character and appearance of the Conservation Area. Where a building is considered to be of value, either in itself or as part of a group, there will be a presumption in favour of its retention, restoration for the current or another appropriate use.

In those exceptional circumstances where demolition is considered acceptable and is to be followed by the redevelopment of the site, the application for proposed demolition should be accompanied by a detailed application for the replacement development. This is to allow for their consideration in parallel, and to ensure that the replacement scheme will enhance or preserve the character of the area and avoid the formation of gap sites.

Note: The Council has produced a series of Conservation Area Appraisals for a number of the Conservation Areas within Perth and Kinross. These Appraisals serve as Supplementary Guidance to the Plan, and will assist decision-making in development management.



- 6.2 We further note the property is designated within an area designated as a town or neighbourhood centre and therefore subject to policy RC1 which states:

Policy RC1: Town and Neighbourhood Centres

Within the areas identified as Town and Neighbourhood Centres, the Council will encourage uses within Class 1 (retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Within defined Town Centres the Council will support development where larger retail floorplates are created and/or which creates additional retail floorspace. Within the areas identified as Neighbourhood Centres, the Council will support development which creates additional retail floorspace of a scale which is commensurate with the role of the centre within the established retail hierarchy.

The Council will also encourage ground floor uses within Classes 2 and 3 (building societies, estate agents, restaurants and cafes etc) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and leisure, entertainment, recreation, cultural and community facilities, provided that they contribute to the character, vitality and viability of the retail area and satisfy all of the following criteria:

- (a) There is a high and continuous degree of public contact involved in the normal day to day running of the use.
- (b) Changes of use away from the above uses on the ground floor will be discouraged unless it can be demonstrated that the proposal would not be detrimental to the character, vitality and viability of the centre and it can be demonstrated that there is no commercial demand for the existing use.
- (c) An attractive shop frontage treatment is provided which is appropriate to the prime retail location.
- (d) Residential amenity is protected.
- (e) Ensure there are no adverse effects, either individually or in combination, on the integrity of the River Tay Special Area of Conservation and Loch Leven Special Protection Area.

Where development proposals will affect a watercourse in Perth City Centre, Aberfeldy, Pitlochry and Alyth town centres (River Tay Special Area of Conservation), and Kinross and Milnathort town centres (Loch Leven Special Protection Area), a Construction Method Statement should be provided for all aspects of the development to protect the watercourse from the impact of pollution and sediment. Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required, so as to ensure no adverse effects on the River Tay SAC.

The use of pavement areas for restaurant/café/bar uses will also be acceptable in the prime retail area provided such uses do not adversely affect pedestrian flows and fit with design guidance.

On the upper floors, particularly where property is under-utilised, the Council will encourage the retention and development of housing and other uses complementary to towns.

- 6.3 The subjects are also located within the Blairgowrie Conservation Area which will have an impact on any future planning applications for the use of the property and on the upkeep of the building as a whole.



6.4 We have made enquiries via the Perth and Kinross Council Online Planning Portal and summarise the planning history as follows:-

[Help with this page](#)

Property History
 000124054533 | 17-19 Leslie Street Blairgowrie PH10 6AH

[Print](#)

[Back to search results](#)

Address : [Property History \(2\)](#) [Constraints \(0\)](#) [Map](#)

Planning Applications (2)

- [CHANGE OF USE FROM RETAIL TO OFFICE AT](#)
 Ref. No: 08/01252/FUL Status: Application Approved
- [CHANGE OF USE FROM RETAIL TO OFFICE AT](#)
 Ref. No: 09/01253/FUL Status: Application Approved

Planning Appeals (0)

Properties (0)

Building Standards Warrants (0)

Building Standards Notices (0)

6.5 A copy of the change of use planning consent is reproduced at Appendix 4.

Fire risk assessment

6.6 We have not seen the fire risk assessment for the subject property. We have assumed that such assessment has been undertaken and is being complied with.

Highways

6.7 We understand that Leslie Street and Erich Lane are adopted by the local authority.

Business Rates

6.8 We have made enquiries on the Scottish Assessors Association website and identified the following assessment for the Property:

Description	Rateable Value 2010
Office	£8,800

6.9 The 2015/2016 Uniform Business Rate Standard Multiplier for Scotland is 48 pence in the pound.

6.10 The Property qualifies for 100% small business rates relief subject to eligibility.



7 Services

- 7.1 We understand that the Property benefits from mains electricity, water and drainage.
- 7.2 Heating is via wall mounted electric storage heaters and Hot Water is provided via electric geysers.
- 7.3 There are mechanical extraction units within the toilets and staff kitchen.
- 7.4 We have not received a report on the services and have assumed that there are no material defects that would have an adverse impact on the valuation.

8 Energy Performance Certificates

- 8.1 In 2011 the Energy Act set out provisions for additional requirements to the current legislation on Energy Performance Certificates (EPCs). Currently, most commercial property bought, sold or let after 04 January 2009 must undergo assessment by an accredited specialist who will report on the construction of the building and the performance of its service installations. This information is used to produce an EPC which categorises the building's energy efficiency in a band from A to G although there is currently no legal obligation to carry out energy efficiency improvements.
- 8.2 Notwithstanding the above at present the Scottish Government do not intend to follow the lead of England and Wales who are proposing prohibiting any sales/lettings of non-domestic properties with F & G ratings.
- 8.3 The Scottish Government are currently at consultation stage over the future of the Energy Performance at Buildings (Scotland) Regulations and Section 63 of the Climate Change (Scotland) Act 2009 in order to consolidate the future legislation. Current proposals will initially apply only in the event of a sale or lease of the whole (or part) of larger buildings with a floor area in excess of 1,000 sq m. The regulations will require the owner of a building, after obtaining an EPC to undertake a further assessment to identify physical improvements which can be implemented to improve the carbon and energy performance of the building via an agreed "Action Plan". Once agreed this plan then gives the owner the right to defer the timetable for the physical improvements via maintaining records of metered energy use in what is described as a "Display Energy Certificate" (DEC) which is reported on an annual basis. Where the owner decides to actually implement the physical changes set out in the Action Plan, a period of 3.5 years is allowed to complete the works. This Action Plan and the annual DEC must be made available to any proposed purchaser or tenant in a similar manner to current EPC arrangements and the Action Plan is similarly required for marketing to commence.
- 8.4 With effect from 28 January 2013, the government has put in place a funding mechanism for these energy improvements known as the Green Deal whereby the cost of improvements plus interest can be paid for over time through the property's energy bill.
- 8.5 Green Deals can be entered in to by either the owner or tenant of a property, but the costs and benefits attach to the property and bind successors in title including a mortgagee in possession.
- 8.6 We have been unable to identify an Energy Performance Certificate for the Property.



9 Site and Ground Conditions

- 9.1 We note that the site is generally level and rectangular in shape.
- 9.2 There were no indications on our site visit of any adverse ground conditions and we have assumed that such conditions do not exist and will not have an effect on the future marketability of the Property.

10 Environmental Issues

Contamination

- 10.1 We are not qualified to carry out a formal environmental audit of the Property. Our inspection was of a limited visual nature only and no investigations have been undertaken to determine whether the Property or the ground on which the Property is sited is, or has in the past, been contaminated or polluted by any naturally occurring or man-made substances, forces or organisms including invasive plant species such as Japanese Knotweed, or any combination of these, whether permanent or transitory and however occurring.
- 10.2 However, during our inspection, we did consider the potential for existing or future contamination of the site and have completed a Contamination Potential Observation Checklist a copy of which is attached at Appendix 5.
- 10.3 In the absence of any indication to the contrary we have prepared our valuation on the basis that the Property is not contaminated to an extent sufficient to affect value. In the event of contamination being discovered, further specialist advice should be obtained. Should it be established that contamination does exist, this might reduce the value now reported.

Flooding

- 10.4 The risk of flooding can arise from proximity to a water course, such as a river or the sea, or from heavy rainfall where the drain and sewer facilities are inadequate.
- 10.5 The Scottish Environmental Protection Agency (SEPA) website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the Property does not fall within an area designated as at risk of flooding, however it is located within a general area which is deemed potentially vulnerable.
- 10.6 Detailed information on surface water flooding is not available without commissioning a survey. For the purpose of this report we have assumed that, unless advised to the contrary, the Property is not at risk of pluvial flooding, relating to surface water drainage or groundwater.

Masts and Power Lines

- 10.7 None noted.



Radon

- 10.8 Radon is a naturally occurring radioactive gas that comes out of the ground. Out of doors it is diluted to very low levels but, in some cases, the radon levels indoors can build up to high concentrations which pose a serious risk to health.
- 10.9 Employers are required by law to assess risks to their staff whilst at work. This should include potential radon exposure and usually requires testing in any workplace in radon affected areas. The Health Protection Agency recommends that action is taken where levels in homes rise above a specified concentration known as the Action Level.
- 10.10 With regard to the Property we have referred to the indicative Atlas of Radon for Scotland, published on the Health Protection Agency website. On this map the probability of properties in this area being above the Action Level is 0%-1%.

11 Tenure

- 11.1 We have not had sight of the Title Deeds nor had a copy of the Report on Title for the Property. We have assumed that the Property comprises that area edged red on the attached plan in Appendix 2 and benefits from an unencumbered freehold title with no restrictive covenants, rights of way or onerous clauses likely to have an adverse impact on the value.
- 11.2 We advise that the purchaser obtain legal advice from their solicitor on title matters given that we are not qualified to provide legal advice and have had to make assumptions. The legal advice may have an impact on the valuation now provided.

12 Occupational Leases and Other Agreements

- 12.1 On our inspection we noted that the Property was vacant and have assumed the client will be acquiring the lease with the benefit of vacant possession.

13 Market Trends and General Comments

- 13.1 The RICS UK Economic Brief for Quarter 1 - 2015 states that *"UK Commercial Property Market Survey results show no sign of momentum easing on either the occupier or investment sides of the commercial market. In fact, relative to the previous quarter, the pace at which conditions are improving accelerated. This is driving strong expectations for continued widespread capital value and rental gains in the near term and beyond."*

Focusing on the occupier market, demand for leasable space increased at the all-sector level for a tenth quarter in succession. This now represents the longest period of uninterrupted demand growth since the survey was launched back in 1998. Moreover, the rate of improvement quickened within all areas of the market in the first quarter of the year.





Alongside this, available space continued to fall right across the board. Indeed, while decline in the retail sector was more modest, both the industrial and office segments experienced a steep fall in availability. Anecdotal evidence from contributors frequently highlights lack of supply as an issue, especially in the office sector, where conversion of units into residential property has reduced stock significantly.

These increasingly tight market conditions are driving strong rental expectations, which edged back up during Q1 to equal the highest reading on record (at the headline level). Within this, near term rental projections are strongest in the office and industrial sectors, while retail continues to lag behind (although still in positive territory). However, feedback regarding the twelve month outlook for retail rents is much more upbeat, particularly for prime assets. Nonetheless, the office sector is projected to post the sharpest rental growth over the year ahead and to continue to do so over the next three years.

When viewed at the regional level, expectations for rental growth remain more elevated in London than all other parts of the country, at each time horizon. Even so, rents are still anticipated to increase in all four broad regional groupings, across all sectors, in 2015 (albeit growth looks set to remain marginal in some secondary retail markets).

Turning to the investment market, enquiries increased significantly in each sector, lengthening the continuous run of rising demand which dates back to the end of 2012. Interest from overseas buyers also picked up at a solid rate, with the improvement spread fairly evenly across all areas of the market. At the same time, the supply of property for sale continued to contract and actually gathered pace during Q1. Despite this, developments starts were only reported to have increased in the industrial sector, while remaining broadly unchanged in both retail and office segments. With strong demand growth heavily outweighing that of supply, capital values are anticipated to rise at a robust pace in the near term and throughout the year. Looking at the sector breakdown, near term price expectations are exceptionally buoyant for office and industrial property and a little more modest across retail units. Further out, growth in retail sector values is expected to catch up with that of industrial at the national level.

Again, RICS members are forecasting the strongest price gains to come in London (led by prime retail and secondary office growth), with the North of the country expected to see the most modest, but still solid, increases.

Interestingly, throughout the UK as a whole (excluding London), 75% of respondents believe that current market valuations are at fair value. This compares with just 4% who consider them as expensive and 21% who feel they are cheap. The figures for the London look quite different, however. Indeed, while 45% of contributors believe valuations in the capital are around fair value, an equal proportion are suggesting the market is expensive. This could in part explain expectations for stronger growth in secondary rather than prime office space."

- 13.2 The subject property is located within an established commercial area on within the Town Centre with good parking provision nearby, reasonable levels of footfall and good transport links.
- 13.3 The Property benefits from a prominent corner location with frontage onto Leslie Street and on-street car parking available on the opposite side of the street.
- 13.4 The local rental and capital markets remains unpredictable and the prospect of rental and capital growth is unlikely in the short to medium term.



- 13.5 There are currently a number of vacant retail units available in Blairgowrie and changes to empty property rates has put added pressure on landlords to offer highly incentivised deals to tenants in order to avoid paying additional holding costs:
- 13.6 Notwithstanding the above there has been some recent activity within Blairgowrie which suggests there is a reasonable level of demand although mainly rising from local and new start businesses.
- 13.7 Some recent lettings achieved include:
- 13.7.1 34B Lower Mill Street, Blairgowrie a Class 2 office let on an initial one year term from May 2015 to 'Dragonfly Beauty'. Agreed rent of £2,760 per annum which equates to a rate of £10.78 per sq ft.
- 13.7.2 7 Leslie Street, Blairgowrie a retail unit let on a three year lease from December 2013 to 'Country Craft'. Agreed rent of £5,200 per annum which equates to £15.07 per sq ft.
- 13.8 Additional comparable evidence is supplied in the Comparable Evidence Schedule at Appendix 6.

14 Valuation Commentary

- 14.1 We understand the current owner is seeking an asking rent of £12,000 per annum. We are of the opinion this rent is overstated at £16.30 per sq ft.
- 14.2 We have calculated the Market Rent to be £11,000 per annum which devalues at £15 per sq ft and is based on recent rental evidence nearby and throughout Blairgowrie and Rattray.
- 14.3 We would anticipate a period of 18-24 months would be required to achieve the reported Market Rent.
- 14.4 We are advised that the landlord has agreed to install a new gas boiler and wall mounted radiators into the property. This will involve a new gas connection being installed and that the main gas line is located on the opposite side of the street. This new gas heating system will likely be at a significant cost to the landlord hence we have assumed this has been agreed on the basis that the full asking rent is paid.
- 14.5 We have attached at Appendix 7 our valuation calculation.

15 Rental Value

- 15.1 We are of the opinion that the Market Rent of the Property assuming a lease for a term of five years is **£11,000 per annum (Eleven Thousand Pounds Sterling Per Annum)**.
- 15.2 We are of the opinion that the Market Rent of the Property assuming a lease for a term of five years and on the special assumption that a new gas fired heating system including wet radiators has been installed would be fairly stated at **£12,000 per annum (Twelve Thousand Pounds Sterling Per Annum)**.



16 Basis of Value

16.1 Valuation Definitions

16.1.1 Market Rent (MR)

"The estimated amount for which an interest in real property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction after proper and marketing where the parties had each acted knowledgeably, prudently and without compulsion."

Allowances

16.1.2 Taxation

No allowance has been made in the valuation for the liability or effect of taxation.

16.1.3 Goodwill

The valuation excludes the value of any goodwill of the present business conducted on the Property.

16.1.4 Plant and machinery

The valuation excludes the value of any removable plant and machinery, fixtures and fittings on the Property.

16.1.5 Costs

No allowance has been made for any costs of disposal of the Property.

16.1.6 Encumbrances

No account has been taken of any borrowings or other encumbrances that may affect the Property.

17 General Conditions of the Valuation

17.1 The valuation is subject to the following conditions.

- 17.1.1 We have endeavoured to obtain a copy of the Title and Title Plan for the Property from HM Land Registry online if the Title is registered to enable us to check the tenure of the Property (freehold or leasehold) and the extent of the Property being valued. We have not made any further investigations in to Title, or taken any legal advice concerning the Title and have assumed for the purposes of our valuation that good title can be shown and that there are no unusual onerous or restrictive covenants, easements or other rights or liabilities which may affect the value of the property.



- 17.1.2 The valuation is on the basis that the information supplied to us in respect of the Property is accurate and complete. We have assumed we have been supplied with all information likely to have an effect on value.
- 17.1.3 Our valuation is based on comparable market evidence which has come into our possession from numerous sources. Where it is provided by other agents and valuers, it is given in good faith but without liability. Evidence is also obtained via databases to which we subscribe. In all cases other than where we have a direct involvement in the transaction, we are unable to verify that the information upon which we have relied is accurate and complete.
- 17.1.4 Unless otherwise stated we have made no enquiries nor taken any legal advice concerning the possibility of adverse rights or claims, statutory notices, adverse proposals by central or local Government/authorities, statutory authorities or the like affecting the Property or contravention of any statutory requirements relating to the property or its use and the valuation is on the basis that there are none.
- 17.1.5 We have made enquiries on publicly available online databases regarding planning permission and permitted use and have set out our findings, however, where we have been unable to identify a particular property on the database the valuation is on the basis that planning permission for the particular use of the property exists and that there are no outstanding planning conditions which might have a materially adverse effect on the value of the property. The valuation is on the basis that any information verbal or otherwise regarding the planning permission obtained from the local authority or other sources is accurate and complete.
- 17.1.6 No structural survey has been carried out. Neither those parts of the Property which are covered, unexposed or inaccessible have been inspected nor have the services installations been inspected or tested and this report should not be regarded as making any implied representations or statements about the condition of such parts. Accordingly, the valuation is on the basis that:
- 17.1.6.1 there are no structural or latent and/or inherent defects which would affect the value;
 - 17.1.6.2 the Property includes those items which provide services to the land and buildings and which are generally regarded as an integral part thereof;
 - 17.1.6.3 the services are of sufficient size and capacity for the Purposes for which the property is used; and
 - 17.1.6.4 the ground on which the Property is sited is of sufficient load bearing capacity to support the building erected thereon.
 - 17.1.6.5 the Property is connected, or capable of being connected to mains public services without undue expense.
- 17.1.7 Where reports from other professional advisers on these subjects have been made, and provided to the Valuer, a statement to this effect and reference to any significant matters will be made.

SNP Perthshire North Constituency Association
17-19 Leslie Street, Blairgowrie
10 July 2015



17.1.8 Whilst we have made comment on the ground conditions following our inspection, no investigations have been undertaken to determine whether the property or the ground on which the property is sited is, or has been in the past, contaminated or polluted by any naturally occurring or man-made substances, forces or organisms or any combination of these, whether permanent or transitory and however occurring. Our valuation is therefore on the basis that the property and its environs are entirely free from such contamination or pollution.

17.1.9 However, where we have been supplied with a specialist's report which identifies contamination on the site and estimates the remedial cost, our valuation will have regard to the findings in the report.

17.1.10 Whilst we have provided information on any hazardous or contaminative materials that were labelled as such on site, no investigations have been carried out to determine whether or not any deleterious, hazardous, contaminating or polluting materials have been used in construction of the property or have since been incorporated and, accordingly, it is not possible to report that the property is free from risk in this respect. The valuation is therefore on the basis that such investigations would not disclose the presence of such materials in any adverse conditions.

17.1.11 Where the Property includes trees of amenity value these are included in our valuation, unless specifically stated otherwise.

17.1.12 No allowance has been made for any rights, obligations and liabilities that may arise under Fire Safety Legislation, the Defective Premises Act 1972, Health and Safety at Work Act 1974, the Equality Act 2010 or any other relevant legislation.

18 Confidentiality

18.1 Neither the whole nor any part of this report nor reference thereto may be included in any published document, circular or statement in any way without prior written approval of the form and context in which it may appear.



SNP Perthshire North Constituency Association
17-19 Leslie Street, Blairgowrie
10 July 2015



18.2 Our valuation is provided for your benefit alone and solely for the purposes of the instruction to which it relates. Our valuation may not, without our written consent, be used or relied upon by any third party, even if that third party pays all or part of our fees, or is permitted to see a copy of our valuation report. If we do provide written consent to a third party relying on our valuation, any such third party is deemed to have accepted our terms of engagement.

Valued By

Checked and countersigned by

A handwritten signature in black ink, appearing to be 'A. J. ...', is written over a horizontal line. Below the line, the word 'ier' is printed.

For and on behalf of Bidwells LLP
5 Atholl Place
Perth PH1 5NE

For and on behalf of Bidwells LLP
5 Atholl Place
Perth PH1 5NE

10 July 2015

10 July 2015





AD RECEIVED

13 JUL 2009

CHECKED



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Associate
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Stephen Buchanan BSc FRICS
John I. Duggan BSc MRICS

10 December 2001

Solicitors
LP - 2
BLAIRGOWRIE

Dear Sirs

35 Perth Street, Blairgowrie and 2 Newton Street, Blairgowrie
SNP Constituency Association - North Tayside

We refer to your telephone instructions of 4 December 2001 and confirm that we have now had an opportunity to carry out an inspection of the above properties in order to ascertain the proportional rent applicable for the areas used by the Constituency and areas used by the MSP/MPs along with areas which are mutually used.

The property comprises a ground floor office which has an intercommunicating door to the rear leading to further office accommodation at first floor and the accommodation provided comprises:-

GROUND FLOOR Reception Area, Two Offices, Kitchen and Cloakroom with WC.

FIRST FLOOR Three Offices (one with small room off), Kitchen and Bathroom with WC.

There is also basement storage accommodation comprising two store areas.

It is understood that the current rent passing which has recently been agreed is £6,800 on a Full Repairing and Insuring Basis, although the lease document has not been seen.

On the basis of the current rent passing and also utilising the areas indicated to us which are used by the Constituency, MSP/MP and mutual areas we calculate these as follows:-

- a) Mutual Areas - 29.41 m² (316 ft²)
- b) MSP/MP - 25.60 m² (275 ft²) *25.4%*
- c) Constituency - 4.37 m² (47.02 ft²) *14.6%*

OFFICES AT
ABERDEEN 01224 540257
AIX 01191 329787
CARDIFF 01294 405231
DUMFRIES 01311 344333
DUNDEE 01311 334454
DUNFERMLINE 01313 311222

EAST MIDLANDS
BEDFORDSHIRE 01291 249315
FAIRFAX 01211 223 1254
FRANKENBERG 01371 632918
FRANKENBERG 01376 517516
GLASGOW 01418 218130
GLASGOW 0141 333 2889
GREENOCK 01475 739117



INVERNESS 01463 712219
KILMARNOCK 01353 329118
KILMARNOCK 01353 302442
LIVINGSTON 01506 414277
MONROE 01574 674211
MOTHERWELL 01592 232229

MUSSELBURGH 01313 633 3455
PERTH 01487 815 4344
PERTH 01719 631112
PETERHEAD 01779 470166
ST ANDREWS 01334 427773
SALTBRAES 01334 464228
STIRLING 01786 414004



Taking into account the current rent passing of £6,800 per annum then the proportion applicable to each would then be as follows:-

- a) Mutual Areas - £3,370
- b) MSP/MP - £2,930
- c) Constituency - £500

Handwritten calculations:
3470.00 }
3015.00 } 6485.00 ÷ 2
515.00 } = 3242.50

This report is confidential to the Client for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting the Client in respect of that purpose, but the Client shall not disclose the report to any other person. Should any further information be necessary a separate survey with respect to these items or to other parts of the property related thereto must be instructed in writing.

Should you require any clarification on floor areas etc then please do not hesitate to contact us and in the meantime we remain,

Yours faithfully

For J & E Shepherd
Chartered Surveyors

Aitken R (Ruth)

From: Aitken R (Ruth)
Sent: 27 April 2015 09:32
To:
Cc:
Subject: FW: Leases
Attachments: Lease - Feb 2015 to June 2016.pdf; RE: Rent for Jim Eadie's constituency office

Tracking:

Recipient	Read
	Read: 27/04/2015 09:43

I refer to my earlier exchange of e-mails, as below and attached, with [redacted] and attached copy of the unsigned Licence to Occupy from 1 February 2015 to 30 June 2016.

We require a copy of the signed Licence to Occupy and I would be most grateful if you could please forward a copy of this to the Allowances Office to enable me to process payments as detailed in my earlier e-mail.

Also I will need you to confirm the pro-rata amount due as requested so I can make the necessary outstanding payments and future payments accordingly .

I happy to discuss if you require any further information.

Kind Regards

Ruth

Ruth Aitken
Allowances Manager
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

Telephone (Direct Dial): 0131 34 86659
Calls via RNID Typetalk: 18001 0131 34 86659
Fax: 0131 34 86611
Email: ruth.aitken@scottish.parliament.uk

From: Aitken R (Ruth)
Sent: 24 April 2015 11:55
To: I
Subject: RE: Leases

Thank you for your e-mail and attached documents.

We already have a copy of the Licence to Occupy effective from 24 February 2012.

Thank you for forwarding a copy of the Header Lease between the Landlord and the Party which states the new annual rental of £8,000 per annum effective from 1 February 2015 for our records.

However I will still need a copy of the final signed Licence to Occupy, which you have advised may be after 8 May, to enable me to process payments as detailed in my earlier e-mail.

Also I will need you to confirm the pro-rata amount due as requested so I can make the necessary payments accordingly.

Kind Regards

Ruth

Ruth Aitken
Allowances Manager
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

Telephone (Direct Dial): 0131 34 86659
Calls via RNID Typetalk: 18001 0131 34 86659
Fax: 0131 34 86611
Email: ruth.aitken@scottish.parliament.uk

From:
Sent: 24 April 2015 11:13
To: Aitken R (Ruth)
Subject: FW: Leases

Re Jim Eadie's office. My colleague [redacted] has tracked these down. I am not sure if they will satisfy the requirements. Let me know if not.

[redacted]

Aitken R (Ruth)

From: Aitken R (Ruth)
Sent: 06 May 2015 10:51
To:
Subject: RE: Rent for Jim Eadie's constituency office
Attachments: Lease - Final Signed - Feb 2015 to June 2016.pdf

I refer to your earlier e-mail as below.

I have now processed these 2 outstanding rent payments by BACS as detailed and these will be released tomorrow and reach the bank account within 3-5 working days thereafter.

In addition to this I have set up future monthly rent payments of £546.66 due from 1 August 2015 onwards.

Finally, please find attached a scanned copy of the new signed lease as requested.

Thank you for all your help with this matter.

Kind Regards

Ruth

Ruth Aitken
Allowances Manager
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

Telephone (Direct Dial): 0131 34 86659
Calls via RNID Typetalk: 18001 0131 34 86659
Fax: 0131 34 86611
Email: ruth.aitken@scottish.parliament.uk

From: E
Sent: 29 April 2015 12:15
To: Aitken R (Ruth)
Subject: Rent for Jim Eadie's constituency office

Ruth,

The copy of the licence to occupy will be signed by Jim Eadie tomorrow and it has now been signed by Andrew and June.

We calculate the new rate per month as:

The shortfall for 1st May – 23rd May is £25.84.

The new amount for 24th May to 31st July is £1,222.14

Ruth, I apologise for there having been confusion. Thank you for your help.

From: Aitken R (Ruth)
Sent: 24 April 2015 09:02
To:
Subject: RE: Rent for Jim Eadie's constituency office

Thank you for forwarding:

- The new (unsigned) Licence to Occupy effective from 1st May 2015 detailing quarterly rental periods from this date.*
- The Solicitors correspondence and invoice for fees in relation to the above
- The rent/insurance invoice covering the period 1st May to 31st July 2015 as per the terms of the new Licence to Occupy.

***Please note that we require a copy of the final signed Licence to Occupy to enable payments to be made.**

On checking our records I can confirm that the quarterly rent payment of £1,537.50 (£512.50 per month) was made on 16 February which covered the quarterly rental period 24 February to 23 May 2015 as per the previous Licence to Occupy. This was paid at the previous lower rental rate and also covers a different quarter period from that detailed in the new Licence to Occupy and on this basis there will be a shortfall.

Also as you will see from above there is an overlap period from 1st to 23rd May as the quarter periods from the previous Licence to Occupy differ from the new Licence to Occupy. Therefore I should be grateful if you could please confirm the pro-rata shortfall amount due for period 1st May to 23rd May and the remainder due from 24th May to 31st July at the new rate. Once I am in receipt of this information I can then process the rent/insurance invoice (Ref MD2.15) and Solicitors Fee Invoice accordingly.

Meantime I will set up future rental payments on a **monthly basis** going forward due from 1st August 2015 onwards at the new rate of £546.66.

Thank you for your assistance in this matter.

Kind Regards

Ruth

Ruth Aitken
Allowances Manager
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP
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Calls via RNID Typetalk: 18001 0131 34 86659
Fax: 0131 34 86611
Email: ruth.aitken@scottish.parliament.uk

From:
Sent: 22 April 2015 11:30
To: Aitken R (Ruth)
Subject: Rent for Jim Eadie's constituency office

Ruth,

Further to our conversation this morning, I have been forwarded the attached. If they do not clear up the discrepancy, I will have to go back to the constituency organiser. He is frantically busy with the election campaign at the moment so any further info may be a few days coming.

Thank you for your help.

From: _____
Sent: 22 April 2015 11:09
To: I
Subject: More Re: Rent on Morningside Drive

See attached.

Can't deal with this to-day if further info is required.

----- Original Message -----

From: _____
To: _____
Sent: Wednesday, April 22, 2015 10:51 AM
Subject: Rent on Morningside Drive

The allowances office has queried the amount of the rent. According to their files (see attached), the rental amounts to £6150 per annum but on the invoice you supplied to Jim, the annual rent is given as £8000. If the rent has been increased, the allowances office will require whatever notification was forthcoming from the landlord before the standing order can be increased. Hope that makes sense:

From: Aitken R (Ruth)
Sent: 22 April 2015 10:40
To: I
Subject: FW:

Please find attached copy of rental payments currently being made by standing order.

Many Thanks
Ruth

Ruth Aitken
Allowances Manager
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

Telephone (Direct Dial): 0131 34 86659
Calls via RNID Tynetalk: 18001 0131 34 86659
Fax: 0131 34 86611

Email: ruth.aitken@scottish.parliament.uk

From: Ruth.Aitken@scottish.parliament.uk [<mailto:Ruth.Aitken@scottish.parliament.uk>]

Sent: 22 April 2015 09:32

To: Aitken R (Ruth)

Subject:

For latest news and information about all aspects of Parliamentary business, MSPs and our work, visit the Parliament's website at www.scottish.parliament.uk

For information about how you can visit the Parliament, go to www.scottish.parliament.uk/visit

Watch Parliamentary business live at www.scottishparliament.tv or read the Official Report at www.scottish.parliament.uk/OfficialReport

Faodar pàirt a ghabhail ann am Pàrlamaid na h-Alba tron Ghàidhlig. Tha barrachd fiosrachaidh ri fhaighinn sa phlana Ghàidhlig againn aig www.scottish.parliament.uk/PlanaGaidhlig

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Aitken R (Ruth)

From: Aitken R (Ruth)
Sent: 24 April 2015 09:54
To: f
Subject: RE: Rent for Jim Eadie's constituency office

Once you have the copy of the final signed Licence to Occupy, which you have advised may be after 8 May, please forward as soon as possible thereafter to enable me to process payments as detailed in my earlier e-mail.

Also can you then please confirm the pro-rata amount due as requested so I can make the necessary payments accordingly.

Many Thanks

Ruth

Ruth Aitken
Allowances Manager
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

Telephone (Direct Dial): 0131 34 86659
Calls via RNID Typetalk: 18001 0131 34 86659
Fax: 0131 34 86611
Email: ruth.aitken@scottish.parliament.uk

From:
Sent: 24 April 2015 09:48
To: Aitken R (Ruth)
Subject: RE: Rent for Jim Eadie's constituency office

Ruth,

I have just gone through the filing cabinet in the constituency office and not found a copy of the final signed Licence to Occupy. I have no idea where it might be obtained, although when I am back in the Parliamentary office on Monday I will have a look there. If I still cannot find the document I will have to talk to the constituency organiser who may be able to help. He is, however, so busy with the election that it will have to wait until after the 8th May.

Thank you for your help.

From: Aitken R (Ruth)
Sent: 24 April 2015 09:02
To:
Subject: RE: Rent for Jim Eadie's constituency office

Thank you for forwarding:

- The new (unsigned) Licence to Occupy effective from 1st May 2015 detailing quarterly rental periods from this date.*
- The Solicitors correspondence and invoice for fees in relation to the above
- The rent/insurance invoice covering the period 1st May to 31st July 2015 as per the terms of the new Licence to Occupy.

***Please note that we require a copy of the final signed Licence to Occupy to enable payments to be made.**

On checking our records I can confirm that the quarterly rent payment of £1,537.50 (£512.50 per month) was made on 16 February which covered the quarterly rental period 24 February to 23 May 2015 as per the previous Licence to Occupy. This was paid at the previous lower rental rate and also covers a different quarter period from that detailed in the new Licence to Occupy and on this basis there will be a shortfall.

Also as you will see from above there is an overlap period from 1st to 23rd May as the quarter periods from the previous Licence to Occupy differ from the new Licence to Occupy. Therefore I should be grateful if you could please confirm the pro-rata shortfall amount due for period 1st May to 23rd May and the remainder due from 24th May to 31st July at the new rate. Once I am in receipt of this information I can then process the rent/insurance invoice (Ref MD2.15) and Solicitors Fee Invoice accordingly.

Meantime I will set up future rental payments on a **monthly basis** going forward due from 1st August 2015 onwards at the new rate of £546.66.

Thank you for your assistance in this matter.

Kind Regards

Ruth

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Allowances Manager
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Fax: 0131 34 86611
Email: ruth.aitken@scottish.parliament.uk

From:

Sent: 22 April 2015 11:30

To: Aitken R (Ruth)

Subject: Rent for Jim Eadie's constituency office

Further to our conversation this morning, I have been forwarded the attached. If they do not clear up the discrepancy, I will have to go back to the constituency organiser. He is frantically busy with the election campaign at the moment so any further info may be a few days coming.

Thank you for your help.

From: [REDACTED]
Sent: 22 April 2015 11:09
To: [REDACTED]
Subject: More Re: Rent on Morningside Drive

See attached.

Can't deal with this to-day if further info is required.

----- Original Message

From: [REDACTED]
To: [REDACTED]
Sent: Wednesday, April 22, 2015 10:51 AM
Subject: Rent on Morningside Drive

The allowances office has queried the amount of the rent. According to their files (see attached), the rental amounts to £6150 per annum but on the invoice you supplied to Jim, the annual rent is given as £8000. If the rent has been increased, the allowances office will require whatever notification was forthcoming from the landlord before the standing order can be increased. Hope that makes sense.

From: Aitken R (Ruth)
Sent: 22 April 2015 10:40
To: [REDACTED]
Subject: FW:

Please find attached copy of rental payments currently being made by standing order.
Many Thanks
Ruth

Ruth Aitken
Allowances Manager
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

Telephone (Direct Dial): 0131 34 86659
Calls via RNID Typetalk: 18001 0131 34 86659
Fax: 0131 34 86611
Email: ruth.aitken@scottish.parliament.uk
From: Ruth.Aitken@scottish.parliament.uk [mailto:Ruth.Aitken@scottish.parliament.uk]
Sent: 22 April 2015 09:32
To: Aitken R (Ruth)
Subject:

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For information about how you can visit the Parliament, go to www.scottish.parliament.uk/visit

Watch Parliamentary business live at www.scottishparliament.tv or read the Official Report at www.scottish.parliament.uk/OfficialReport

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Aitken R (Ruth)

From: Aitken R (Ruth)
Sent: 19 July 2012 09:59
To: Eadie J (Jim), MSP
Subject: Office Rental

Jim

Thank you for your letter dated 6 July and attached letter from your landlord in relation to the agreed change of terms from monthly to quarterly payments taking effect from August.

I have now amended future payments to reflect this change and updated our records accordingly.

Kind Regards

Ruth

Ruth Aitken
Allowances Manager
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

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Calls via RNID Typetalk: 18001 0131 34 86659
Fax: 0131 34 86611
Email: ruth.aitken@scottish.parliament.uk



The Scottish Parliament
Pàrlamaid na h-Alba

06 July 2012

Ms Jackie Giulianotti
Allowances Office



Dear Ms Giulianotti

Constituency Office Rental Payments

As you know I recently entered into a sublease of constituency office premises from Edinburgh Southern SNP, who themselves lease from DM Hall. Unfortunately an error has arisen so that the leases contain slightly different payment terms – Edinburgh Southern SNP pay quarterly in advance, while the Parliament pays just monthly in advance. This leaves Edinburgh Southern SNP out of pocket.

They have therefore requested my agreement to a change of terms in order that the Parliament pays quarterly in advance at the same time as Edinburgh Southern SNP. As I understand it, that would involve one final monthly payment of rent in July, and then quarterly payments from August.

I attach the relevant letter from Edinburgh Southern SNP and trust this is in order. Should any issues arise, please let me know as soon as possible.

Yours sincerely

Jim Eadie

AO RECEIVED

16 JUL 2012

CHECKED

Jim Eadie MSP

Jim Eadie
MSP for Edinburgh Southern
The Scottish Parliament
Edinburgh EH99 1SP
Telephone 0131 348 6283
Jim.Eadie.msp@scottish.parliament.uk

Edinburgh Southern SNP

13-15 Morningside Drive
Edinburgh
EH10 5LZ
0131 447 9931

Jim Eadie MSP,
Scottish Parliament,
EDINBURGH
EH99 1SP

21 June 2012



Dear Jim,

Lease of 13 -15 Morningside Drive Edinburgh EH10 5LZ

I refer to our Licence to Occupy agreement dated 24th February and enclose an extract of the Sub Lease between DM Hall and the Scottish National Party Edinburgh Southern Constituency Association from which you will note in Para 3 (1) that we are required to pay rent three months in advance.

In the circumstances I wonder if you could agree to pay future payments quarterly in advance as at present the Parliament's contribution is running two months behind our payment schedule.

If agreeable, this involves payment of the normal one month rental (£512.50) in July followed by three months rental (£1537.50) by 24th August and Quarterly thereafter. If the Allowances Office require a formal Back Letter, please let me know.

We would be grateful if you could arrange this and look forward to hearing from you

Yours sincerely

Edinburgh Southern SNP

REFERENCE

AR/HB

DATE
29 February 2012

ara
Andrew Reilly Associates

31 RUTLAND SQUARE
EDINBURGH
EH1 2BW
TEL 0131 229 9885
FAX 0131 229 9815

Jim Eadie MSP
The Scottish Parliament
Edinburgh
EH99 1SP

Dear Mr Eadie

13 – 15 MORNINGSIDE DRIVE, EDINBURGH

I refer to our earlier discussions and your instructions to outline my views on the rental value of the above property. I can confirm that I have had sight of the proposed Heads of Terms in respect of the sub-tenancy arrangements. The property was inspected on 9 December 2011.

I am now pleased to report as follows:

The property is situated on the south most section of Morningside Drive which is itself close to the Comiston Road junction leading to Morningside area of the city. The property sits approximately 1.5 miles south of the city centre.

The property comprises two former retail units which have been converted to form a single office suite which has been subdivided internally to provide a reception office together with three separate offices, kitchen and WC facilities. The property is in reasonable condition consistent with its age however would benefit from re-carpeting and redecoration.

The premises have a net internal area measured in accordance with the RICS Code of Measuring Practice (7th Edition) of 58.9 sq m (634 sq ft).

In dealing with the sublease of the accommodation we note that it is of approximately 3 years duration with back letter agreements to allow for an extension of the lease for a further year and potentially 5 years thereafter. The property will be leased on an internal repairing basis only and incorporate a Schedule of Condition in order to protect against potential dilapidation liability at expiry.

In dealing with rental values generally, consideration has been given to rental levels within the immediate locality and other local environments outwith the city centre, consideration has also been given to the impact of the use class and the former retail consent which would if necessary be a possible alternative to the existing use as offices.

Having given due consideration to rental levels generally, appropriate comparables and the proposed terms of the internal repairing sublease I am of the view that a fair reflection of the Estimated Rental Value for the subject premises can be stated at **£7,500 per annum** with effect 9 December 2011.

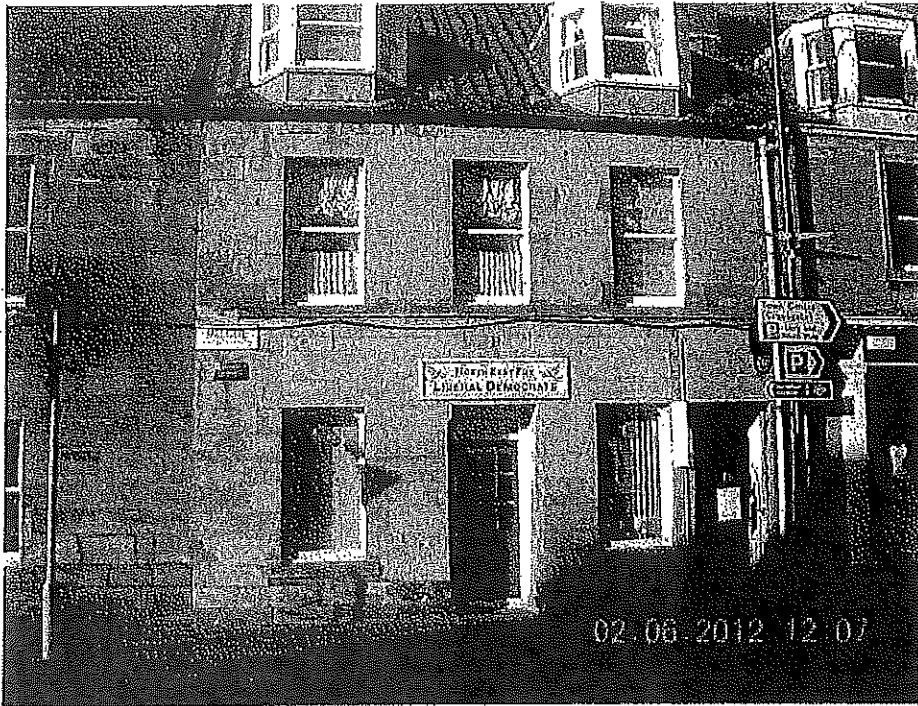
I trust this is sufficient for your purposes meantime.

Yours sincerely


Andrew Reilly MRICS IRRV
a.reilly@andrewreillyassociates.co.uk

Property Consultants Chartered Surveyors
www.arascotland.co.uk

**16 MILLGATE
CUPAR
FIFE
KY15 5EG**



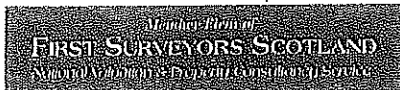
CLIENT: MR W RENNIE MSP



Property Address: 16 Millgate, Cupar, Fife KY15 5EG

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10. SPECIAL ASSUMPTIONS
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14. ASBESTOS
15. ENERGY PERFORMANCE CERTIFICATES
16. TERMS AND DEFINITIONS
17. CONDITIONS OF ENGAGEMENT



Hardies

PROPERTY & CONSTRUCTION CONSULTANTS
Incorporating WJR Christie & Partners LLP

13 February 2012

Mr Willie Rennie MSP
M2.21
The Scottish Parliament
EDINBURGH
EH99 1SP

Dear Sir

1. VALUATION CERTIFICATE

We refer to instructions received and confirm that we have inspected the undernoted property in order to advise you as to our opinion of the subjects rental value. Our report has been prepared in accordance with the Royal Institution of Chartered Surveyors and Valuation Standards, 8th Edition.

The property was inspected by _____ on 06 February 2012. The surveyor carrying out the inspection has the necessary skills to undertake the instruction.

We confirm that we have adequate Professional Indemnity Insurance cover and that we do not have any conflict of interest in accepting your instructions.

We would report as follows:-

PROPERTY

16 Millgate
CUPAR
Fife
KY15 5EG

CLIENT

Mr Willie Rennie MSP

INTEREST

Heritable outright ownership with Lease from 01.12.03 until terminated.

Swilken House
35 Largo Road
St Andrews
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- Property Valuations
- Single Surveys
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- CDM Co-ordination
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First Surveyors Scotland is the trading name of First Surveyors Scotland Limited a company registered in Scotland.

Company No. 201050
Registered Office:
57 Albany Street
Edinburgh
EH1 3QY

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Hardies Property & Construction Consultants is the trading name of Hardies LLP, a Limited Liability Partnership registered in Scotland with Registered Number SO300703. Registered Office: Swilken House, 35 Largo Road, St Andrews, Fife, KY16 8NJ. A list of all members is open for inspection at the Registered Office. All correspondence signed by a named individual is signed on behalf of Hardies LLP.



Property Address: 16 Millgate, Cupar, Fife KY15 5EG

DATE OF VALUATION

06 February 2012

VALUATION

After careful consideration of the matter we would set out our valuation(s) as follows:-

MARKET RENT (MR)

£5,500 (FIVE THOUSAND FIVE HUNDRED POUNDS).

The above valuations should be read fully in conjunction with the attached report and are subject to the assumptions and qualifications outlined therein.

We trust the above is sufficient for your purposes meantime, but if you require our further assistance on this or any other matter, please do not hesitate to contact us.

Yours faithfully

For and on behalf of
HARDIES LLP

Property Address: 16 Millgate, Cupar, Fife KY15 5EG

2. LOCATION

The subjects are located on the southern periphery of Cupar Town Centre, directly opposite South Bridge, in a mixed residential/commercial area.

3. DESCRIPTION

The subjects comprise a ground floor office in a two storey and attic building.

CONSTRUCTION

Conventional construction. External walls are of solid stone and the roof is timber framed, pitched and slated with dormers. Flooring is of timber.

AGE

We understand the property was built about 1850.

SERVICES

Mains electricity, gas and water are installed. Gas fired central heating is installed.

(No tests have been carried out. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design conditions or efficiency can only be assessed as a result of a test and should you require any further information in this respect it is essential that you should obtain reports from appropriate specialists before entering into a legal commitment to purchase).

ROAD AND FOOTPATH

Made up. There is a shared access to the side and liabilities for maintenance and upkeep should be confirmed.

4. ACCOMMODATION

We would briefly set out the accommodation as follows:-

Office 1	11.32m ² /122ft ²
Office 2	10.66m ² /115ft ²
Office 3	20.83m ² /224ft ²
Toilet	
External Store with central heating boiler	14.53m ² /156ft ²

We would indicate that the above areas are approximate and have been calculated for valuation purposes only.

5. TENURE

Absolute owner subject to exist Lease.

Property Address: 16 Millgate, Cupar, Fife KY15 5EG

6. RATEABLE VALUE (verbal enquiry only)

£3850 as assessed at 01.04.2010

7. GENERAL COMMENTS

We have not carried out a structural survey of the property, neither have we inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible. Consequently, we can make no comment on the condition of such concealed and inaccessible areas.

The property appears adequately maintained for one of its age and character but with any building of considerable age, it does require some items of maintenance and there is some minor dampness to external walls. The timber windows appear to be securely fixed and some may not work sufficiently and it would be prudent to have these repaired with a view to Health and Safety for fire. Lighting in the property is typical for office use.

Gas fired central heating is installed with the boiler being located in the storeroom to the rear.

8. MARKETABILITY

There is a reasonable demand for properties of this type in the central part of Cupar with recent sales of offices in Crossgate and Retail Premises being undertaken.

9. SUITABILITY FOR LOAN PURPOSES

We confirm that the property provides suitable security for loan purposes, the amount and term of which should be a matter for the Bank's own judgement, but which it is assumed will not exceed a proportion of our valuation in accordance with normal commercial lending practice.

10. SPECIAL ASSUMPTIONS

We have assumed all consents have been obtained for its current use and any changes.

11. PLANNING ISSUES

USE CATEGORY

Office.

ALTERATIONS

We assume all necessary consents have been obtained.

Property Address: 16 Millgate, Cupar, Fife KY15 5EG

12. ALTERNATIVE USES

The property could be converted to residential use subject to Local Authority consents and approvals.

13. FIRE RISK ASSESSMENT

Fire Certificate: On 1 October 2006 the Regulatory Reform (Fire Safety) Order 2005, came into force. All existing fire legislation has been repealed (including the Fire Precautions Act 1971, Fire Precautions (Workplace) Regulations 1997/99 and the Management of Health & Safety in the Workplace Regulations 1999. As such, Fire Certificates are no longer issued and have been replaced with the requirement for a Fire Risk Assessment. The effect of this is that Employers are now solely responsible for fire safety within their workplaces.

It should be established whether a Fire Risk Assessment is available.

14. ASBESTOS

From 21 May 2004 new legislation requires property owners, occupiers and managers to identify and control Asbestos Containing Material ("ACM") in their property. If potential ACM is in good condition and undisturbed the Health & Safety Executive ("HSE") recommends that the ACM is identified and a management plan formulated as follows:

- Identify its position
- Inspect its condition regularly
- Take a precautionary approach to maintenance and minimising disturbance that could cause fibre release
- HSE sees removal as a last resort unless the material is in poor condition or at risk of damage.

In carrying out and providing this report and valuation Hardies have not undertaken an ACM inspection and understand that the owner of the Property has not obtained or commissioned a report from an ACM Inspector. Furthermore, Hardies have made no allowance for the potential liability.

15. ENERGY PERFORMANCE CERTIFICATES

From 4 January 2009 all sellers and landlords are now required by law to provide an Energy Performance Certificate (EPC) for all buildings or parts of buildings when they are sold or rented. Those carrying out the construction of a building will be required to provide an EPC to the owner.

An Energy Performance Certificate gives prospective buyers or tenants information on the energy efficiency and carbon emissions of a building.

Property Address: 16 Millgate, Cupar, Fife KY15 5EG

The certificate provides energy efficiency A-G ratings and recommendations for improvement. EPC's were first introduced for the marketed sale of domestic homes, as part of the Home Information Pack, although from April 2008 this was extended to newly built homes and large commercial properties. The ratings – similar to those found on products such as fridges – are standard so the energy efficient of one building can easily be compared with another building of a similar type.

The seller or landlord is responsible for ensuring that an EPC is available to a prospective purchaser or tenant at the earliest opportunity and no later than when a viewing is conducted or when written marketing information is provided about the building, or in any event before entering into a contract to sell or let.

EPCs are produced by accredited energy assessors and for commercial properties are valid for a period of 10 years, or until a newer EPC is prepared.

Hardies have a number of fully trained and accredited Energy Performance Assessors and can provide further advice and reports in this respect.

16. TERMS AND DEFINITIONS

Valuation Definitions

MARKET RENT (MR)

The estimated amount for which a property, or space within a property, should lease (let) on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arms length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion.

17. CONDITIONS OF ENGAGEMENT

In preparing the report, unless otherwise stated by the Valuer, the following assumptions have been made by the Valuer:-

1. That no deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated.
2. That a good Title can be shown and that the property is not subject to any unusual hazard or especially onerous restrictions, encumbrances or outgoing.
3. That inspection of those parts that have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially.

Property Address: 16 Millgate, Cupar, Fife KY15 5EG

4. Hardies have not carried out or commissioned site investigations or geographical or geophysical surveys or environmental audits or surveys or investigations of the property or of neighbouring land and therefore this report can give no opinion or assurance or guarantee about the nature of the ground. Hardies are entitled to assume that the ground has sufficient load bearing strength to support the existing constructions or any other construction that may be erected upon it in the future and that it is not landfilled ground. Hardies can not give any opinion, assurance or guarantee that there are no underground mineral or other workings beneath the site or in its vicinity or that there is no fault, cause or disability underground which could or might affect the property or any construction thereon.

Unless otherwise stated, Hardies have not been provided with any environmental audit or other environmental investigation or soil survey which may have been carried out on the Property and which may draw attention to any contamination or the possibility of any contamination. In undertaking the report, Hardies have assumed that no contaminative or potentially contaminative uses have ever been carried out on the property. No investigations have been carried out into past or present uses either of the property or of any neighbouring land to establish whether there is any contamination or potential for contamination from these uses or sites and the report therefore assumes that none exist. Should subsequent investigations reveal that contamination exists at the property or on any neighbouring land, or that the property has been or is being put to a contaminative use, this could reduce the value.

5. That no significant outlays will be incurred associated with physical alterations required in connection with the Disability Discrimination Act (DDA). (The advice of an Access Consultant should be obtained in this respect.)
6. Hardies have not arranged for any services or installations to be tested and the report does not express any opinion as to their adequacy or condition. Hardies value is given on the basis that the services and installations are in satisfactory condition and adequate for the business being undertaken at the time of inspection and in the foreseeable future and are not shared by third parties.
7. Hardies have been provided with various information for the purposes of preparing the report and are entitled to rely upon such information provided by the Client, the Client's professional advisors and bankers (or the owner or owner's professional advisors and bankers where relevant) and, where relevant, upon agent's particulars which have been issued in respect of the Property. Hardies are also entitled to rely on information provided by statutory authorities. Notwithstanding the foregoing Hardies can take no responsibility for any mis-statement, omission or misrepresentation made to it.

Property Address: 16 Millgate, Cupar, Fife KY15 5EG

8. Hardies have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report we have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. The identification of Japanese Knotweed should be made by a Specialist Contractor. It must be removed by Specialist Contractors and removal may be expensive.

This report is confidential between ourselves and has been prepared solely for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting in respect of this purpose. It shall not be disclosed to any other party, be duplicated or be published in any way whatsoever without prior written consent.

The Valuer will undertake a visual inspection of so much of the exterior and interior of the property as is accessible with safety and without undue difficulty, as can be seen whilst standing at ground level within the boundaries of the site and adjacent public/communal areas and whilst standing at the various floor levels, which the Valuer considers reasonably necessary to provide the Service, having regard to its purpose. The Valuer is under no duty to carry out a building survey or to inspect those parts of the property which are covered, unexposed or inaccessible, or to raise boards, move anything, use a moisture detecting meter, or to arrange for the testing of electrical, heating or other services.

For the purposes of this valuation, we have assumed that the property is zoned for its current use and is unaffected by any current planning proposals. We assume that there are no adverse planning orders or certificates, issued or imminent, which might adversely affect the use of the property. We have also assumed that any alterations and additions have been completed in accordance with all relevant statutory requirements and that completion certificates have been issued wherever appropriate. Furthermore, we assume that there are no onerous Title conditions, ground burdens, servitude or wayleave rights affecting the property which might diminish its value.

Aitken R (Ruth)

From: Giulianotti J (Jackie)
Sent: 01 October 2015 13:43
To: MacDonald G (Gordon), MSP
Cc: Aitken R (Ruth)
Subject: RE: Publication of Expenses Data Q1

Gordon

Many thanks for your email. The last rent payment we made covered the period September to November and as such we will require a refund of rent for the months of October and November.

I would be grateful if arrangements could be put in place to refund the overpayment.

Jackie Giulianotti
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

*cheque £1296.00
rec'd. 1/10/15*

Telephone (Direct Dial) : 0131 34 86609
Calls via RNID Typetalk : 18001 0131 34 86609
Fax : 0131 348 6611
Email: jackie.giulianotti@scottish.parliament.uk

From: MacDonald G (Gordon), MSP
Sent: Thursday, October 01, 2015 11:08 AM
To: Giulianotti J (Jackie)
Subject: RE: Publication of Expenses Data Q1

Jackie,

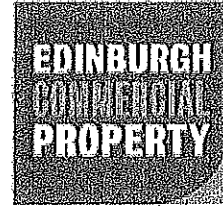
My constituency office closed as of yesterday therefore there should be no rent paid beyond the 30th September.

Regards

Gordon



Gordon Macdonald
Member of the Scottish Parliament
for the constituency of Edinburgh Pentlands
69 Inglis Green Road, Edinburgh, EH14 2EZ



Gordon MacDonald MSP
Edinburgh Pentlands Constituency
Scottish Parliament
Holyrood
EH99 1SP

8th August 2011

Dear Sirs,

**UNIT 9, LONGSTONE SHOPPING CENTRE
67 - 69 INGLIS GREEN ROAD,
EDINBURGH, EH14 2EZ**

Further to your recent instructions we would confirm having carried out an inspection of the above subjects to advise on their condition and the rental value.

The subjects form part of a former shopping centre which dates from the late 60's, early 70's. The centre is made up of approximately 15 commercial units which vary in size. The unit that you have asked us to inspect fronts onto Inglis Green Road and has a ground floor area of approximately 482 sq ft and at first floor a further 135 sq ft giving a total of circa 617 sq ft or thereby. In addition, on the ground floor there is the usual toilet accommodation.

- The subjects are brick built with platform roofs which are felt covered and have been subject to an extensive roof leak; we are advised that this has now been rectified by the landlord.
- Due to water ingress from the roof the decoration throughout the premises now requires to be renewed.
- At the time of our inspection, various repairs were required and these took the form of, upgrading of electrical system, renewal of lighting, upgrading of plumbing to include installation of disabled toilet accommodation, improvement of kitchen facility and renewal of heating. It is our understanding that these works are to be completed prior to your occupation.

Agreement documentation

We have received a copy of the Agreement from Edinburgh Pentlands SNP Constituency Association. This documents the Landlord/Service Provider, Tenant/Service User, Period of Lease, Date of Entry and rental amount charge.

We would wish to make comment about the conditions which are part of the licence.

1. Use: we understand that the subjects have class 4 business consent and as such the subjects should be suitable for your proposed use.
2. Rent and outgoings – The proposed rental is subject to and includes VAT
3. Rates – The Tenant/Service User is responsible for payment of Local Authority Rates. We have been advised by the Assessor that the rateable value for the subjects is £5,700.

Edinburgh Commercial Property Ltd

29 Beaverhall Road

Edinburgh, EH7 4JE

Tel: 0131 556 6222

Fax: 0131 556 3979

Email:

Web: www.edincomprop.co.uk

Company Registration Number: 199364



4. Public Services – The Tenant/Service User is responsible for all electric and water used within the premises.
5. Repairs and maintenance – It is noted that Tenant/Service User is responsible for keeping the interior of the premises and the external doors in good repair, clean and tidy and in reasonable decorative order and condition throughout the period of the licence' and that Landlord/Service Provider is responsible for the upkeep of the exterior fabric of the building.
6. We understand that the landlord/service provider is to retain the use/occupancy of the first floor office and they will be utilising the kitchen and toilet facilities.

Rental

Once the subjects have been renovated and redecorated then we would be of the view that the monthly rental of for the refurbished ground floor office would be accurately stated at £540 plus VAT per calendar month.

We trust that this short letter report is sufficient for your present purposes but should you require a more detailed report please don't hesitate to contact the writer.

Yours sincerely,

Edinburgh Commercial Property Ltd

29 Beaverhall Road

Edinburgh, EH7 4JE

Tel: 0131 556 6222

Fax: 0131 556 3979

Email:

Web: www.edincomprop.co.uk

Company Registration Number: 199364

Giulianotti J (Jackie)

From: Giulianotti J (Jackie)
Sent: 27 May 2014 07:39
To:
Cc: Aitken R (Ruth)
Subject: RE: Office Lease

Many thanks for confirming the position.

Jackie

From: [REDACTED]
Sent: Monday, May 26, 2014 2:34 PM
To: Giulianotti J (Jackie)
Cc: Aitken R (Ruth)
Subject: RE: Office Lease

Jackie

Thanks for your email and sorry for the delay in replying to you. The Western Isles Constituency SNP own the building and lease the ground floor to [REDACTED] and the top floor to Alasdair Allan MSP. They have no presence in the office. There have been internal alterations made to the office and you are correct in saying that as per the new valuation report the MSP will have 53% of the floor space and [REDACTED] 47%. Should you require any further information do not hesitate to contact me.

Kenny

From: Giulianotti J (Jackie)
Sent: 19 May 2014 13:26
To:
Cc: Aitken R (Ruth)
Subject: Office Lease

Further to our telephone conversation earlier today I just wanted to confirm with you the position regarding the occupancy of the constituency office in Stornoway in light of the valuation report dated 19 March 2014 compared with the valuation provided in 2007 and the letter dated 6th May 2014 from your landlord.

I am correct in my understanding that the property is owned by the party but they have no presence in the office. Since the valuation report of 2007 the internal arrangements within the office have been changed and there is now a meeting room on the ground floor together with the office occupied by [REDACTED]. As a result of these internal alterations the space now occupied by both parties is 53% by the MSP and 47% [REDACTED] and the letter dated 6th May from the landlord reflects the upgrading of the premises and the revised occupancy.

Grateful if you could confirm that my understanding is correct.

Many thanks

Na h-Eileanan an Iar Constituency Association

AD RECEIVE

15 MAY 2014

CHECKED

Scottish National Party

31 Bayhead

Stornoway

Isle of Lewis

HS1 2DU

INVOICE No.

Dr. Alasdair Allan M.S.P.
S.N.P. Constituency Office
Stornoway
Isle of Lewis

6th. May 2014

Rent of Office Space from 6th. May 2014 to 5th August 2014

3 months @ £252.46 per month

£ 757.38

TOTAL PAYABLE

PAYMENT AUTHORISATION	
Goods Received & Satisfactory	<input type="checkbox"/>
Cost Centre:	
Allowance:	
I certify that these expenses have wholly incurred on parliamentary/constituency duties:	
None (in CAPSE)	<input checked="" type="checkbox"/>
Signature	<i>Alasdair Allan</i> 12/05/14

£ 757.38

AD RECEIVE

15 MAY 2014

CHECKED

Na h-Eileanan an Iar Constituency Association

Scottish National Party

31 Bayhead

Stornoway

Isle of Lewis

HS1 2DU

Dr. A. Allan M.S.P.
S.N.P. Constituency Office
Stornoway
Isle of Lewis

6th. May 2014

Dear Alasdair

Amendments to Lease and to Rental Payments

Following recent internal alterations to the building which resulted in changes to the floor space and conversion of an area into an interview room it became necessary to have the offices re-assessed for rental purposes. This has resulted in changes to your rent which are reflected in the latest invoice [redacted]

The lease agreement is currently in the hands of a solicitor to be amended as necessary and a copy will be forwarded to you once this has been completed.

Yours faithfully,

[redacted]

Giulianotti J (Jackie)

From: Giulianotti J (Jackie)
Sent: 30 April 2014 14:29
To: Allan A (Alasdair), MSP
Cc:
Subject: RE: lease

Alasdair

Many thanks for the update and for taking this forward. I can confirm that we do have a copy of the rental assessment and look forward to receiving the signed lease in due course.

Jackie Giulianotti
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

Telephone (Direct Dial) : 0131 34 86609
Calls via RNID Typetalk : 18001 0131 34 86609
Fax : 0131 348 6611
Email: jackie.giulianotti@scottish.parliament.uk

From: Allan A (Alasdair), MSP
Sent: Wednesday, April 30, 2014 12:35 PM
To: Giulianotti J (Jackie)
Cc:
Subject: lease

Hi Jackie – I am sorry I missed you on phone just now and hope you now have a copy of the rental assessment. I am sorry this has taken so long. _____ in my office has been waiting for the landlord to get the lease changed so that he, the other tenant _____) and I can sign it. This contains the cheaper of the two figures for the rent of total building identified by the independent assessment, and then breaks this down between the two tenants according to the percentages identified by the independent assessment.

I have asked _____ to get this to you as a matter of urgency and have copied this to _____ in _____ office. Please let me know if I can help meantime.

Thanks Alasdair

Alasdair Allan

Member of the Scottish Parliament for Na h-Eileanan an Iar
Ball Parlamaid Albannach airson nan Eilean an Iar

31 Bayhead, Stornoway, Isle of Lewis HS1 2DU
Phone 01851 702272

alasdair.allan.msp@scottish.parliament.uk

Giulianotti J (Jackie)

From:
Sent: 29 April 2014 09:09
To: Giulianotti J (Jackie)
Cc:
Subject: Re: 31 Bayhead, Stornoway

Hi Jackie,

I believe _____ in the constituency office is due to get back to you on this - I've copied him in.

Regards,

Sent from Samsung Mobile on O2

----- Original message -----

From: "Giulianotti J (Jackie)" <Jackie.Giulianotti@scottish.parliament.uk>
Date: 29/04/2014 08:45 (GMT+00:00)
To: '
Subject: FW: 31 Bayhead, Stornoway

I refer to my earlier email and was wondering if you could provide an update.

Many thanks

Jackie

From: Giulianotti J (Jackie)
Sent: Wednesday, March 26, 2014 2:21 PM
To:
Cc: Aitken R (Ruth)
Subject: RE: 31 Bayhead, Stornoway

Many thanks for your email. As discussed I am a little confused with the regard to the figures quoted at 11.1 and 11.2 and 11.3. Grateful if you could seek confirmation that the rental value of £5,500 relates to one individual renting the whole premises and the figures of £2,800 and £3,300 relate to two separate leases for the ground floor and first floor office space respectively with the sharing arrangements as specified being in place.

Also grateful if you could confirm going forward what type of lease/s will be put in place.

Many thanks

Jackie Giulianotti
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP
Telephone (Direct Dial) : 0131 34 86609
Calls via RNID Typetalk : 18001 0131 34 86609
Fax : 0131 348 6611
Email: jackie.giulianotti@scottish.parliament.uk

From:

Sent: Friday, March 21, 2014 9:40 AM

To: Giulianotti J (Jackie)

Subject: FW: 31 Bayhead, Stornoway

Hi Jackie,

Please find attached an independent market valuation that has just been undertaken on the property at 31 Bayhead, owned by Western Isles SNP, where Alasdair rents his office.

We are now going to get a solicitor to make the relevant changes to the lease but the headline figures are that our combined office rent (for the two offices within the building) are, I believe, down about £700 from what is currently being paid to around £5600.

The valuation says that Alasdair should be paying 53% of this sum for his office space, which works out at £3300 per annum.

Please let me know what else we need to do – I assume you will want copies of the new lease?

Kind regards,

Parliamentary Assistant
Alasdair Allan MSP
Scottish National Party - Na h-Eileanan an Iar
Post: T3.06, The Scottish Parliament, Edinburgh, EH99 1SP
Tel: 0131 3486741
Web: www.alasdairallan.net
Facebook: [@AlasdairAllanSNP](https://www.facebook.com/AlasdairAllanSNP)
E-mail:

DRAFT REPORT ISSUED TO CLIENT 19.03.2014

19th March 2014

Scottish National Party
31 Bayhead
Stornoway
Isle of Lewis
HS1 2DU

FAO –

Dear Sirs

SUBJECTS: OFFICES, 31 BAYHEAD, STORNOWAY, ISLE OF LEWIS, HS1 2DU

1.0 PURPOSE OF REPORT

- 1.0 We refer to your email of 6th January 2014 and our subsequent letter of 23rd January 2014 with enclosed Terms of Engagement and now confirm that we have undertaken an inspection of the subjects with a view to advising as to the Market Rent of the office accommodation as one entity and also on terms of the individual offices.
- 1.2 In arriving at our opinion as to the Market Rental we have had due regard to the general condition as apparent from a walk over type of inspection.
- 1.3 The property was inspected by _____ Registered Valuer who is experienced and competent in this type of valuation. The property was inspected on 20th February 2014 and weather conditions at the time of the inspection were poor. We can confirm the Valuer will be acting as an External Valuer.
- 1.4 We confirm that there are no conflicts of interest or previous involvement with the property.
- 1.5 See Appendix 1 – Terms of Engagement Letter.

2.0 LOCATION

- 2.1 The subjects are situated on the east side of Bayhead close to its junction with New Street within a semi-residential/commercial area on the north side of Stornoway town centre. The property is bounded to the north by a private dwelling house and to the south by similar office accommodation. The remaining properties in the area are a mix of residential and commercial.
- 2.2 Stornoway is the principle community serving the Western Isles with a population within the greater Stornoway area of around 8,000 representing approximately one third of the total population of the Western Isles.
- 2.3 All services and facilities are available within reasonably close distance.
- 2.4 See Appendix 2 – Location Plan

3.0 DESCRIPTION

- 3.1 The subjects comprise a two storey mid terraced property with office accommodation on both Ground and First Floors.
- 3.2 The walls to the front elevation are consistent with being of concrete block or similar harled

To: Scottish National Party
Re: 31 Bayhead, Stornoway, Isle of Lewis, HS1 2DU
AIMS Ref

externally. An inspection of the rear elevation was not possible as there is an adjoining store in separate ownership.

The roof appears to be of a shallow mono-pitched design clad with glass fibre sheeting or similar.

3.3 See Appendix 3 – Photographic Schedule

4.0 ACCOMMODATION

4.1 The accommodation comprises as follows-

Ground Floor – Office 1, Inner Hall, Office 2 and Toilet.

First Floor – Office 3

4.2 We estimate the Gross Internal Areas to be as follows –

Ground Floor - 37.80 sqm.
First Floor - 24.56 sqm.
Total 62.36 sqm or thereby

4.3 We estimate the Net Internal Areas to be as follows -

Ground Floor –
Office 1 (to front) - 18.93 sqm
Office 2 (to rear) – 7.11 sqm

First Floor
Office 3 - 21.60 sqm
Total 47.64 sqm

4.4 There are no additional areas of garden ground or car parking with the property.

5.0 SERVICES

5.1 The services are connected to the main supplies for water and electricity with drainage to the main sewer. Fixed heating consists of electric wall heaters and hot water is provided by individual electric hot water geysers.

6.0 GENERAL CONDITION

6.1 From a surface inspection of the property it appeared to be in a generally reasonable state of repair having due regard to age and character although we would emphasise that a detailed inspection of the property was not undertaken.

7.0 PLANNING

7.1 For the purpose of the valuation it is assumed that the subjects are unaffected by any adverse planning proposals.

7.2 It is further assumed that all appropriate local authority certification including Planning Permissions, Building Warrants and Certificates of Completion have been obtained in respect of the present accommodation.

8.0 RATABLE VALUE

8.1 The subjects are entered in the Valuation Roll as having a rateable value of £3,250.

9.0 BASIS OF VALUATION

Our valuation is subject to and conditional upon the following basis, unless otherwise stated within our written report:

9.1 Unless otherwise stated, the inspection and valuation was undertaken by an External Valuer as defined in, and in accordance with, the RICS Valuation Professional Standards 2014.

9.2 The Valuer inspected the Subjects for the purpose of providing you with our opinion as to the Market Rent as instructed. The date of Valuation is the date of the inspection or a date as agreed with the Valuer. It is assumed that there have been no changes affecting the property after that the date of inspection which will have had an impact upon Market Rental. The Valuer undertook a visual inspection of so much of the exterior and interior of the property as was accessible with safety and without undue difficulty, as was seen whilst standing at ground level within the boundaries of the site and adjacent public/communal areas and whilst standing at the various floor levels, which the Valuer considered reasonably necessary to inspect, having regard to its purpose. The Valuer is under no duty to carry out a building survey or to inspect those parts of the property which are covered, unexposed or inaccessible or to raise boards, move anything, use a moisture detecting meter, or to arrange for the testing of electrical heating or other services. Roof voids and sub floor areas were not inspected.

9.3 In undertaking the inspection we have had due regard to the general state of repair and condition of the property. The inspection is not a Building or Structural survey (although our Building Surveying Department would be pleased to provide this service) and this report is not intended to detail minor defects which do not materially affect value. However, if minor defects are mentioned in the report, they should be regarded as indicative and not an exhaustive list of defects. For the purposes of the Valuation, it is assumed that the property is in good repair, except for any defects specifically noted.

9.4 We have not carried out any tests to determine whether or not any hazardous building materials including asbestos and flammable insulation have been incorporated in the construction. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible at the time of our inspection and we are therefore unable to report that any such part is free from defect. Services and their appliances have not been tested and it is assumed that all services, and any associated controls or software, are in working order and free from defect. Specifically the Valuer has not carried out an Asbestos Inspection and has not acted as an Asbestos Inspector in completing the valuation inspection of the Property which may fall within the Control of Asbestos Regulations 2006. No enquiry of the duty holder (as defined in the Control of Asbestos Regulations 2006), of the existence of an Asbestos Register, or of any Plan for the Management of Asbestos has been made. For the purposes of this Valuation, it is assumed that there is a Duty Holder, as defined in the Control of Asbestos in the Workspace Regulations 2002 and that a Register of Asbestos and Effective Management Plan is in place, which does not require any immediate expenditure, or pose a significant risk to health, or breach the HSE Regulations.

9.5 **Market Rent (MR)** is the estimated amount for which a property should lease on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

It is assumed that the Property possesses good and marketable Title is free from any

To: Scottish National Party
Re: 31 Bayhead, Stornoway, Isle of Lewis, HS1 2DU
AIMS Ref:

9.6 onerous or unusual burdens or covenants, restrictions, charges or other matters which may adversely affect the subjects and that any necessary access ways or servitude requirements are covered by the relevant formalised documents. Site boundaries are to be taken as generally indicated on site although no checks have been made in this connection and any site area quoted will be subject to verification from the Title Deeds. The Valuer has relied upon information provided by the client and/or the Client's legal agents with regard to the extent of title, provision of lease documentation and any other relevant documentation. We confirm that the interpretation of legal documents is a matter for the client's legal agents and no responsibility or liability is accepted for the true interpretation of the legal title in the property.

9.7 It is assumed all that works necessary to meet the requirements of all competent legislation, statutory instruments and Local Authority Orders will have been complied with (in particular Fire Regulations/ Fire Assessments, Disability Discrimination Legislation and Energy Performance Certificates).

9.7 It is assumed that the roads and footpaths ex adverse the subjects are fully made up and the responsibility of the Local Authority.

9.8 We have not carried out any investigations as to ground conditions or whether the site, and surrounding area, is or has in the past been contaminated and our valuation is prepared on the assumption that the subjects are not adversely affected by ground conditions or any form of contamination.

9.9 The Valuer did not carry out an inspection for Japanese Knotweed. Unless otherwise stated, for the purposes of the valuation we have assumed that there is no Japanese knotweed within the boundaries of the property or in neighboring properties. The identification of Japanese Knotweed should be made by a specialist contractor. It must be removed by Specialist contractors and removal may be expensive. Where the Valuer does report the presence of Japanese Knotweed, further investigations may be recommended.

9.10 In arriving at our opinion, no allowance will be made in respect of any expenses liable to be incurred in effecting realization of the asset or for any tax liability which may be eligible following disposal of the asset. For the avoidance of doubt, the valuation is net of any Value Added Tax which may be applicable.

9.11 Information in respect of the subjects provided by the client or other connected party and referred to has been relied upon. If Graham + Sibbald is requested to arrange any inspection or other work by any other party this is done so on the Client's behalf. The Client must satisfy itself as to the terms and conditions on which such party renders its services. Graham + Sibbald does not assume or accept any liability whatsoever in

9.12 connection with any arrangement or recommendation including without limitation for the acts or omissions of such other party.

Each property is valued on the basis that it does not form part of a larger disposal and on the assumption that neither the whole nor a significant part of the total estate will be exposed to the market at the same time. For the avoidance of doubt, each property has been valued individually and the values shown do not take any cognisance of any portfolio considerations.

9.13 It is assumed that the subjects have all necessary lawful statutory consents (including planning permissions) for the current buildings and use and that there are no matters adversely affecting the property which might be revealed by a local search. The Valuer has, where appropriate, investigated as to whether there are any policies or proposals by statutory authorities that could positively or adversely affect the value. On occasions, delays or expense may be such that this information is not available and in these instances

9.14 it will be assumed that the property is not adversely affected by any proposals.

Unless appropriate we have excluded any value in respect of goodwill or tenant's fixtures and fittings, and have disregarded any value attached to plant and machinery with the exception of heritable items.

Neither the whole nor any part of the Valuation nor any reference thereto may be included in any published document, circular or statement nor published in any way without our written approval to the form and the content in which it may appear.

9.15

This Report is provided for the sole use of the named client and is confidential to the client. The contents are not to be disclosed nor made use of by any third party without our express prior written consent.

9.16

Unless otherwise stated this Report will be signed by the External Valuer on behalf of the Partnership and we confirm that the Valuer and all Partners of the Firm have the specified qualifications being either Professional Members or Fellows of the Royal Institution of Chartered Surveyors.

9.17

Graham + Sibbald are regulated by the Royal Institution of Chartered Surveyors and the valuation may be subject to monitoring under the RICS Conduct and Disciplinary Regulations.

9.18

9.19

10.0 VALUATION METHODOLOGY

10.1 We note that the property is owned by the Scottish National Party and that the Ground Floor office is used primarily by _____, with the First Floor office being used by Alistair Allan, MSP. The office to the rear of the Ground Floor is shared by both by _____ and Mr Allan as a consulting room.

10.2 It is understood that the Scottish National Party as owners of the building require an indication as to the likely Market Rent that the Tenant would be prepared to pay for office accommodation apportioned as per 10.1 above. For the purpose of the valuation we have assumed that the following lease terms would form the basis of the leases-

- Lease length – 5 years.
- Subjects of Let.

Office 1 (Ground Floor) – Ground Floor office together with equal share of use of the rear Ground Floor office and all other common areas including Toilet and Tea-point.

Office 2 (First Floor) – First Floor office together with equal share of use of rear Ground Floor Office and all common areas including Toilet and Tea-point. Access rights over Office 1.

- Repairs – The Tenants would accept the subjects in their present condition and would be responsible for a pro-rata share of internal and external repairs. Were the

To: Scottish National Party
Re: 31 Bayhead, Stornoway, Isle of Lewis, HS1 2DU
AIMS Ref

landlord to remain responsible for repairs it is possible that tenants would be prepared to pay an additional sum to reflect the potential savings in this respect.

- Utilities – The Tenants would be responsible for a pro-rata apportionment in terms of electricity, water and local authority charges. Given the Rateable Value there is no liability for rates at present.
- Pro-rata apportionment – In terms of the dedicated offices on the Ground Floor and First Floor we estimate that the Ground Floor offices would be responsible for 47% of any common charges or repairs with the First Floor area being responsible for 53%.

11.0 OPINION OF MARKET RENTAL

11.1 Market Rental as one property.

After careful consideration of all the relevant factors and having due regard to the location and accommodation afforded we are of the opinion that the Market Rent of the subjects as one entity on the standard 5 year full repairing and insuring basis would be fairly stated at **£5,600 per annum (FIVE THOUSAND SIX HUNDRED POUNDS PER ANNUM)**.

11.2 Market Rent of Ground Floor office with shared use of rear office –

£2,800 per annum (TWO THOUSAND EIGHT HUNDRED POUNDS PER ANNUM).

11.3 Market rent of First Floor office with shared use of rear Ground Floor office –

£3,300 per annum (THREE THOUSAND THREE HUNDRED POUNDS PER ANNUM).

11.4 We confirm that the rental levels as quoted exclude any costs with regards to the following-

- Utility Costs
- Rates
- Staff Costs
- Administrative Costs

11.5 The date of valuation is the date of inspection i.e. 20th February 2014. -

We trust that this report is suitable for your purposes but should you require any further information please do not hesitate to contact this office.

A note of our fee is enclosed.

Yours faithfully

Graham + Sibbald Chartered Surveyors

Na h-Eileanan an Iar Constituency Association

AD RECEIVED
20 MAY 2013
CHECKED

Scottish National Party

31 Bayhead
Stornoway
Isle of Lewis
HS1 2DU

INVOICE No.

Dr. Alasdair Allan M.S.P.
S.N.P. Constituency Office
Stornoway
Isle of Lewis

PAYMENT AUTHORISATION	
Goods Received & Satisfactorily	<input type="checkbox"/>
Cost Centre:	
Allowance:	
I certify that these expenses have wholly incurred on parliamentary/constituency duties.	
Name (in CAPS):	
Signature:	
Date:	

Rent of Office Space from 6th May 2013 to 5th August 2013

3 months @ £232.59 per month

£ 697.77 *Already ✓ 5/0 on case*

Water Charges 6th February 2013 to 5th May 2013
(paid to Scottish Water by Standing Order)

£ 50.40 *to pay*

TOTAL PAYABLE

£ 748.17

May + June underpaid £16.86 pd 20/5/13.

0/0 amended from 26/6/13.

Na h-Eileanan an Iar Constituency Association

Scottish National Party

AD RECEIVE
20 MAY 2013
CHECKED

31 Bayhead
Stornoway
Isle of Lewis
HS1 2DU

**Dr. Alasdair Allan M.S.P.
S.N.P. Constituency Office
Stornoway
Isle of Lewis**

5 May 2013

Dear Alasdair

Office Rent Review 2013

I wish to confirm that the lease for your office at the above address will continue on the same terms and conditions as in previous years with the exception that, in accordance with Part II (2) of the Schedule, the rental from 6th May 2013 has been increased by 3.3%, being the rate of inflation as identified by the Retail Price Index figures released on 16th April (the latest figures available). The monthly rate payable from 6th May will therefore be £232.59.

I trust that you find this to be in order.

Property Treasurer

Na h-Eileanan an Iar Constituency Association

Scottish National Party

31 Bayhead
Stornoway
Isle of Lewis
HS1 2DU

AD RECEIVED

17 MAY 2012

CHECKED

INVOICE No.

PARLIAMENTARY AUTHORISATION	
Goods Received & Satisfactory	<input type="checkbox"/>
Cost Centre:	
Allowance:	
I certify that these expenses have wholly incurred on parliamentary/constituency duties.	
Name (in CAPS):	
Signature:	<i>[Signature]</i>
Date:	9 th May 2012

Dr. Alasdair Allan M.S.P.
S.N.P. Constituency Office
Stornoway
Isle of Lewis

Rent of Office Space from 6th May 2012 to 5th August 2012

3 months @ £225.16 per month

£ 675.48

TOTAL PAYABLE

£ 675.48

File

Na h-Eileanan an Iar Constituency Association

Scottish National Party

31 Bayhead
Stornoway
Isle of Lewis
HS1 2DU

AD RECEIVED
17 MAY 2012
CHECKED

Dr. Alasdair Allan M.S.P.
S.N.P. Constituency Office
Stornoway
Isle of Lewis

26 April 2012

Dear Alasdair

Office Rent Review 2012

I wish to confirm that the lease for your office at the above address will continue on the same terms and conditions as in previous years with the exception that, in accordance with Part II (2) of the Schedule, the rental from 6th May 2012 has been increased by 3.5%, being the rate of inflation as identified by the Consumer Price Index figures released on 17th April (the latest figures available). The monthly rate payable from 6th May will therefore be £225.16.

I trust that you find this to be in order.



Property Treasurer

May - paid old rate of £217.55
= underpaid by £7.71 to repay.

* Amended Schedule from
payment due from June onwards

Na h-Eileanan an Iar Constituency Association

AD RECEIVED

27 JUN 2011

Scottish National Party

CHECKED

*31 Bayhead
Stornoway
Isle of Lewis
HS1 2DU*

Dr. Alasdair Allan M.E.P.

31 Bayhead
Stornoway
Isle of Lewis
HS2 0QH

18th May 2011

Dear Alasdair

Office Rent Review 2011

I wish to confirm that, following your recent victory at the polls, the lease for your office at the above address will continue on the same terms and conditions as previously with the exception that, in accordance with Part II (2) of the Schedule, the rental from 6th May 2011 has been increased by 4.5%, being the rate of inflation as identified by the Consumer Price Index for April 2011 (the latest figures available). The monthly rate payable has therefore been amended to £217.55.

Yours sincerely

Property Treasurer

22 URQUHART GARDENS
STORNOWAY
ISLE OF LEWIS HS1 2TX

ARCHITECTURAL SURVEYING PROPERTY
VALUER PLANNING SUPERVISOR AND
CONSTRUCTION AND PROPERTY MANAGEMENT CONSULTANT

TEL/FAX 01851 706007
e-mail :
Mobile:

8 December 2007

Dear

VALUATION: OFFICE PREMISES AT 31 BAYHEAD, STORNOWAY, ISLE OF LEWIS

Acting on your instruction I confirm having carried out a survey of the above office premises for the purpose of expressing an opinion on the open market value.

The subjects comprise basically of a reception/office at ground floor plus a small circulation area, toilet and store room and a single office at first floor entered direct from the ground floor office. The ground floor was a former shop with display window and single door entry direct from the public pavement in Bayhead Street. The upper floor being the general shop store area. Some ten years ago, the use was changed from retail to office accommodation.

Accommodation comprises of:

<u>Ground Floor</u>	Office:	4.500 x 5.200m
	Circulation	1.200 x 2.000m
	Store	2.000 x 2.600m + 1.400 x 1.550m. SS sink unit
	Toilet	1.450 x 1.700m. WC and small WHB
<u>First Floor</u>	Office	3.550 x 4.300m

The subjects were constructed some 50 years ago and constitute gap site development (back and side wall being constructed linking two residential and one commercial properties. The design is basic and the construction is traditional other than the timber framed, flat roof. Mains water, drainage, electricity and an electrical heating system in place.

Valuation:

Given a good clean title, age, location, condition and level of accommodation I would assess the current open market value as being Seventy Two Thousand Pounds (£72,000.00)

22 URQUHART GARDENS
STORNOWAY
ISLE OF LEWIS HS1 2TX

ARCHITECTURAL SURVEYING PROPERTY
VALUER PLANNING SUPERVISOR AND
CONSTRUCTION AND PROPERTY MANAGEMENT CONSULTANT

TEL/FAX 01851 706007

e-mail :

Mobile:

I trust this information will assist in your deliberations.

Yours sincerely





ROBERT M ADAM
MCIOB MCMI MaPS

22 URQUHART GARDENS
STORNOWAY
ISLE OF LEWIS HS1 2TX

ARCHITECTURAL SURVEYING PROPERTY
VALUER PLANNING SUPERVISOR AND
CONSTRUCTION AND PROPERTY MANAGEMENT CONSULTANT

TEL/FAX 01851 706007

9 August 2005

AO RECEIVE

13 DEC 2005

CHECKED

Dear _____

**RENTED VALUATION
OFFICE ACCOMMODATION, 31 BAYHEAD, STORNOWAY.**

Acting on your instruction I confirm having carried out a survey of the above office accommodation for the purpose of expressing an opinion as to the current annual rental.

Given that the premises are rented on an annual renewable basic and that the owner is responsible of the upkeep and full maintenance of the fabric, installed services and Building Insurance, also for the provision of the tenancy agreement. The tenant being fully responsible for the running and cleaning costs which will include Council Tax, Water, Drainage, Telephone, Electricity, also any other charges that can be directly associated with the day to day office management.

Given the Tenancy agreement has no onerous clauses I am of the opinion that the annual rental should be in the region of Six thousand and Forty Pounds (£6,040.00).

I trust this information will assist in your discussions with the possible tenants.

Yours sincerely

R M Adam

259 Union Street, ABERDEEN, AB11 6BR
DX AB84 ABERDEEN
LP-22 ABERDEEN 1
Tél: 01224 594172 Fax: 01224 574615



www.dmhall.co.uk

23 June 2011

For The Attention Of:
Office Manager to the Rt Hon Alex Salmond MSP
The Scottish Parliament
Constituency Office
84 North Street
Inverurie
AB51 4QX



Our Ref.:

Dear Sir/Madam

PROPERTY – OFFICE, 84 NORTH STREET, INVERURIE, AB51 4QX
CLIENT –

We write with reference to the above and in particular to your instructions of 17 June 2011 requesting our opinion of the current Market Rental Value of the property.

Our valuation has been prepared in accordance with the RICS Valuation Standards (7th Edition), as amended and our Conditions of Engagement for the Valuation and Appraisal of Commercial Land and Buildings, a copy of which is included at **Appendix 1**.

We can confirm that we have sufficient current local knowledge of the particular property market involved and have the skills and understanding to undertake this valuation competently.

An inspection of the property was undertaken by on 17 June 2011.

We can also confirm that, after undertaking relevant enquiries, DM Hall LLP have no conflict of interest in accepting these instructions and further, that we currently carry appropriate Professional Indemnity Insurance cover in relation to this instruction.

At your specific request, we have underlined our confirmation of our opinion of value in a summary format.

Property

Office, 84 North Street, Inverurie, AB51 4QX

Tenure

Heritable



Resident Partners: AC Anderson FRICS, SH Peddie MRICS,
Director: S Johnston BLE MRICS
Associates: LF Neil MRICS, IM Gove BLE (Hons) MRICS MCIArb, T Morgan BLE MRICS

Senior Partner: KD Jones BSc FRICS Managing Partner: WJ Knight FRICS

DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SQ301144
Registered office: 17 Corstorphine Road, Edinburgh, EH12 6DD

A full list of members can be obtained from the Head Office, 17 Corstorphine Road, Edinburgh, EH12 6DD. Tel: 0131 477 6006 Fax: 0131 626 6304...

Aberdeen, Ayr, Cambusald, Dumfries, Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Gateshead, Glasgow (North and South) Hamilton, Inverness, Inverurie, Irvine, Kilmarnock, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling, Wick

Date of Valuation

17 June 2011

Description

The subjects comprise a ground floor office contained within a traditional single storey building and a more modern single storey rear projection.

The main building appears to be of traditional stone and slate construction, with the rear projection appearing to be of concrete block construction, Fyfestone pointed and rendered externally under a flat felted roof. The accommodation comprises a large front office, a small rear office and shared kitchen and toilet facilities to the rear.

Accommodation

The subjects provide the following accommodation and floor areas:

Front office, rear office, kitchen, toilet 57.71 sq m (621 sq ft)

The foregoing net internal areas have been calculated in accordance with the Code of Measuring Practice (7th Edition).

Market Rental Value

We are of the opinion that the current Market Rental Value of the property based on a five year lease, drafted on full repairing and insuring terms and on the assumption that such a lease would not contain any unduly onerous or restrictive conditions is:

Seven Thousand Five Hundred Pounds (£7,500) Per Annum

Assuming an equal share of the kitchen space, our Market Rental Value can be apportioned as follows:

Front office - £5,650 per annum;
Rear office - £1,850 per annum.

We trust that this report is sufficient for your current purposes, although in the event that you require any further information or assistance please do not hesitate to contact us.

This brief report is provided for internal purposes only and is not intended to constitute a formal valuation report. As a result, the foregoing may not be relied upon for secured lending purposes.

Yours faithfully

Associate
For DM Hall LLP



The Scottish Parliament
Pàrlamaid na h-Alba

ALEX SALMOND MSP
ABERDEENSHIRE EAST

Jackie Giulianotti
Head of Allowances
Scottish Parliament
Edinburgh
EH99 1SP

Our Ref: _____

22/07/2011

Dear Jackie,

Rental Agreement - Alex Salmond MSP : _____

I write in reference to the rental agreement at the office of Alex Salmond MSP / _____

The two Members will now be sharing a constituency office at 84 North St, Inverurie. Previously Mr Salmond did not rent the back room of the office; however we will now need to rent the whole office, including the back room, to make space for new staff and files.

D M Hall surveyors have therefore valued the new rental total for the property at £7500 per annum, which will be split 50/50 between _____ and Mr Salmond. I enclose signed copies of the new lease, issued by our landlord, which sets the new rental value for each Member at £3500 per annum.

I would be grateful if your team could arrange for this to be paid to the landlord on a monthly basis, at £219.66 per month, per Member.

I would also be obliged if the split could be backdated to June 1st, as per the lease agreement.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

AD RECEIVED
01 AUG 2011
CHECKED

Office Manager to Alex Salmond MSP

269 Union Street, ABERDEEN, AB11 6BR
DX AB84 ABERDEEN
LP-22 ABERDEEN 1
Tel: 01224 594172 Fax: 01224 574616



www.dmhall.co.uk

23 June 2011

For The Attention Of:
Office Manager to the Rt Hon Alex Salmond MSP
The Scottish Parliament
Constituency Office
84 North Street
Inverurie
AB51 4QX



chartered surveyors

Our Ref: _____

Dear Sir/Madam

PROPERTY – OFFICE, 84 NORTH STREET, INVERURIE, AB51 4QX
CLIENT – _____

We write with reference to the above and in particular to your instructions of 17 June 2011 requesting our opinion of the current Market Rental Value of the property.

Our valuation has been prepared in accordance with the RICS Valuation Standards (7th Edition), as amended and our Conditions of Engagement for the Valuation and Appraisal of Commercial Land and Buildings, a copy of which is included at Appendix 1.

We can confirm that we have sufficient current local knowledge of the particular property market involved and have the skills and understanding to undertake this valuation competently.

An inspection of the property was undertaken by _____ on 17 June 2011.

We can also confirm that, after undertaking relevant enquiries, DM Hall LLP have no conflict of interest in accepting these instructions and further, that we currently carry appropriate Professional Indemnity Insurance cover in relation to this instruction.

At your specific request, we have underlined our confirmation of our opinion of value in a summary format.

Property

Office, 84 North Street, Inverurie, AB51 4QX

Tenure

Heritable



Resident Partners: AO Anderson FRICS, SH Peddie MRICS,
Director: S Johnston BLE MRICS
Associates: LF Neil MRICS, IM Gova BLE (Hons) MRICS MCIArb, T Morgan BLE MRICS

Senior Partner: KD Jones ESC FRICS Managing Partner: WJ Knight FRICS

DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SC301144
Registered office: 17 Constanphine Road, Edinburgh, EH12 6DD

A full list of members can be obtained from the Head Office, 17 Constanphine Road, Edinburgh, EH12 6DD. Tel: 0131 477 6006 Fax: 0131 625 6304.

Aberdeen, Ayr, Cumbernauld, Dumfries, Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Glasgow (North and South), Hamilton, Inverurie, Inverness, Irvine, Kilmarnock, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling, Wick.

Date of Valuation

17 June 2011

Description

The subjects comprise a ground floor office contained within a traditional single storey building and a more modern single storey rear projection.

The main building appears to be of traditional stone and slate construction, with the rear projection appearing to be of concrete block construction, Fyestone pointed and rendered externally under a flat felted roof. The accommodation comprises a large front office, a small rear office and shared kitchen and toilet facilities to the rear.

Accommodation

The subjects provide the following accommodation and floor areas:

Front office, rear office, kitchen, toilet 57.71 sq m (621 sq ft)

The foregoing net internal areas have been calculated in accordance with the Code of Measuring Practice (7th Edition).

Market Rental Value

We are of the opinion that the current Market Rental Value of the property based on a five year lease, drafted on full repairing and insuring terms and on the assumption that such a lease would not contain any unduly onerous or restrictive conditions is:

Seven Thousand Five Hundred Pounds (£7,500) Per Annum

Assuming an equal share of the kitchen space, our Market Rental Value can be apportioned as follows:

Front office = £5,650 per annum;
Rear office = £1,850 per annum.

We trust that this report is sufficient for your current purposes, although in the event that you require any further information or assistance please do not hesitate to contact us.

This brief report is provided for internal purposes only and is not intended to constitute a formal valuation report. As a result, the foregoing may not be relied upon for secured lending purposes.

Yours faithfully

Associate
For DM Hall LLP

Aitken R (Ruth)

From: Aitken R (Ruth)
Sent: 13 June 2013 09:30
To:
Cc: Allard C (Christian), MSP;
Subject: FW: Lease: Office of Christian Allard
Attachments: 130530 marwick angus.doc

Thank you for your e-mail and attached copy of letter issued on 29th May to your Landlord.

On this basis I can confirm that the proposed arrangement meets the requirements of the Members Expenses Scheme.

However on checking our records I note that we have already paid [redacted] share of the rent covering the period up to the end of June and on this basis we would not pay rent for Christian until 1st July.

I shall await a copy of [redacted] letter to his landlord and a copy of Christian Allard, MSP's new signed lease and upon receipt of these I can then set up future rental payments direct to the landlord and update our records accordingly.

Thank you for all your help in this matter.

Kind Regards

Ruth

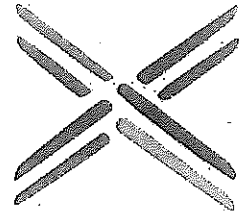
Ruth Aitken
Allowances Manager
Allowances Office
The Scottish Parliament
Edinburgh EH99 1SP

Telephone (Direct Dial): 0131 34 86659
Calls via RNID Typetalk: 18001 0131 34 86659
Fax: 0131 34 86611
Email: ruth.aitken@scottish.parliament.uk

File Copy.

Highland Conservative and Unionist Association
14A Ardross Street
Inverness IV3 5NS
Tel 01463 233986
www.highlandconservatives.co.uk
secretary@highlandconservatives.co.uk

AP RECEIVED
08 OCT 2015
UNCHECKED



Scottish
Conservatives

Mary Scanlon MSP
Scottish Parliament
EDINBURGH
United Kingdom

PERIOD
COMMITMENT DATE 7 October 2015
INVOICE DATE
INVOICE DUE DATE
CODE
COMMENTS

INVOICE

To rental of 14a Ardross Street Inverness

Period of rent April 2015 to May 2016	£
	5,500
Total	5,500

Rent includes:

- Parking space
- Use of conference room
- Use of kitchen and toilets
- Building Insurance
- Heating and Lighting
- All building repairs

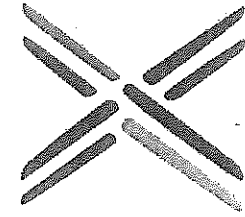
PAYMENT AUTHORISATION	
Goods Received & Satisfactory	<input checked="" type="checkbox"/>
Cost Centre:	REAR OCT
Allowance:	
I certify that these expenses have wholly incurred on parliamentary/constituency duties.	
Name (in CAPS):	MARY SCANLON
Signature:	<i>Mary Scanlon</i>
Date:	07.10.2015

Bank details:

Commitment now:
£5,500 Final
Rent.
PA 12/10/15

File

Highland Conservative and Unionist Association
14A Ardross Street
Inverness IV3 5NS
Tel 01463 233986
www.highlandconservatives.co.uk



Scottish
Conservatives

Mary Scanlon MSP
Scottish Parliament
EDINBURGH
United Kingdom

31st October 2014
PERIOD
COMMITMENT DATE
INVOICE DATE
INVOICE DUE DATE
CODE
COMMENTS


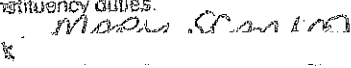
INVOICE

To rental of 14a Ardross Street Inverness

Period 1 April 2014 to 31 st March 2015	£
Total	5,500

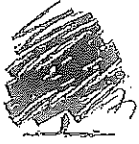
Rent includes:

- Parking space
- Use of conference room
- Use of kitchen and toilets
- Building Insurance
- Heating and Lighting
- All building repairs

PAYMENT AUTHORISATION	
Goods Received & Sent	
Cost Centre	
Allowance	CCP
I certify that these expenses have wholly incurred on parliamentary/constituency duties.	
Name (in CAPS):	MARY SCANLON
Signature:	
Date:	31.10.2014

Bank details:

Commitment now = £0
RA 24/11/14.



Scottish Conservatives

HIGHLAND
CONSERVATIVE & UNIONIST ASSOCIATION

14a ARDROSS STREET
INVERNESS IV3 5NS

E-mail inverness@tory.org

Tel 01463 233986
28 November 2013

INVOICE

Mary Scanlon M.S.P.
Scottish Parliament
EDINBURGH

Rent for office at 14a Ardross Street, Inverness 2013/2014

Period 01 April 2013 to 09 September 2013 (162/365 x £4400)	£1952.87
Period 10 September 2013 to 31 March 2014(203/365 x £5500)	£3058.90
Total Rent	£5011.77

Rent includes:

- Parking Space
- Use of Conference Room for meetings
- Use of Kitchen & toilet facilities
- Buildings Insurance
- Heating and Lighting
- All building repairs

PERIOD ✓
 COMMITMENT DATE
 INVOICE DATE
 INVOICE DUE DATE
 CODE
 COMMENTS

Please note that our bank account has changed to:

Association Secretary

PAYMENT AUTHORISATION	
Goods Received & Satisf	<input checked="" type="checkbox"/>
Cost Centre:	_____
Allowance:	_____
I certify that these expenses have wholly incurred on parliamentary/constituency duties.	
Name (in CAPS)	MARY SCANLON MSP
Signature:	
Date:	21/11/13

Giulianotti J (Jackie)

From: Williams HW (Huw)
Sent: 21 November 2013 10:40
To: Giulianotti J (Jackie)
Subject: FW: Inverness Office Surveys
Attachments: Office Surveys.pdf

Jackie

As discussed the other day

Huw

From: F
Sent: Thursday, November 21, 2013 10:28 AM
To: Williams HW (Huw)
Cc: Scanlon M (Mary), MSP
Subject: Inverness Office Surveys

Dear Mr Williams,

Mary has asked that I send to you copies of the survey reports prepared in May 2008 and again in September 2013 and I attach these for your perusal.

The survey for the current year is based on the assumption that the lease to the Parliament is a full-repairing lease. This is not correct and I have asked Allied Surveyors to revise their valuation in light of this error. As soon as I receive the revised valuation I shall send you a copy and also submit an invoice to the Parliament accordingly.

Yours sincerely, _____

Parliamentary aide to Mary Scanlon MSP
Shadow Spokesperson for Education and Lifelong Learning
14a Ardross Street, Inverness, IV3 5NS
01463 241004



**ALLIED
SCOTLAND**
Chartered Surveyors

Inverness Office
Lyle House, Fairways Business Park
Castle Heather
Inverness IV2 6AA

Tel: 01463 239494
Fax: 01463 711061

Email: inverness@alliedsurveyorsscotland.com

10th September 2013

Chairman
Inverness Conservative Office
14a Ardross Street
INVERNESS
IV3 5NS

Dear _____

Offices at 14a Ardross Street, Inverness – Rent Apportionment

In accordance with your instructions, we confirm having inspected the above subjects for the purpose of advising you on the appropriate apportionment of rent in consideration of Mary Scanlon's occupation of the property. You have advised us that the front office is partly occupied by her, and that the remainder of the suite is shared on a 50/50 basis.

Accordingly, we would advise that our Market Rent for the benefit of the accommodation occupied by Ms Scanlon is fairly stated in a figure of **THREE THOUSAND EIGHT HUNDRED POUNDS PER ANNUM (£3,800 PER ANNUM)**.

Market Rent is defined as the estimated amount for which a property, or space within a property, should lease (let) on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion.

Furthermore, this sum is based on the assumption that tenants are responsible for full repairing liability, with the exception of pre-existing defects.

We trust that this is sufficient for your purposes for the time being, but if a more formal report is required, please do not hesitate to get in touch.

Regards /

For Allied Surveyors Scotland Plc

Enc

I/1229/JLC/KLF



ALLIED SURVEYORS SCOTLAND PLC
Company No: SC180267, Registered Office: Herbert House,
24 Herbert Street, Glasgow G20 6NB

alliedsurveyorsscotland.com

Regulated by RICS



Inverness Office
Lyle House, Fairways Business Park
Castle Heather
Inverness IV2 6AA



Tel: 01463 239494
Fax: 01463 711061
Email: inverness@alliedsurveyorsscotland.com

29 October 2013

For the attention of
Scottish Conservative & Unionist Association,
14a Ardross Street,
Inverness.
IV3 5NS

29/10/13

Dear Sirs

Office at 14a Ardross Street, Inverness – Rent Apportionment

In accordance with your instructions, we confirm having inspected the above subjects for the purpose of advising you on the appropriate apportionment of rent in consideration of Mary Scanlon's occupation of the property. You have advised us that the front office is partly occupied by her, and that the remainder of the suite is shared on a 50/50 basis.

Accordingly, we would advise that our Market Rent for the benefit of the accommodation occupied by Ms. Scanlon is fairly stated in a figure of **FIVE THOUSAND, FIVE HUNDRED POUNDS PER ANNUM (£5,500 per annum)**.

Market Rent is defined as the estimated amount for which a property, or space within a property, should lease (let) on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion.

Furthermore, this sum is based on the assumption that tenants have no repairing liability.

We trust that this is sufficient for your purposes for the time being, but if a more formal report is required, please do not hesitate to get in touch.

Yours faithfully,

TGO.1

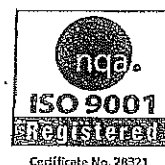
For Allied Surveyors Scotland Plc



ALLIED SURVEYORS SCOTLAND PLC
Company No: SC180267. Registered Office: Herbert House,
24 Herbert Street, Glasgow G20 6NB

alliedsurveyorsscotland.com

Regulated by RICS





Scottish Conservatives

INVERNESS, NAIRN, BADENOCH & STRATHSPEY
CONSERVATIVE & UNIONIST ASSOCIATION

14a ARDROSS STREET
INVERNESS IV3 5NS

www.inbsconservatives.org.uk

E-mail inverness@tory.org Tel 01463 233986

May 2012

INVOICE

Mary Scanlon M.S.P.
Scottish Parliament
EDINBURGH

AS RECEIVED

06 JUN 2012

CHECKED

Rent for office at 14a Ardrross Street, Inverness

Year commencing 1st April 2012

£4,400.00

Rent includes: Parking Space
 Use of Conference Room for meetings
 Use of Kitchen & toilet facilities
 Buildings Insurance
 Heating and Lighting

Association Chairman

PAYMENT AUTHORIZATION	
Goods Received & Satisfaction	<input checked="" type="checkbox"/>
Cost Centre:	
Allowance:	
I certify that these expenses have wholly incurred on the duties/constituency duties	
Signature (MSP):	MARY SCANLON MSP
Date:	07/5/12

Annual Rent Commitment

now = £0

R. Adder 8/6/12

Copy for
file
✓

AO RECEIVED

10 MAY 2011

CHECKED



INVERNESS, NAIRN, BADENOCH & STRATHSPEY
CONSERVATIVE & UNIONIST ASSOCIATION

14a ARDROSS STREET
INVERNESS IV3 5NS

www.inbsconservatives.org.uk

E-mail inverness@tory.org

Tel 01463 233986

May 2011

INVOICE

PERIOD

Mary Scanlon M.S.P.
Scottish Parliament
EDINBURGH

COMMITMENT DATE

INVOICE DATE

INVOICE DUE DATE

Rent for office at 14a Ardross Street, Inverness

CODE

COMMENTS

Year commencing 1st April 2011

£4,400.00

Rent includes: Parking Space
 Use of Conference Room for meetings
 Use of Kitchen & toilet facilities
 Buildings Insurance
 Heating and Lighting

Rent due for period 11 May 2011 – 31st March 2012

324/365 x 4,400

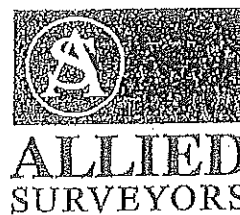
£3,906.00

Association Chairman

PAYMENT AUTHORIZATION		<input checked="" type="checkbox"/>
Expenditure Received & Set	Office Costs	
Cost Centre:		
Allowance:		
I certify that these expenses have wholly incurred on parliamentary/constituency duties.		
Name (in CAPS):	MARY SCANLON	
Signature:		
Date:	12/5/11	

Commitment now = £0
EA 21/5/11

Inverness Office
Lyle House
Pavilion 1 Fairways Business Park
Castle Heather
Inverness
IV2 6AA
Tel: 01463 239494
Fax: 01463 711061
Email: inverness@alliedsurveyors.com



27 May 2008

Mary Scanlon MSP
14a Ardross Street
INVERNESS
IV3 5NS

Dear Madam,

PROPERTY: 14A ARDROSS STREET, INVERNESS

In accordance with instructions received, we have inspected the property situated at and forming the annex, at 14a Ardross Street, Inverness for the purpose of advising you on the current Market Rental.

As the subjects are obviously familiar to you, we have dispensed with a detailed description of the property, however for the avoidance of any doubt the accommodation comprises:-

Ground Floor: Entrance hallway, kitchen with WC off, boardroom and main office area.

The accommodation is contained within a single storey detached building, situated in the grounds of 14 Ardross Street, Inverness.

The structure appears to be of a traditional block cavity construction contained under a flat roof. From a brief, surface inspection of the property, it was found to be in a satisfactory state of repair both internally and externally having regard to the property's age and construction type.

Whilst the WC and kitchen facilities are serviceable in their current condition, the arrangement of the accommodation would not comply with current Building Regulations.

For the avoidance of any doubt, we understand the accommodation includes sole use of the office accommodation (extending to 227 square feet), together with shared use of the board room, WC and kitchen facilities. The office also has the benefit of one dedicated car parking space.

Market Rental

Market Rental is our opinion as to the estimated amount for which the property, should lease (let) on the date of Valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion.



In Association with Allied Surveyors Scotland plc and Allied Surveyors plc.
Over 160 offices throughout the United Kingdom
Allied Surveyors is the trading name of Allied Souter & Jaffrey Ltd
Company No. Z61173 Registered Office: Nevis House, Beechwood Park, Inverness IV2 3BW.
A list of directors/associates is available on request
www.alliedsurveyors.com



Official Sponsor of the Scottish Amateur Golf Championship

AG RECEIVED
22 JUN 2007
CHECKED

DMHALL

REPORT & VALUATION

OFFICES

**65 HIGH STREET
TRANENT
EH33 1LN**



15 Alva Street, Edinburgh, EH2 4PH
LP-211 Edinburgh 2
DX ED 41
Tel: 0131 477 6000 Fax: 0131 477 6016



web site: www.dmhall.co.uk

04 May 2007

East Lothian Constituency Labour Party
65 High Street
Tranent
EH33 1LN

DMHALL

chartered surveyors

Our Ref.:

Dear Sirs

VALUATION CERTIFICATE

In accordance with your instructions, we have attended at the undernoted subjects in order to advise as to our opinion of values on the required basis. Our report is prepared in accordance with the Conditions of Engagement for the Valuation and Appraisal of Commercial Land and Buildings, a copy of which is appended hereto.

inspected the subjects on 26 April 2007.

We would confirm that we do not have a conflict of interest in accepting these instructions and that we currently carry appropriate Professional Indemnity Insurance cover.

Having carried out our inspection and completed relevant enquiries, we would now report on our opinions and findings as follows:-

PROPERTY

Offices, 65 High Street, Tranent, EH33 1LN

CLIENT

East Lothian Constituency Labour Party

INTEREST

Heritable Interest

DATE OF VALUATION

26 April 2007



Resident Partners: G.Nisbet FRICS, G.C.King BSc(Hons) FRICS,
R.M.Mowat MRICS, R.D.Hudgton MRICS, C.P.Simpson BSc(Hons) MRICS,
Associate: G.Porter FRICS

Senior Partner: K.D.Jones BSc FRICS Managing Partner: W.J.Knight FRICS

DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144
Registered office: 17 Corstorphine Road, Edinburgh, EH12 6DD

A full list of members can be obtained from the Head Office, 17 Corstorphine Road, Edinburgh, EH12 6DD : Tel: 0131 477 6006 Fax: 0131 625 6304

Aberdeen, Ayr, Cumbernauld, Dumfries, Dundee, Dunfermline, East Kilbride, Edinburgh, Elgin, Falkirk, Galashiels, Glasgow (North and South) Hamilton, Inverness, Inverurie, Irvine,
Kilmarnock, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling, Stranraer, Wick

1. EXECUTIVE SUMMARY

- The subjects comprise office accommodation occupying the ground and first floors of a two storey terraced building situated in the heart of the East Lothian town of Tranent.
- The subjects front High Street, the main commercial and shopping thoroughfare for the town providing flexible office accommodation which appears to have been reasonably well maintained.
- We assume that in view of the subjects current utilisation that they benefit from Class 4 planning consent under the Use Classes (Scotland) Order 1997.
- By definition, there is likely to be a reasonable number of prospective purchasers for the premises and likely purchasers would in our opinion be family businesses, private individuals, partnerships, investors, private pensions trustees and SIPPs.
- In our opinion, there has been little movement in office rentals in Tranent and East Lothian in general and as such a rate of between £10 and £11 per ft² is applicable for the accommodation. ✓
- Notwithstanding this we would comment that the availability of commercial mortgage finance coupled with relatively low and stable interest rates has stimulated demand for owner occupied properties which, in our opinion has strengthened yield application.
- In general the commercial property market has been relatively active over the preceding several years with an established stable demand from owner occupiers.
- The building of which the subjects form part appears to be in reasonable condition commensurate with age, type and usage however ongoing maintenance should be anticipated to the external building fabric in general and should be budgeted for.
- Our opinions of value presuppose the undernoted:-
 - i) Confirmation of Clear Title is available.
 - ii) Confirmation that the subjects are unaffected by any outstanding statutory issues.
 - iii) That planning consent is in place for the existing use and similar professional and other services within Class 4 of the Use Classes (Scotland) Order 1997.
 - iv) That all services provided to the subjects have been separated from the rear building of which the subjects used to form part.

4. ACCOMMODATION

According to our calculations on a net internal basis the following floor areas are afforded:-

Ground Floor	General Office	31.31 m ²	(337 ft ²)
	Private Office (front)	14.44 m ²	(155 ft ²) ✓
	Private Office (rear)	14.43 m ²	(155 ft ²) ✓
	Kitchen	4.80 m ²	(52 ft ²) ✓ SHARED
First Floor	Office/meeting room	61.51 m ²	(662 ft ²)
	Tea Preparation Area	4.53 m ²	(49 ft ²)
Total		131.02 m²	(1410 ft²)

The above approximate areas have been calculated for valuation purposes and should be used for no other purpose whatsoever.

5. CONDITION

At the time of our inspection the subjects appear to be in reasonable condition commensurate with age, type and usage, the building itself appearing to have been reasonably well maintained.

Notwithstanding this ongoing maintenance should be anticipated to the external building fabric in general and should be budgeted for on an ongoing basis.

Our inspection of the roofs was restricted to ground level rendering restricted views thereof and we cannot comment fully thereon.

Notwithstanding this at the time of our inspection we noted several loose, broken and slipped roof slates and the gutters and downpipes in general appear to be of mixed design and quality and future remedial work should be anticipated in this regard. At the time of our inspection damp staining and vegetation was also noted around the downpipe to the Eastmost gable end in the front elevation where the subjects meet the adjoining property. We would point out the possibility of lateral water penetration in this regard and would recommend that repairs be affected.

Repointing is required to sections of the external stonework.

Sections of the external timbers appeared weathered and future remedial works may be anticipated in this regard in due course. The external timbers in general would benefit from repainting.