

# Education, Children and Families Committee

10.00am, Tuesday, 8 December 2015

## Cameron House Community Centre: Update on resolving ongoing issues with the building

Item number	8.3
Report number	
Executive/routine	Executive
Wards	Southside/Newington

### Executive summary

---

In March 2015, the Governance Risk and Best Value Committee requested a report to the Education, Children and Families Committee providing an update on how ongoing issues with Cameron House Community Centre building were being resolved.

This report summarises works undertaken since March 2015, and those scheduled to be completed by early January 2016.

### Links

---

Coalition pledges	<a href="#">P44</a>
Council outcomes	<a href="#">CO19</a>
Single Outcome Agreement	<a href="#">SO4</a>

## Cameron House Community Centre: Update on resolving ongoing issues with the building

### Recommendations

---

- 1.1 That Committee:-
- (i) Notes the works undertaken, since March 2015, to address ongoing issues with the building; and
  - (ii) Notes that works have been scheduled to replace floor coverings in the corridor.

### Background

---

- 2.1 The Education, Children and Families Committee, on 9 December 2014, considered a report on Cameron House Community Centre: Review of Project Delivery. The Committee agreed:
- 1) To note the issues associated with the delivery of the project and the adoption of the Prince 2 project management methodology to mitigate potential failures for current and future projects;
  - 2) To recognise the frustrating experience and service disruption for the community centre users during the process of defect resolution;
  - 3) To note the commissioning of works to remedy the final outstanding defect identified in the review – i.e. the low height of the entrance doors; and
  - 4) To refer the Acting Director's report to the Governance, Risk and Best Value Committee for scrutiny.
- 2.2 The Governance, Risk and Best Value Committee, on 5 March 2015, considered the report and requested a report to the Education, Children and Families Committee, within three cycles, providing an update on how ongoing defect issues with the building were being resolved, which is the purpose of this report.

### Main report

---

#### Current Position

- 3.1 As identified in the original report, the height of the entrance doors was considered an issue that required resolution, and this work has now been completed. The overall height of the doors has been increased from 1900mm

above floor level to 2100mm. This required the moving of the door transom and altering the double glazed unit above.

- 3.2 In addition, since the last report in March 2015, boarding behind the gutters, and attached to the roof, was identified as requiring re-attachment to prevent water ingress and this has been completed.
- 3.3 During the annual statutory compliance test in June 2015, the contractor identified a potential issue with fire dampers affecting the boiler room. Further, a low level grille in the plant room was identified as being significantly undersized. The boilers were shut down as a precaution while further advice was sought. As a result of advice obtained, adjustments were made and the boilers made operational within 24 hours. The works necessitated a change to the current fire evacuation plan and this has been implemented.
- 3.4 Finally, it has been identified that some of the pipework runs in the corridors have lifted slightly, resulting in a raised section in the floor covering. While not considered to be a trip hazard, the raised section would be liable to wear out more quickly. Accordingly, the affected floor coverings are being replaced.
- 3.5 This work is scheduled to take place in two phases, which have been agreed with the Centre. The works are scheduled to commence on 18<sup>th</sup> December 2015, and continue until 24<sup>th</sup> December. Work will stop for Christmas and New Year, and recommence on 5 January 2016 until 10 January 2016, unless completed before then.
- 3.6 The contractor is aware of the need to complete the work within the above timescales, and has agreed that what is being asked is realistic on assumption that no further works will be identified once the relevant screed boards have been lifted. The Management Committee has agreed to defer re-opening after the Festive Break until Monday 11 January 2016.

## **Measures of success**

---

- 4.1 Rectification of any outstanding defects at Cameron House Community Centre.

## **Financial impact**

---

- 5.1 The expected total cost of the remedial works referred to in this report is £20,000. This has been covered within the Asset Management Works element of the capital budget, managed by Services for Communities.

## **Risk, policy, compliance and governance impact**

---

- 6.1 The works described in this report have been undertaken to prevent future building maintenance issues arising.

## Equalities impact

---

- 7.1 The works will have a beneficial effect on the groups that use the centre. On completion of all scheduled works the building should be able to be fully utilised by the user groups.

## Sustainability impact

---

- 8.1 Completion of the scheduled works will help avoid future environmental issues arising.

## Consultation and engagement

---

- 9.1 The programme of works has been agreed with the Centre's Management Committee to minimise disruption where possible.

## Background reading/external references

---

Not applicable.

## John Bury

Acting Director of Services for Communities

Contact: John Clarke

E-mail: [john.clarke@edinburgh.gov.uk](mailto:john.clarke@edinburgh.gov.uk) | Tel: 0131 200 2000

## Links

---

<b>Coalition pledges</b>	P44 – Prioritise keeping our streets clean and attractive.
<b>Council outcomes</b>	CO19 – Attractive places and well maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.
<b>Single Outcome Agreement</b>	SO4 – Edinburgh's communities are safer and have improved physical and social fabric.
<b>Appendices</b>	None.