

**Delayed Office Opening  
for Employee Training**

*This office will be closed from  
8.45am - 11.00am on the first  
Thursday of each month.*

Mr James Dornan MSP  
T3.40  
The Scottish Parliament  
Edinburgh  
EH99 1SP

*Depute Chief Executive (Chief Operating Officer)*  
**Jim Valentine**

2 High Street, PERTH PH1 5PH  
Tel 01738 476502

Contact Jim Valentine  
Direct Dial (01738) 476502  
Email: [JValentine@pkc.gov.uk](mailto:JValentine@pkc.gov.uk)  
[www.pkc.gov.uk](http://www.pkc.gov.uk)

Our ref

Your ref

Date 9 June 2017

Dear Mr Dornan

Further to your letter dated 15 May 2017 regarding the Education and Skills inquiry on school buildings across Scotland, please find below answers from Perth & Kinross Council. The answers below respond to your questions in the order raised.

1. Inspection and remedial work of the current estate since January 2016 to what extent:

Has the school estate been inspected?	<p>Perth and Kinross Council operates (A) a cyclical building survey inspection rota of the school estate; (B) an annual assessment and prioritisation of planned revenue and capital maintenance works by maintenance staff who are involved with the day to day maintenance of the non PFI buildings; and PPP/PFI Campuses are monitored on a continuous basis, with joint visits by the Councils Monitoring team and Axiom on a rolling monthly basis. Axiom also undertake annual condition surveys alongside Mitie's rolling programme of fabric reviews and maintenance.</p> <p>No structural issues have been identified at the PPP/PFI Campuses.</p> <p>Since January 2016 29 of 80 schools have been inspected by building surveyors. However the maintenance officers monitor the condition of the buildings more regularly by actively being involved in the day to day maintenance of the estate.</p>
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	<p>A number of structural issues have required further investigation and have either been completed or are instructed / on site.</p> <p>Two schools completed since 2015 have had independent structural reviews undertaken to assess if the issues at Edinburgh were common. These reviews have reported no issues.</p>
Have faults been identified?	Yes as above
Has remedial work been undertaken and the impact of this?	Remedial works have been undertaken or are instructed/ongoing

## 2. Quality Assurance Practices

How quality assurance is undertaken on current capital projects on the school estate	<p>Quality assurance is currently monitored on major projects by internal Clerk of Works working on behalf of PKC.</p> <p>Clerks of Works are either from a building, mechanical or electrical background. Regular or weekly reports are received by PKC Project Managers and all issues raised are formally addressed.</p>
Whether the quality assurance of school capital projects has been reassessed since 2016	<p>The clerk of works function was formally developed as part of a Property Services department restructure in 2015 in advance of the issues found in 2016.</p> <p>Since 2016 as a result of an increasing investment in the school estate additional clerks of works have been employed, from an initial 3 to now 6 FTE.</p>
Whether there are, or where, particular issues depending on the funding model and the lessons to be learned	<p>The school estate contains 80 schools. Of these 5 campuses sites are PPP completed between 2009 and 2011.</p> <p>The PPP/PFI Campuses have been visually inspected by Perth and Kinross Council as well as the Axiom. There were no obvious issues. The type of construction is predominantly not as the Edinburgh Schools model and the as built drawings have been received and are under technical review by internal property staff. This review has yet to conclude.</p>

	An independent fire stopping review is about to commence across the 5 PPP/PFI campuses. The significant non PPP schools projects that have been completed since 2015 fire stopping has been the subject of quality inspections by the clerk of works, recorded photographically.
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The Edinburgh Schools Enquiry recommendations are currently being analysed and our response is being compiled into a future report to the Strategic Investment Group of Perth & Kinross Council. This is only currently at draft stage.

I trust this answers your questions

Yours sincerely

Jim Valentine  
Depute Chief Executive  
(Chief Operating Officer)