

## PERTH AND KINROSS COUNCIL

## Strategic Policy and Resources Committee

11 June 2014

## REVIEW OF FREE STANDING WALLS &amp; SCHOOL STRUCTURES

## Report by Head of Property Services

This report updates the Strategic Policy and Resources Committee on the review of school structures at schools after the tragic incident in March 2014 at Liberton High School, City of Edinburgh Council.

Property Services have identified no serious risks similar to Liberton but the review identified some minor maintenance required and a need for the rephrasing of the replacement/demolition of the life-expired buildings programme.

**1 Background**

- 1.1 Property Services has inspected all the schools (non-Investment in Learning) during April 2014 after the incident in Liberton, City of Edinburgh Council. These surveys covered all accessible areas. Where necessary, Structural Engineers' opinions were sought for any significant issues found.

**2 Issues Found**

- 2.1 The survey identified no properties where there was any issue regarding collapse. In a number of primary schools, previous decisions to demolish life-expired buildings had been delayed due to these buildings being used as storage. Alternative storage solutions have been found and these buildings have now been fenced off and programmes put in place to effect demolition as soon as possible.
- 2.2 The issues found can be summarised as follows:
- Life-Expired Buildings – 2 temporary units at Alyth and Balhousie Primary Schools
  - Structural Engineers' Surveys – structural engineers' opinion was sought on a number of occasions, but no immediate risks were identified.
  - Minor issues found – 34 schools. These relate primarily to minor maintenance, which have been/are being instructed.
  - No issues found – 51 schools.
- 2.3 The cost of all the inspections and the resultant works are being absorbed within the existing property maintenance budgets.
- 2.4 A list of schools visited and issues found is included in Appendix 1 to this report.

### 3 CONCLUSION AND RECOMMENDATIONS

- 3.1 In summary, the structural condition of the school estate based on the surveys undertaken was satisfactory. The review identified that the demolition of temporary units in the life-expired buildings programme was being delayed but this has now been rephased.
- 3.2 It is recommended that the Committee:
- (i) Note the contents of the report
  - (ii) Request the Head of Property Services report back on progress in relation to the actions identified in six months.

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#### Approved

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

<b>Strategic Implications</b>	<b>Yes / None</b>
Community Plan / Single Outcome Agreement	<b>Yes</b>
Corporate Plan	<b>No</b>
<b>Resource Implications</b>	
Financial	<b>No</b>
Workforce	<b>No</b>
Asset Management (land, property, IST)	<b>Yes</b>
<b>Assessments</b>	
Equality Impact Assessment	<b>No</b>
Strategic Environmental Assessment	<b>No</b>
Sustainability (community, economic, environmental)	<b>No</b>
Legal and Governance	<b>No</b>
Risk	<b>Yes</b>
<b>Consultation</b>	
Internal	<b>Yes</b>
External	<b>No</b>
<b>Communication</b>	
Communications Plan	<b>No</b>

### 1. Strategic Implications

#### Community Plan / Single Outcome Agreement

- 1.1 The Council's Corporate Plan 2013-2018 lays out five outcome focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:

- (i) Giving every child the best start in life
- (ii) Developing educated, responsible and informed citizens
- (iii) Promoting a prosperous, inclusive and sustainable economy
- (iv) Supporting people to lead independent, healthy and active lives
- (v) Creating a safe and sustainable place for future generations

#### Corporate Plan

- 1.2 The report relates to (v) above.

## **2. Resource Implications**

### Financial

- 2.1 The revenue implications of this report are accounted within existing budgets.

### Workforce

- 2.2 There are no workforce implications.

### Asset Management (land, property, IT)

- 2.3 This survey endorsed the condition survey programme that had not identified any buildings that are at risk of collapse.

## **3. Assessments**

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

- 3.2 This section should reflect that the proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as **not relevant** for the purposes of EqIA

### Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.4 This section should reflect that the proposals have been considered under the Act and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

### Sustainability

- 3.5 This report has no sustainability implications.

### Legal and Governance

- 3.6 The Head of Legal Services, the Head of Finance and the Head of Democratic Services have been consulted in the preparation of this report.

### Risk

- 3.7 This survey does not identify any serious structural issues in the school estate.

## **4. Consultation**

### Internal

- 4.1 The Executive Director (Education and Children's Services) has been consulted on the content of this report.

### External

- 4.2 There has been no external consultation on this report.

## **5. Communication**

- 5.1 None

## **2. BACKGROUND PAPERS**

Supporting documents to this report are contained within survey files within Property Services.

## **3. APPENDICES**

Appendix 1 – List of properties inspected and required actions.



PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
ABERNETHY PS & NURSERY	N/A	07.04.14	No action required	N/A
ABERNYTE P S	Internal External – Boundary	09.04.14	Some defective pointing	Repointing to be arranged
ABERUTHVEN PS	N/A	09.04.14	No action required	N/A
ALMONDBANK HOUSE	Main building gable end.	29.04.14	Boss pebbledash at gable end.	Repair boss pebbledash at gable end of main building.
ALYTH PS	Internal – Modesty walls at toilets  Boundary walls – various  Playground separation wall  Victorian Building – external faces of stone walls  Two Storey Building – Gym Block  Building gable within courtyard accessed via footpath at east side of mail building	24.04.14	Good condition - No defects recorded  Poor condition in various locations missing stone and defective pointing  Fair to poor condition in areas - Loose stone copes and defective pointing  Spalling and delaminated face to stone at various levels over all faces  Loose blocks at high level. 'Boss' render to brickwork at window ingo.  Severe cracking in horizontal and vertical through render and brick	No further action  Provide protective barrier fencing as required Implement rebuild and pointing works to make good  Remove and refit copes and repoint as required  Klour off loose stone over all faces as required to prevent further failure  Hammer test area adjacent to defect and remove defective material  Further investigate and seek advice from Structural Engineer.  Remedial work has been

PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
				carried out to ensure that the areas highlighted have been made safe. Further work to be arranged.
ARNGASK P S	N/A	10.04.14	No action required.	N/A
AUCHTERGAVEN PS	Main building corridor.	24.04.14	No action required	N/A
BALBEGGIE P S	Internal External – Boundary Main Building  Other – Neighbours wall on entrance drive	15.04.14	No issues found  Some defective pointing  Severe erosion of face of stone left of main entrance door  Stable but in poor condition	N/A  Repointing  Replace/indent stone.  Liaise with neighbour.
BALHOUSIE P S	Internal External – Boundary Rain Shelters Hut	16.04.14	No action required  Herras fenced off  Downpipes in poor condition	N/A  Awaiting demolition  Awaiting demolition
BLACKFORD PS	N/A	09.04.14	No action required	N/A
BLAIR ATHOLL PS	All Areas	24.04.14	No action required.	N/A
BLAIRGOWRIE H S	Internal	11.04.14	No action required	N/A
BLAIRGOWRIE REC	Internal – Changing areas dry  Changing Areas Wet	11.04.14	Dry areas good  Ladies WC – two walls have	N/A  Ladies WC – No action



PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
			slight difference in response may be from being clad with wet wall panel.	required, but will be monitored
BLAIRINGONE PS	N/A	08.04.14	No action required.	N/A
BRACO PS	N/A	08.04.14	No action required	N/A
BURRELTON PS	Internal External – Boundary Main Building Walls Window central mullions	09.04.14	No issues  No issues  Delaminated face of stone wall  Window mullions – vertical cracks	N/A  N/A  Kloured off  Two now enclosed in timber to support and protect – remedial works will follow.
CLEISH PS	N/A	02.04.14	No action required	N/A
COLLACE PS	Internal External – Boundary	09.04.14	No issues  Some defective pointing	N/A  Repoint
COLONSAY.RC	All areas	29.04.14	Soffits and facias.  Asbestos present and requires full scaffold to facilitate removal and replace soffits / facias / gutters.  Repair missing section of roughcast on main building	This work to be instructed.

PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
			above window.	
COMMUNITY SCHOOL OF AUCHTERARDER	N/A	09.04.14	No action required	N/A
COMRIE PS	All areas	30.04.14	Front steps require patching. Minimal slating repairs required.	Order to go out for steps.  Order raised for slating repairs
COUPAR ANGUS PS	Internal – Modesty wall at showers	09.04.14	Open at top or risband joint	No action required
	External – Boundary		Some defective pointing	Repointing to be arranged
CRAIGIE PS & NURSERY	N/A	09.04.14	No action required	N/A
CRIEFF PS	All areas	30.04.14	Some localised pointing and render repairs. External painting.	No immediate action required.
DUNBARNEY PS & NURSERY	N/A	08.04.14	No action required	N/A
DUNNING PS	N/A	09.04.14	No action required	N/A
ERROL P S	All areas	25.04.14	No action required	N/A
FAIRVIEW SCHOOL	N/A	09.04.14	No action required	N/A
FORGANDENNY PS	N/A	07.04.14	No action required	N/A
FORTEVIOT PS	N/A	09.04.14	No action required	N/A

PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
FOSSOWAY PS	N/A	14.04.14	No action required	N/A
GLENDELVINE PS	All Areas	24.04.14	No action required	N/A
GLENLYON PS	All Areas	24.04.14	No action required	N/A
GOODLYBURN PS	Hall stage	23.04.14	3 sheets of 6mm ply requires to be stabilised above the front of the stage.	Survey and secure 6mm ply above stage.
	External		No action required	N/A
GOWANS TERRACE CFC	All areas.	30.04.14	No action required.	N/A
GRANDTULLY PS	All Areas	23.04.14	No action required.	N/A
GREENLOANING PS	N/A	22.04.14	No action required	N/A
GUILDTOWN PS	Internal	09.04.14	No issues	N/A
INCHTURE P S	All areas	25.04.14	No action required	N/A
INVERGOWRIE P S	All areas	25.04.14	No action required.	N/A
KETTINS PS	Internal – No issues	09.04.14	Some defective pointing	Repointing
	External – Boundary			
KENMORE PS	All areas	23.04.14	No action required	N/A
KINLOCH RANNOCH PS	All areas	29.04.14	Insecure plant on feature at front elevation	Secure plant on feature at front elevation
	Front elevation	23.04.14	Plant on wooden feature  All other issues to be attended to under normal	Secure plant on wooden feature at front elevation.

PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
			maintenance.	
KINNOULL PS	1 Internal 2 External – Boundary	29.04.14	No action required	N/A
KINROSS PS	N/A	01.04.14	No action required	N/A
KIRKMICHAEL PS	Internal External – Boundary Main Building walls	11.04.14	No issues found  Some defective pointing.  Erosion of stone at west gable.	N/A  Repointing to be arranged  Cut out defective stone and renew as required.
LETHAM PS	Girl's toilets.	23.04.14	Cracked area of roughcast above window front elevation. No issues inside the building.	Remove and replace boss roughcast above girls Toilet window.
LOGIEALMOND PS	Main building roof.  Play shed	23.04.14	Chimney leaning to one side and slates missing. Repairs to gutters.  3 bricks missing from foot of wall.	Point chimney to one side on old building. Replace missing slates at same area. Repair gutters. Infill gap with bricks x3 at foot of play shed.
LOGIERAIT PS	All areas	23.04.14	No action requires	N/A
LONGFORGAN PS	All areas	25.04.14	No action required	N/A
LUNCARTY PS	All areas	22.04.14	Small maintenance issues.	TBA under normal Maintenance.
MADDERTY PS	All areas	30.04.14	Pointing required at boundary walls. Spalling render at localised areas.	No immediate action required. Will be monitored.
MEIGLE PS	Internal – No issues	10.04.14		

PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
	External – Boundary		Some defective pointing	Repointing
METHVEN PS.	All areas	30.04.14	Render patches required. Hammer test at later date for boss render.	No immediate action required
MILNATHORT PS	N/A	10.04.14	No action required	N/A
MONCRIEFF PS	N/A	09.04.14	No action required	N/A
MURTHLY PS	All areas.	29.04.14	No action required	N/A
MUTHILL PS	N/A	08.04.14	No action required	N/A
NORTH MUIRTON PS	All areas	25.04.14	External standalone classroom units require repairs to the external panelling.	Replace rotten plywood round all the units and check over the rest of the woodwork with a view to repairs.
OAKBANK PS	All areas	30.04.14	Damage to panels at bottom corners	No immediate action required.
OFFICE 2 BALMORAL RD BLAIRGOWRIE	Internal – Reception half height timber wall	29.04.14	No action required	N/A
OUR LADIES PS	Gym Hall	23.04.14	Hinged door on free standing cupboard 600x600mm insecure at head height.	Supply and fit metal L brackets to units and wall to secure at top.
PERTH ACADEMY	N/A	03.04.14	No action required	N/A
PERTH GRAMMAR	Internal Internal – Other walls in Gym and three storey block	08.04.14 22.04.14 and	Block walls show signs of	22/04/2014 initial repointing

PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
		24.04.14	failure at the horizontal and vertical mortar joints. Structural Engineer advised and inspected 08/04/2014 Basketball frames removed from walls.	of loose blocks in Gym. Cut out loose block to allow further examination. 24/04/2014 Inspection by McGregor McMahon Consulting Engineers – Conclusion – the majority of the cracking results of shrinkage movement, poor workmanship in original construction. Cracks to be made good by raking out and repointing with suitable mortar. Periodic inspection recommended.
PERTH HS	Brick wall facing onto Oakbank PS	28.04.14	Repairs to wall where the metal posts are inserted.	Carry out repairs to brick wall where metal posts are inserted and carry out pointing work.
PITCAIRN PS	Play shed at front and dining room at rear.	23.04.14	Metal gutters to make safe and repair at both areas. Remove bitumen fascia coming loose at one end.	Repair or replace metal gutters at play shed and dining room. Remove bitumen facing from dining room.
PITLOCHRY HS	External walls	29.04.14	Low walls at front elevation in poor condition.	Remove low brick wall at front elevation steps and clear from site.
PORTMOAK PS	N/A	10.04.14	No action required	N/A
R D M	Internal – Modesty walls at former showers  Timber part height partitions	14.04.14	In good condition – showers no longer in use  In good condition	No further action required.

PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
	adjacent to 1 above External – Boundary			
RATTRAY COMMUNITY FLAT 5 DAVIE PARK	N/A	29.04.14	No Action Required	N/A
RATTRAY P S	Internal	09.04.14	No action required	N/A
ROYAL SCHOOL OF DUNKELD	All areas	23.04.14	No action required.	N/A
RUTHVENFIELD PS	Gym Hall and classroom opposite	23.04.14	Two old- fashioned pine lined free standing cupboards require to be secured at the top to prevent tipping.	Secure free standing cupboards at top with L Brackets to wall. To be arranged
	Roof External face	23.04.14	Some missing slates. Downpipe to clean out.	Replace missing slates At elevation to road. Clean out blocked downpipe. Order raised - 28.04.14
STANLEY PS	2 storey building	22.04.14	2 cracked downpipes to be replaced.	Replace downpipes – To be arranged
	Internal		No action required	N/A
ST DOMINICS PS	All areas	30.04.14	No action required.	N/A
ST MADDOES P S	All areas	25.04.14	No Acton Required	N/A

PROPERTY:	LOCATION	DATE OF INSPECTION	CONDITION	ACTION REQUIRED
ST NINIANS PS	External stand alone Music room	25.04.14	Chimney in a deteriorated condition; requires to be removed and slated over.	Remove Chimney at Music room and slate over.
TULLOCH PS	Main Corridor	25.04.14	Corridor wall leading away from reception has a lean at the top which is glazed. Glass partition will be boarded over.	Board over glass at top of partition with 6mm Ply on corridor side above the stairs.
VIEWLANDS PS	N/A	07.04.14	No action required	N/A