



Highlands and Islands Enterprise Iomairt na Gàidhealtachd 's nan Eilean

Landlord Engineering Inspections
Plant & Equipment
Cairngorm Mountain Resort
2017



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SUMMARY OF REVISIONS

Revision	Date Issued	Accepted By	Signature	Date
A – Initial Release	18.10.17	[REDACTED]	[REDACTED]	04.10.17
B – Final	30.10.17	[REDACTED]	[REDACTED]	30.10.17

1.0 INTRODUCTION

1.1 Purpose

The lease between HIE and Cairngorm Mountain Ltd (at Schedule Part 5, 2.1.2) provides 'that the Tenant must ensure that the Uplift Infrastructure is in good and safe working order at all times (as the same may be determined by a person appointed by the Landlord who is suitably qualified with appropriate experience to determine the matter).

cdmm (UK) Ltd have been employed by HIE to carry out the above role as a 'suitably qualified' person' to undertake site inspections of plant and equipment at Cairngorm Mountain Resort. It is our understanding that the Tenant has obligations under their lease to regularly repair and maintain specified items of plant and equipment, keeping them at all times in good and safe working order. The report will highlight compliance with repairing and maintenance obligations and highlight any failures.

1.2 Survey

The survey was restricted to a visual inspection of the plant and equipment with access being provided to all areas of the buildings. A copy of the current lease agreement, the current HIE Aviva Insurance Inspections Schedule and an inventory of assets owned by HIE to be inspected was provided. Included in the inventory of assets are a number of items which are not classified as plant, these are included in our survey list for information purposes only. Excluded from the inventory asset list are number of items which we have included under the sub heading Building Maintenance Items 2017 to the Plant and Engineering Inspections Schedule, these items are considered to be of relevance to items included in the lease.

1.3 Personnel

The survey was carried out by [REDACTED] in August 2017 and [REDACTED] on 12th July 2017. Completion of report and schedule was completed by these same individuals.

2.0 FINDINGS

2.1 Compliance

A good & safe maintenance regime was found to be in place at the Cairngorm Mountain Resort by Cairngorm Mountain Ltd for the majority of plant items. Maintenance manuals are held on site with documented records of periodic inspections of plant items. Cairngorm Mountain Ltd have a maintenance department employed on site to ensure plant and equipment is maintained to allow safe operation of the facility. Required daily operation and functional checks of equipment are carried out by the in house maintenance operatives.

Specialist companies are employed by Cairngorm Mountain Ltd to carry out required annual service maintenance inspections and reports to a number of plant items in the facility, these are identified in the HIE Plant and Engineering Schedule. A number of plant items are identified as being provided with reactive maintenance only, Cairngorm Mountain Ltd are presently progressing the procurement for the provision of annual test and inspections by specialist of these items.

On completion of these procurements the tenant shall be complying fully with the current Workplace (Health, Safety and Welfare) Regulations, the Provision and Use of Work Equipment Regulations and Lifting Operations and Lifting Equipment Regulations.

2.2 Condition

The majority of the equipment found was either in a "good" or "fair wear and tear" condition.

Intruder Alarm equipment is reported in poor condition as the manufacturer no longer supports spare parts for installed control equipment, the system remains serviceable.

Some of the items were out of service during our visit and undertaking a test and inspection or repair. Very few were laid aside for spare or scrap. We've highlighted these items in blue in the following survey schedule notes.

Funicular Railway carriages have provided 15 years service, flooring and trim pieces are now requiring to be replaced. Cairngorm Mountain Ltd are presently sourcing specialist replacement timber flooring materials and finishes required to carry out refurbishment of carriage interiors.

Previous specialist inspection reports have identified essential works required for the replacement of Funicular Railway haul rope and replacement of the Funicular Railway drive control unit (referred to as Motor Invertors Control in the Lease) and software. Installation of a lifting beam is required to allow removal and reinstatement of the main flywheel is presently in progress and the replacement of the haul rope is to be programmed on certification of beam installation. Spare parts have been sourced and purchased by CML on behalf of the Landlord for the drive control.

3.0 RECOMMENDATIONS

It would appear that the Tenant of this site is complying fully with the obligations placed upon them under their lease condition in respect of maintaining items of plant and equipment. However we would ask that the client take note of the following items rated in priority. These items have been located at the top of Appendix 1 and have been colour coded for clarity (High Priority – Pink, Medium Priority, Purple).

3.1 High Priority

Ptarmigan tow - The means of access to the Ptarmigan tow operator's hut is via stacked pallets. A permanent means of access is recommended as current method of access raised concerns in terms of Health and Safety.

Coire Cas T-Bar - No fall arrest system/ barrier or warning signage installed at bottom of tow where lift operatives perform duties. Possible risk of fall. Any fall arrest would affect operation of tow. We would recommend supplementary warning signage to support the current trained personnel-only access.

3.2 Medium Priority

Car Park Tow – Return Wheel unit housing requires to be shot blasted and refurbished.

Coire na Ciste Tow – Return Wheel unit housing requires to be shot blasted and refurbished.

The manufacturer of the Bottom Station Intruder Alarm Panel equipment no longer supports spare parts provision. We recommend that a quotation be obtained from a specialist Nacoss- approved contractor for a replacement panel cost, field equipment such as detectors and door contacts to be retained and re-used.

Workshop plant and machine items are required to be provided with an annual test and inspection to include floor standing press units, Mini-arc mig welder, pedestal drills, bench mounted grinder and bench mounted press unit. Cairngorm Mountain Ltd are presently progressing quoted costings by Messrs. BRE Engineering specialist contractor.

Bottom Station standby generator annual servicing and maintenance by a specialist contractor is presently being procured by Cairngorm Mountain Ltd.

Wear and tear of the Funicular railway carriage floors and trim pieces requires replacements to be programmed and undertaken. Cairngorm Mountain Ltd are sourcing special wood finish required to allow progress to costings from contractors.

3.3 Low Priority

We would note that there is some confusion on Asset references. Although not a priority item it might benefit the Landlord and Tenant if a consistent asset register was completed and all assets were appropriately labelled/ logged

4.0 APPENDIX 1 – PLANT INSPECTION SCHEDULE

Caingorm Mountain - HIE Landlord Engineering Inspections - Plant & Equipment- 2017

Ref	Location	Asset Description	Quantity	HIE Asset Number	Identification	Condition	Evidence of Maintenance	Maintenance Procedure Prior To Use	Annual Maintenance	Further Comment	Insurance Inspection Required & Undertaken by Tennant
1	7	Ptarmigan Tow - T-bar Surface Tow - Muller		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats	Note: Access to operators shed does not appear safe. Current stepped access through stacked pallets	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
2	5	Coire Cas Tow - T-bar Surface Tow - Muller		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats	1. No fall arrest system/ barrier or warning signage installed at bottom of tow where lift operatives perform duties. Possible risk if fall. Any fall arrest would affect operation of tow so not possible to install.	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
3	Day Lodge	Security Alarm		FA524		Fair Wear and Tear	Visual and Written Record	N/A - Daily Use provides system test	Service Maintenance Contract - Logic Alarms	6 monthly maintenance procedures - Equipment is serviceable but manufacturer no longer supports spare parts	
4	Workshop	ni-arc-mig 180 amp Adaptive welder		FA552		Fair Wear and Tear	No	Use by in house maintenance operatvies only - Visual inspection of all interconnection cables	Reactive - by in house maintenance engineers	Procurement of service maintenance contract being progressed by Natutral Retreats (BRE Engineering)	
5	Workshop	30 Ton Floor Standing Press		FA482		Fair Wear and Tear	No	Operational Check - Daily Useage	Reactive - by in house maintenance engineers	Procurement of service maintenance contract being progressed	
6	1	Car Park Tow - T Bar Surface - Muller		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats	1. Return wheel unit requires shop blasted/ refurbished or will degrade further. Currently does not affect operation; 2. Tower 5 base beginning to erode.	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
7	8	Coire na Ciste Tow - T-bar Surface Tow - Muller		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats	1. Top wheel unit requires shop blasted/ refurbished or will degrade further. Currently does not affect operation;	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
8	Base Station	Logic alarms (Security Alarm)		FA546		Fair Wear and Tear	Visual and Written Record	N/A - Daily Use provides system test	Service Maintenance Contract - Logic Alarms	6 monthly maintenance procedures - Equipment is serviceable but manufacturer no	
9	Day Lodge	Fire Alarm		FA541		Good	Visual and Written Record	N/A - Daily Use provides system test, weekly operational test by in house maintenance staff	Service Maintenance Contract - Logic Alarms	3 monthly maintenance procedures	
10	Base Station	Fire Alarm		FA526		Good	Visual and Written Record	N/A - Daily Use provides system test, weekly operational test by in house maintenance staff	Service Maintenance Contract - Logic Alarms	3 monthly maintenance procedures	
11		Funicular Tunnel Doors		FA505		Fair Wear and Tear	Visual and Written Record	Daily functional and operational checks	Service Maintenance Inspections by Frey AG Stan (Controls) and Garaventa (Mechanical), reactive maintenance to items arising from inspections.	Frey AG Stans 2017 service maintenance inspection carried out w/c 11th June, report awiated by Natural Retreats	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
12	Shieling Building	Logic alarms (Fie Alarms)		FA547		Fair Wear and Tear	Visual and Written Record	N/A - Daily Use provides system test, weekly operational test by in house maintenance staff	Service Maintenance Contract - Logic Alarms	3 monthly maintenance procedures	
13	Kassbohrer Garage	Fire Alarm		FA525		Fair Wear and Tear	Visual and Written Record	N/A - Daily Use provides system test, weekly operational test by in house maintenance staff	Service Maintenance Contract - Logic Alarms	3 monthly maintenance procedures	
14		Frame for Attaching Graphic Display Ptarming		FA558		Fair Wear and Tear	Not Applicable	Not Applicable	Not Applicable		
15	Ptarmigan	compressor for Ptarmigan sprinkler system		FA548		Good	Visual and Written Record	N/A - Automatic System, Control Panel Indication Checks Only	Service Maintenance Contract - UK Fire Safety Services Ltd.	6 monthly maintenance procedures	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
16	Day Lodge	Lockers for (bar		FA559		Fair Wear and Tear	Not Applicable	Not Applicable	Not Applicable		
17	Ptarmigan	Flow switches for pump room		FA503		Good	Visual and Written Record	N/A - Automatic System, Control Panel Indication Checks Only	Service Maintenance Contract - UK Fire Safety Services Ltd.	6 monthly maintenance procedures	
18	Ptarmagin	Fire Alarm		FA542		Good	Visual and Written Record	N/A - Daily Use provides system test, weekly operational test by in house maintenance staff	Service Maintenance Contract - Logic Alarms	3 monthly maintenance procedures	
19	Day Lodge	Seating for Equipment Hire		FA510		Fair Wear and Tear	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
20	Ptarmagin	for Attaching Graphic Display Ptarming		FA543		Fair Wear and Tear	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
21	Ptarmagin	Electric Oven Range		FA477		Fair Wear and Tear	No	N/A In Daily Use	Reactive - by in house maintenance engineers	Annual and 6-monthly inspections recommended - Provision and Use of Work Equipment Regulations 1998	
22	Workshop	Minor sliging lathe guard		FA553		Good	Not Applicable	Not Applicable	Not Applicable		
23	Day Lodge	Kitchen Units Staff Room		FA544		Fair Wear and Tear	Not Applicable	Not Applicable	Not Applicable		
24	Day Lodge	Under Counter Dishwasher		FA479		Fair Wear and Tear	Visual	N/A In Daily Use	Reactive - by in house maintenance engineers		
25		Tracers for Tunnel Door		FA512		Fair Wear and Tear	Visual and Written Record	Control Panel indication checked	Controls inspection by Frey AG Stan, Reactive - by in house maintenance engineers	Frey AG Stans 2017 service maintenance inspection carried out w/c 11th June, report awiated by Natural Retreats	
26		Tray Slide for Cas Bar		FA523		Out of Service				Cas Bar now reurfbished to Retail Outfitting Shop	
27	Day Lodge	Washing Machine Uniform Store		FA480		Fair Wear and Tear	No	N/A In Daily Use	Reactive - by in house maintenance engineers		
28		1-1/Cupboard		FA478		Fair Wear and Tear	Not Applicable	Not Applicable	Not Applicable		
29	Workshop	Workshop Air Compressor		FA487		Fair Wear and Tear	No	Daily Usage	Reactive - by in house maintenance engineers	Munich Insurance Report limited to air receiver and pressure gauge- next inspection due 07.02.18	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
30		PI / F614 Frey power capacitors		FA571		Fair Wear and Tear	Visual and Written Record	In Daily Use	Service maintenance inspection by Frey AG Stans - reactive maintenance to items arising from inspection	Frey AG Stans 2017 service maintenance inspection carried out w/c 11th June, report awiated by Natural Retreats	
31		Cas Motor & Invertor		FA567		Good	No	Not Applicable	Not Applicable	Spares for Future use	
32		CDS Wilman PD 2896/ 2 units for Ptarm		FA600		Good	No	Not Applicable	Not Applicable	Spares for Future use	
33		PI I C249 / 31122 Coldcurvellogic chart		FA602		Good	No	Not Applicable	Not Applicable	Spares for Future use	
34		PI / C241 Corn Solutions new sensor		FA572		Good	No	Not Applicable	Not Applicable	Spares for Future use	
35		Leasehold Garage Improvements					Not Applicable	Not Applicable	Not Applicable	Kassbhaner Garage refurbishment works in progress	
36	2	Fiacail Ridge Tow - Poma Surface Tow - Pomagalski		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats	1. Rewire of towers not yet complete. Advised this was due for this season	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
37	3	Day Lodge Tow - Poma Surface Tow - Pomagalski		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats		Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
38	4	Shieling Tow - Modified T-bar Surface Lift		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats		Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats

39	6	MI Tow - Poma Surface Tow - Pomagalski		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats	Note: Routine Maintenance of M1 was ongoing during inspection; 1. Tower 4, 7 & 9 - Erosion to concrete base, no plate installed; 2. Tower 9 Poma Guard, plastic sheathe, worn; 3. Tower 11 Earth strap not connected	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
40	9	West Wall Tow - Poma Surface Tow-Pomagalski		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats	1. Loose bolts on towers identified by Minatenance during own internal audit.	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
41	10	Polar Express Tow- Poma Surface Tow - Pomagalski		N/A		Fair Wear and Tear	Visual and Written Record	Annual Inspection and Maintenance off Season. Daily Inspecton On Season where weather permits.	Annual Rope NDT - REEL; Annual Tower Base Test - ADAC Structures; Annual Inspection and Maintenance of Tow - Natural Retreats		Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
42	11	Coire na Ciste Chairlift - 2 Seat Chairlift - Muller		N/A		Out of Service	No				No
43	12	West Wall Chairlift - 2 Seat Chairlift - Muller		N/A		Out of Service	No				No
HIE Landlord Engineering Inspections - Building Maintenance Items Additional To 2017 Schedule											
44	39	Funicular Railway Carriages				Fair Wear and Tear	Visual by tennant	Daily Clean and visual inspection	Not Applicable	Floor finishes and trim pieces require to be replaced (15years wear and tear)	
45	26	Bottom Station Generator	1			Good	Visual by tennant	Weekly Operational Checks	Reactive - by in house maintenance engineers	Procurement of service maintenance contract being progressed	
46		Workshop Machine Plant Items. (Grinders/presses/drill/lathe)	10			Fair Wear and Tear	Visual by tennant	Operational Check	Reactive - by in house maintenance engineers	Procurement of service maintenance contract being progressed with BRE Engineering	
47	13	Ptarmagin Catering Equipment				Fair Wear and Tear	Visual by tennant	Operational Check - Daily Useage	Reactive - by in house maintenance engineers	Annual and 6-monthly inspections recommended - Provision and Use of Work	
48		Bottom Station Catering Equipment				Fair Wear and Tear	Visual by tennant	Operational Check - Daily Useage	Reactive - by in house maintenance engineers	Annual and 6-monthly inspections recommended - Provision and Use of Work	
49	19	Ptarmagin Sprinkler Alarm System	1			Good	Visual and Written Record	N/A - Automatic System, Control Panel Indication Checks Only	Service Maintenance Contract - UK Fire Safety Services Ltd.	6 monthly maintenance procedures	
50	20	Lift 1 - Kone Monospace Paassenger Lift Bottom Station Funicular Building (serial number 900455)	1	MIG-1059480		Fair Wear and Tear	Visual and Written Record	Operational Check - Daily Useage	Service Maintenance Contract - Caltech Lifts , Dundee	Emergency Telephone Contact From Lift to Ski Centre Control Room	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
51	21	Lift 2 - Kone Monospace Passenger Lift Ptarmagin Top Station (serial number 900456)	1	MIG-1059481		Fair Wear and Tear	Visual and Written Record	Operational Check - Daily Useage	Service Maintenance Contract - Caltech Lifts , Dundee	Emergency Telephone Contact From Lift to Ski Centre Control Room	Yes - Aviva Insurers for Landlord and Munich Insurers for Natural Retreats
52	22	Base Station Oil Fired Boiler	1			Good	Visual and Written Record	Operational Check and Fuel Check - Daily Useage	Service Maintenance Contract - Richard Irvine Ltd	Redundent Hoval Boiler to be dismantled and removed - new Ferroli GN3 installed (less than 4yrs old)	
53	23	Workshop Automatic Door	1			Fair Wear and Tear	Visual and Written Record	Daily Usage	Service Maintenance Contract - Almet Doors Ltd		
54	24	Kitchen Canopy Fire Supresion System	1			Good	Visual and Written Record	N/A - Automatic System, Control Panel Indication Checks Only	Service Maintenance Contract - Fire Safety Services Scotland Ltd.	Requirement for trade association memberships to be checked	
55	25	Bottom Station Kitchen Canopy	1			Fair Wear and Tear	Visual and Written Record	Not Applicable	Service Maintenance Contract - DSClean Ltd	Grease Extract deepclean to BESA TR19 standard	
56		Ptarmagin Kitchen Canopy	1			Fair Wear and Tear	Visual and Written Record	Not Applicable	Service Maintenance Contract - DSClean Ltd	Grease Extract deepclean to BESA TR19 standard	
57		Various Pressure vessels	10			Fair Wear and Tear	Visual and Written Record	Operational Check - Daily Useage	Reactive - by in house maintenance engineers		Yes - Munich Insurers for Natural Re
58		Tenant's electrical Portable Appliances - all locations				Tenants Equipment	Visual and Written Record	N/A	Annual PAT testing by in house maintenance engineers		
59		Electrical Testing and Inspection - all locations				Fair Wear and Tear	Visual and Written Record	N/A	5 yearly testing and inspection by ellectrical contractor (last inspections by SSE)	5 yearly electrid testing and inpection carried out by registered electrical contractor	
60		Piste Machine Fuel Storage tank				Fair Wear and Tear	Visual by tennant	In Regular Use	Visual inspections carried out when fuel level checks and refueling are in progress		
61		Base Station Sewerage Treatment Plant				Fair Wear and Tear	Visual and Written Record	Operational Check - Daily Useage	Reactive - by in house maintenance engineers	Contrtols maintained by Commissioning Solutions Scotland	
HIE Landlord Engineering Inspections - Items Deleted From 2017 Schedule											
62		Innes Pipes									
62		PI 1900 Powderhall Bronze Cast balance									
64		PI / 19001 Transfer of ownership of assets from Trust		FA601				Not Applicable			
65		PI / W2442 Wernick PortaCabins		FA573				Not Applicable			
66		PI / G703 Grants (Dufftown) Ltd/Cas Motor final pay		FA574				Not Applicable			
67		PL 1900 Corcatch Pipe Magician		FA570							
68		PI / K1107 Kass Combox Hardware		FA582							