



The Edinburgh Schools Partnership
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Mr Andrew Kerr (Chief Executive)
City of Edinburgh Council
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

5 April 2016

Dear Mr Kerr

Edinburgh Schools Partnership Estate

Further to our meeting on 21 March 2016, we are writing with regard to the buildings contained within the Edinburgh Schools Partnership Ltd (“ESP”) estate, as listed in Appendix A.

The purpose of this letter is to confirm that, as we discussed at our meeting of 21 March, these buildings are safe for occupancy, and have been at every stage since the incident of 29 January 2016. It is also to outline and confirm the measures that have been, and continue to be taken throughout this period.

Oxgangs Primary

On 29 January, the external leaf of the gable wall at Oxgangs Primary suffered a collapse following extreme weather conditions experienced during storm Gertrude. This happened prior to school hours and an immediate decision was taken not to open the school to pupils.

Immediate and temporary remedial works were recommended by Will Rudd Davidson (Edinburgh) Ltd (“WRD”), a firm of Structural Engineers, and these works were undertaken by AMEY Community Ltd (“AMEY”) and its sub-contractors. An on-site progress meeting was arranged for Sunday 31 January. WRD advised that with the remedial works having been fully undertaken, and the recommended external exclusion zone created, the school was safe to occupy. Notwithstanding this, ESP’s project company representative decided that the school should remain closed until some overhanging masonry had been safely removed. This work was completed on Tuesday 2 February and the school re-opened on Wednesday 3 February.

In addition, on Friday 29 January, the Council requested a non-intrusive inspection on the remainder of the Oxgangs Primary School structure and on the schools adjacent to Oxgangs Primary (Braidburn School and Firrhill High School). This work was undertaken by WRD. These surveys identified no cause for concern and again WRD advised that the

sites were safe to occupy. On 31 January it was agreed that non-intrusive inspections should take place at all PPP1 schools. On 12 February 2016, the inspection reports were received for all other sites and, on each site the Structural Engineer reported the school was showing no apparent problems and remained safe to occupy.

Outcome of Oxgangs investigation

Running concurrently with the non-intrusive inspections outlined above, ESP instructed a causation report into the collapse at Oxgangs Primary on 31 January 2016. This report included a review of the original design, sampling of the mortar on the failed gable wall and an intrusive survey to ascertain the quality of workmanship on the original build at the gable end. On 2 March 2016 the engineer issued a report to advise that poor quality workmanship was the principal reason for the failure. At this time WRD re-iterated that the school was safe to occupy albeit at this time recommending that a high wind protocol be introduced in the event of an extreme weather alert (defined as a Red alert by the Met Office) at Oxgangs Primary. WRD also recommended that an intrusive survey be carried out on the remainder of the Oxgangs Primary School building within a 3 month period.

Intrusive surveys across the schools estate

Following WRD's recommendation, ESP immediately instructed an intrusive survey on the remainder of Oxgangs Primary and then extended this to all sites within the ESP estate. These surveys were arranged and commenced on 14 March. Since this time surveys have been ongoing and WRD has been adhering to our request to immediately advise of any adverse results on an ongoing basis. Whenever an area has been identified as requiring attention, AMEY has been installing exclusion zones until works can take place. At every step in this process WRD has continued to advise that the schools remain safe to occupy, subject to the precautionary measure of placing exclusion zones in identified areas and adhering to the recommendations during a Red alert weather warning.

Final reports were issued by WRD on 1 April and I have received an assurance from AMEY that all exclusion zones recommended by WRD will be in place before 11 April for all schools where remediation works are not fully complete. We have written to the Council separately with target remediation dates across the estate and we expect these commitments will be met in full. For those sites where exclusion zones will remain in place after the pupils return on 11 April we can confirm that, where necessary, alternate fire arrangements will have been discussed with all parties responsible for fire safety on the site. Formal sign off for these arrangements is ongoing.

Revised weather protocol

In addition, we can further advise that a weather warning notification protocol is being drafted and will be presented to the Council's PPP liaison team for review/comment/agreement in advance of 11 April. It is the intention to adopt these procedures in the event of an Amber alert weather warning as opposed to the WRD recommendation to act in Red alert situations. Again this is simply an additional precautionary measure.

We hope that what we have outlined above provides you with the required level of assurance and I attach under Appendices B and C letters from AMEY Community Services Ltd and Will Rudd Davidson which substantiates all of the above.

Additionally, at our meeting on 21 March 2016 you requested confirmation that all of the costs for remediation and any interim making safe arrangements would be met by Edinburgh Schools Partnership Ltd and/or its sub-contractors as relevant in the first instance. We can confirm this to be the case.

Finally, may we take this opportunity to thank you for your continued patience and support whilst we are dealing with this matter.

Yours sincerely

A handwritten signature in black ink that reads "David Gilmour". The signature is written in a cursive style and is underlined with a single horizontal line.

David Gilmour
Director
For and on behalf of the Board of Edinburgh Schools Partnership Ltd

Edinburgh Schools Partnership Ltd

Summary of Estate properties

- Pirniehall & St Davids Primary Schools
- Craigroyston Primary School
- Broomhouse & St Joseph's Primary Schools
- Rowanfield School
- Craigour Park Primary School
- Castlevew Primary School
- Gracemount High School
- Forthview Primary School
- Drummond Community High School
- Craigmount High School
- Goodtrees Neighbourhood Centre
- The Royal High School
- Howdenhall Children's Unit
- Oxfords Primary School
- Firhill High School
- St Peters Primary
- Braidburn School



Edinburgh Schools Partnership Limited

Infrastructure Managers Limited
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For the attention of Des French

Amey

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Our reference: 20160401/RMC

Friday, 1 April 2016

Dear Sir

Edinburgh Schools

Further to recent discussions, Amey Community Limited (the "Services Subcontractor") confirm that all of the exclusion zones will be adhered to, or enhanced, before the return of staff and pupils after the Easter break.

Where fire exits have been obstructed, as a requirement of the works, Amey will have discussed and agreed alternative fire exit strategies with the party / parties responsible for fire safety at that particular site before the return of staff and pupils to school on Monday 11th April 2016.

We trust the above is sufficient for your requirements; however should you require any further clarification please contact our Mr. John Peters.

Yours faithfully

A handwritten signature in black ink, appearing to read "Jeremy Honor", written over a horizontal line.

Jeremy Honor
Account Director
For and on behalf of Amey Community Limited

Cc.
Stuart Davies
Richard Charlston
John Paterson
Gerry McCarron
John Peters
Joe Docherty

MCM/SC/E9852

4th April 2016

Edinburgh Schools Partnership
Infrastructures Management Ltd
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WILL RUDD DAVIDSON

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For the attention of Mr Des French

Dear Sirs,

PPP1 Establishments, Edinburgh External Cavity Wall Tie Inspections

Further to your request by email of 1st April 2016, and following our extensive survey and investigation works over the past month in relation to the above concern, we consider we have gathered reasonable and sufficient data to inform an opinion on the safe continued occupation of the portfolio of 19 PPP1 establishments.

As a consequence of the desktop and disruptive targeted investigations, various remedial work recommendations have been made across the appraised schools, together with a requirement for creating exclusion zones where work cannot be completed within the required timescales.

We would maintain that these schools (see attached list) can continue to be normally utilised in accordance with the recommendations for each school.

We trust this allows the required level of comfort to be discussed.

Yours sincerely,



Craig Milne
Director
For Will Rudd Davidson Ltd

Encls.

Will Rudd Davidson (Edinburgh) Ltd

Registered in Scotland No. 206272 Registered Office 43 York Place, Edinburgh, EH1 3HP

For a list of Directors and Associates please refer to our website

Also at Glasgow, Warrington, London and Appin



PPP1 Establishments, Edinburgh External Cavity Wall Tie Inspections

List of Schools

- Braidburn School
- Broomhouse Primary School
- Castleview Primary School
- Craigmount High School
- Craigour Park Primary School
- Craigroyston Primary School
- Drummond Community High School
- Firhill High School
- Forthview Primary School
- Goodtrees Neighbourhood Centre
- Gracemount High School
- Howdenhall Centre
- Oxfgangs Primary School
- Pirniehill Primary School
- Rowanfield Service School
- Royal High School
- St Davids Primary School
- St Joseph's Primary School
- St Peters RC Primary School