

**NPDO SCHOOLS REMEDIAL REPAIRS**

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**1.0 EXECUTIVE SUMMARY**

- 1.1 This report advises Members on remedial repairs at Rothesay Joint Campus and Oban Primary Campus carried out following issues identified during ABC Schools / MITIE's annual fabric condition surveys and the further surveys being carried out this week across the NPDO school estate.

The Council has a contract with ABC Schools for the design, build, financing and maintenance of the NPDO schools. As such ABC Schools are responsible for the provision of the schools and their maintenance and repair.

MITIE PFI is the facilities maintenance company employed by ABC Schools to maintain the schools and provide janitorial services.

**RECOMMENDATIONS**

Members are asked to note the report.

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### 2.0 INTRODUCTION

- 2.1 This report advises Members on remedial repairs at Rothesay Joint Campus (RJC) and Oban Primary Campus (OPC) carried out following issues identified during ABC Schools / MITIE's annual fabric condition surveys the further surveys being carried out this week across the NPDO school estate.

The Council has a contract with ABC Schools for the design, build, financing and maintenance of the NPDO schools. As such ABC Schools are responsible for the provision of the schools and their maintenance and repair.

MITIE PFI is the facilities maintenance company employed by ABC Schools to maintain the schools and provide janitorial services.

### 3.0 RECOMMENDATIONS

- 3.1 Members are asked to note the report.

### 4.0 REMEDIAL ISSUES

- 4.1 ABC Schools and MITIE carry out annual fabric condition surveys across the NPDO schools estate. Cracking to blockwork in the gym and sports hall was identified in RJC.

As a result of this ABC Schools and MITIE instructed a structural surveyor to attend. An intrusive survey was undertaken. This identified that remedial works were required to the blockwork walls. Both RJC and OPC were constructed by the same builder, Barr Construction. Having regard to that and as a precautionary measure a survey was also instructed at OPC to ascertain whether there were similar issues.

Initial findings - Rothesay Joint Campus

The findings of the structural survey to the gym and games hall were:

- Lack of wall ties to the heads of walls
- Poor workmanship and the use of deficient materials
- Installation of blockwork not in line with original specification

Initial Findings - Oban Primary Campus

The findings of the structural survey to the gym and games hall were:

- Lack of wall ties to the heads of walls
- Poor workmanship and the use of deficient materials

Following the identification of these issues, the structural engineer's survey was extended to the remainder of the buildings in each of Rothesay and Oban; further construction issues were found but, in the opinion of the structural engineer, all areas could continue to be occupied safely.

#### Remedial Works

The structural engineer provided a scope of works to be carried out to remediate the defects found in the gym and sports hall areas of both schools and to allow the areas identified above to be occupied.

The remedial works were carried out during the Easter break. On 17 April 2016 ABC Schools confirmed that the structural engineer had attended both Rothesay Joint Campus and Oban Primary Campus and certified the prescribed remedial works. The structural engineer confirmed that he was now satisfied that the affected areas were safe to occupy.

The engineer also advised that he remained satisfied that all other areas of both buildings were safe for occupation and that as such, ABC Schools advised that they had confirmation that all areas of both buildings were safe for occupation.

ABC Schools have advised that they are developing a programme of works to permanently address all issues identified in the survey report.

#### 4.2 Further Surveys Across The NPDO Estate.

The issues identified requiring remedial works in both RJC and OPC relate primarily to a lack of wall ties to the heads of walls. These schools were constructed by Barr Construction.

The remaining 3 schools in the NPDO School Estate were not constructed by either Barr Construction or Miller Construction. Barr construction did not use the same sub-contractor in respect of blockwork as was used in the construction of the other NPDO Schools. Nevertheless, after discussion with ABC Schools and as a precautionary measure, further surveys are being carried out this week across the NPDO school estate. The surveys will involve;

- Intrusive survey of gym hall areas
- Visual inspection of all other areas of building
- Should any areas of concern be noted in other areas these should be explored further with an intrusive inspection
- Review of external wall construction
- Review of as built construction against design detail

ABC Schools advise that while there will be a requirement to open up areas particularly in gyms and dining areas, all survey work will be carried out in a manner that seeks to minimise disruption to the school.

No costs in respect of surveys and any required remedial works will be borne by the Council but by ABC Schools and / or the build contractor.

## 5.0 CONCLUSION

5.1 Remedial repairs have been carried out at Rothesay Joint Campus and Oban Primary Campus following issues identified during ABC Schools / MITIE's annual fabric condition surveys. Further surveys are being carried out this week across the NPDO school estate as a precautionary measure. No costs in respect of surveys and any required remedial works will be borne by the Council but by ABC Schools and / or the build contractor.

## 6.0 IMPLICATIONS

<b>Policy</b>	None at present
<b>Financial</b>	None at present. No costs in respect of surveys and any required remedial works will be borne by the Council but by ABC Schools and / or the build contractor.
<b>Legal</b>	The Council has a contract with ABC Schools for the design, build, financing and maintenance of the NPDO schools. That contract continues to be monitored and enforced.
<b>HR</b>	None at present.
<b>Equalities</b>	None at present.
<b>Risk</b>	ABC Schools have carried out remedial works at RJC and OPC. Further surveys are being carried out this week across the NPDO school estate as a precautionary measure.
<b>Customer Service</b>	None at present. Cleland Sneddon, (Executive Director of Community Services) Douglas Hendry, (Executive Director of Customer Services) Argyll and Bute Council

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