

**NORTH WILTSHIRE SCHOOLS PPP/PFI PROJECT**  
**LATENT DEFECT AND ISSUES LOG AUGUST 2008**

SCHOOL AND ITEM	COMMENT/INITIAL POSITION	PROGRESS	STATUS
1. Malmesbury School – Roof Leaks	School experiencing significant leaks during periods of heavy rain. Logged as a Latent Defect.	WHEP have changed roofing contractors and remedial work undertaken. Frequency and seriousness of the leaks has considerably reduced. Some minor leaking following exceptional rainfall.	Now closed but will be kept under review.
2. Malmesbury School – Car Park Flooding	Continual problems of flooding following periods of rain. Initial remedial works ineffective. This has now been logged as a Latent Defect.	Initial cleaning works made no improvement. WHEP now treating as Latent Construction Defect. Remedial works planned for Autumn 2008.	Open – will continue to monitor. Periods of unavailability to be logged.
3. Abbeyfield School – Playing Field	Fields become waterlogged and consequently unusable. Alternative provision found but now school at full capacity will cause problems. Logged as Latent Defect.	Initial vertidrainage during late summer 2007 had negligible effects. WHEP carrying out further specialist drainage works during summer recess period.	Still open pending monitoring of improvement following remedial work. Unavailability will now be logged. A level of financial deduction to be agreed.
4. Poor Air Circulation – All Schools	Some classrooms very stuffy and become hot quickly affecting pupils and staff.	This has been kept under review and monitoring equipment has been installed. No specific problems logged during late 2007 – June 2008 period.	This will be regularly monitored. Schools operating within design criteria.
5. Malmesbury School - Mounds	Mounds were considered too steep and several serious Health and Safety issues occurred.	Remedial action including additional planting has been carried out. School has introduced new guidelines for pupils. No recent incidents.	Now closed – no further action.
6. Malmesbury School and Abbeyfield Gas Flues	Initial installation did not meet required safety requirement. Treated as Latent Defect.	Remedial action has been taken by WHEP and all legislative requirements now fully met.	Closed – no further action.

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7. All Schools – Poor Surfaces and Chewing Gum	Carpeted floor surfaces are being damaged by chewing gum. Floors becoming unsightly. WHEP class this as 'vandalism'.	WHEP agreed to bring forward lifecycle replacement of carpet tiles in some areas. Original tiles have been replaced with harder wearing tiles. New cleaning regime introduced. Schools now trying to enforce chewing gum ban.	Now considered closed but will monitor position.
8. Whole Project Completion Certificates	Members concerned that original site leases and completion certificates have not been issue. Implications for re-financing provisions in the contract.	All outstanding issues of leases and maintenance responsibilities have now been agreed within Wiltshire County Council. Now with WHEP legal team to agree. Final 'As Built' drawing now provided.	Open but nearing completion.
9. Community Use	Members raised concerns regarding lack of community use of the three schools, particularly in view of the emerging 'extended schools' agenda.	Initial discussions between WHEP and schools have now been held and the item is to be included as an agenda item for future progress meetings. WHEP Directors have agreed to meet with Headteachers and Governors early in the school year. School acknowledge they need to involve local Community Development Officer and Tenants to take this forward. ICCM to be included on Project Directors review meeting on 30 <sup>th</sup> September.	Open – progress being made but is dependent on schools developing clear proposals and plans in agreement with WHEP. Item will be kept under review.