

Our Ref: AST001-444/EIR

Date: 12 October 2018

Sent by e-mail to:

[request-520207-e93c91bc@whatdotheyknow.com](mailto:request-520207-e93c91bc@whatdotheyknow.com)

Dear Ms Gregory

## Environmental Information Request

I refer to your request for information dated 17 September 2018 under the Environmental Information (Scotland) Regulations 2004 ("EIRs").

You requested the following information:

*In September 2017, the former Department for Communities, Housing and Local Government wrote to all owners of Large Panel System blocks of flats, asking them to undertake further testing to ensure that their blocks meet the building regulations.*

1) Did Wheatley Group receive this letter?

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/642741/Local\\_authorities\\_Large\\_Panel\\_System\\_buildings\\_letter.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/642741/Local_authorities_Large_Panel_System_buildings_letter.pdf)

2) What tests have been undertaken in relation to the 'Traboca' and 'Bison' Large Panel System blocks of flats that you own at: Collina Street in Maryhill, Balshagray Place, Broomhill Path, Broomhill Drive, Gorget Quadrant, Gorge Avenue in Knightswood, Birness Drive, Cartcraigs Road and Shawhill Road in Shawlands.

3) Please enclose the most recent structural reports you hold for the above named Large Panel System blocks.

By way of background to your request, the large panel blocks at Birness Drive, Cartcraigs Road and Shawhill Road are owned and managed by Glasgow Housing Association (GHA) and the remaining blocks at Collina Street, Balshagray Place, Broomhill Path/Drive and Gorget Quadrant/Avenue are owned and managed by Cube Housing Association. The GHA owned and managed large panel tower blocks had originally formed part of Glasgow City Council's social housing stock. In 2003 Glasgow City Council transferred responsibility of that housing stock, including the tower blocks referred to in your request at Birness Drive, Cartcraigs Road and Shawhill Road to GHA.

The remaining large panel tower blocks at Collina Street, Balshagray Place, Broomhill Path/Drive and Gorget Quadrant/Avenue are owned and managed by Cube which was formed in 1990 and joined the Wheatley Group in 2013. The Wheatley Housing Group Limited is the parent member of GHA and Cube.

In response to your request, the information you have requested is as follows.

1. Wheatley Group did not receive this letter although we are aware of the issues which it discussed. For your information communication such as this would normally be received from Scottish Government via the local authorities for the areas in which our subsidiaries own properties.

2. For the purposes of this response I have defined 'tests' as being the inspection regime undertaken by our asset management team.

By way of background there is no inspection regime set down in law for this type of property. GHA and Cube undertake annual visual inspections of the tower blocks to identify any defects which would indicate a requirement for specialist investigation.

None of the GHA owned tower blocks referred to in your request for information have required specialist investigation as a result of these annual visual inspections while the properties have been owned and maintained by GHA.

Cube owned blocks at 9 Gorget Quadrant, 27 Gorget Quadrant and 61 Gorget Avenue have required further investigation into a defect in the non-structural external wall insulation. This defect is not affecting the structural integrity of the large panel systems in these blocks.

3. For the purposes of this response I have defined 'structural report' as a comprehensive report on the condition and construction of a property which would be compiled by an independent qualified structural engineer.

In terms of timelines for the GHA large panel blocks only, our response is based from when the GHA large panel tower blocks transferred ownership from Glasgow City Council to GHA. A Structural Assessment of the GHA multi-storey housing stock was carried out by Glasgow City Council in 2000. This confirmed that none of the large panel tower blocks now belonging to GHA had any structural defects at that point. I can confirm that regulation 10(4)(a) of the EIRs would apply. That is to say the Wheatley Group do not hold the surveys that the Structural Assessment was based on. These may be held by Glasgow City Council.

By way of advice and assistance I have attached the structural assessment report completed by Glasgow City Council for the blocks at Birness Drive, Cartcraigs Road and Shawhill Road.

With regards to the large panel blocks owned by Cube I can confirm that regulation 10(4)(a) of the EIRs would apply. That is to say that Wheatley Group do not hold structural reports for these blocks. This is because none has required to be commissioned.

If you are dissatisfied with the way that the Wheatley Group has dealt with your request you are entitled to require the Wheatley Group to review its decision. Please note that for a review to take place you must:



- Lodge a written requirement for a review within 40 working days of the date of this letter
- Include a correspondence address and a description of the original request and the reason why you are dissatisfied
- Address your request to :-

Emma Cameron, Specialist Information Governance Solicitor, Wheatley Housing Group, Wheatley House, 25 Cochrane Street, Glasgow, G1 1HL

You will receive notice of the results of the review within 20 working days of receipt of your Review request. The notice will state the decision reached as well as details of how to appeal to the Scottish Information Commissioner if you are still dissatisfied with the review response.

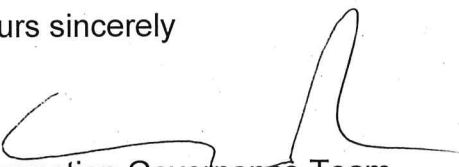
You must request an internal review by way of the process outlined above before a complaint can be directed to the Scottish Information Commissioner. For your information at this stage, an appeal can be made to the Scottish Information Commissioner by contacting her office as follows if you do remain dissatisfied with the outcome of the Wheatley Group's review decision

Scottish Information Commissioner  
Kinburn Castle  
Doubledykes Road  
St Andrews  
KY16 9DS.  
Email: [enquiries@itspublicknowledge.info](mailto:enquiries@itspublicknowledge.info)  
Telephone: 01334 464610

You can also use the Scottish Information Commissioner's online appeal service to make an application for a decision: [www.itspublicknowledge.info/appeal](http://www.itspublicknowledge.info/appeal)

Please note that you cannot make an appeal to the Scottish Information Commissioner until you have first requested an internal review by the Wheatley Group.

Yours sincerely



Information Governance Team

22142B/DK/10343/LCC

<b>Sheet Number: 20 (Bison Cat 2C)</b>	
<b>Summary Sheet For: 5 Birness Drive</b>	
• Storey / Height	20 * 2.65 m = 53 m
• Roof Area	545 m <sup>2</sup>
• Perimeter	115 m
• Elevation Area	5990 m <sup>2</sup>

Defects Noted	Comments/ years to first repair
• Balconies / handrail condition	N/A
• Existing infill / panel condition	Panels are liable to spall around edges – 5 yrs
• Masonry	
• Cavity / cavity ties	
• Laboratory results (Chloride / cement)	
• Exposed concrete (Carbonation depth)	
• Exposed concrete (Spalling)	Spalling of concrete(exposing reinforcement) at ground level to wall – 2years.
• Miscellaneous	
• Roof coverings	Felt – good condition – 10 yrs
• Windows	
• Joints	Poorly filled joints or not filled at all – 0-2 yrs
• Other	Dirty + vandalised communal areas on top three floors
• Existing overcladding	N/A

Comment on General Condition	
• Appearance	Reasonable
<ul style="list-style-type: none"> <li>• An LPS Bison block without balconies.</li> <li>• The structure has a weathered appearance, edges of wall units and ground floor RC walls may be liable to have spalling concrete.</li> </ul>	

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<b>Sheet Number: 21 (Bison Cat 2K)</b>	
<b>Summary Sheet For: 19 Birness Drive</b>	
• Storey / Height	21 * 2.65 m = 55.65 m
• Roof Area	545 m <sup>2</sup>
• Perimeter	115 m
• Elevation Area	6235 m <sup>2</sup>

Defects Noted	Comments/ years to first repair
• Balconies / handrail condition	N/A
• Existing infill / panel condition	PCC unit edges/corners liable to spall – 5 years.
• Masonry	
• Cavity / cavity ties	
• Laboratory results (Chloride / cement)	
• Exposed concrete (Carbonation depth)	
• Exposed concrete (Spalling)	PCC units and main entrance beam suspect – 0 to 5 years.
• Miscellaneous	Clean lichen/stains/graffiti.
• Roof coverings	10% patch repairs – 1 to 5 years.
• Windows	
• Joints	Variable condition – 1 to 5 years.
• Other	Water ingress to 19 <sup>th</sup> floor landing, running down walls from roof.
• Existing overcladding	N/A

Comment on General Condition	
• Appearance	Average
<ul style="list-style-type: none"> <li>• An LPS Bison block without balconies.</li> <li>• The structure has a weathered appearance and edges of wall units may be liable to have spalling concrete. Vandals have also damaged internal communal areas.</li> </ul>	



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<b>Sheet Number: 22 (Bison Cat 2A)</b>	
<b>Summary Sheet For: 31 Birness Drive</b>	
• Storey / Height	22 * 2.65 = 58.3 m
• Roof Area	520 m <sup>2</sup>
• Perimeter	110 m
• Elevation Area	6360 m <sup>2</sup>

Defects Noted	Comments/ years to first repair
• Balconies / handrail condition	N/A
• Existing infill / panel condition	Spalling to panel edges and corners – 2 years.
• Masonry	
• Cavity / cavity ties	Not Seen
• Laboratory results (Chloride / cement)	0.50% Chloride Ion (Cement) 0.07% Chloride Ion (Mass)
• Exposed concrete (Carbonation depth)	Panel - 25mm (higher corrosion risk as 25mm will exceed 25mm cover)
• Exposed concrete (Spalling)	Some bad patches of spalling to concrete wall at ground level – 0-2 years.
• Miscellaneous	
• Roof coverings	Patchy felt in poor condition – 0-2 years.
• Windows	
• Joints	Mastic and mortar joints missing between panels – 0-2 years.
• Other	Vandal damage to top landing.
• Existing overcladding	N/A

Comment on General Condition	
• Appearance	Below average
<ul style="list-style-type: none"> <li>• An LPS Bison block without balconies.</li> <li>• The structure has a weathered appearance and edges of wall units and the low level RC wall may be liable to have spalling concrete.</li> </ul>	

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<b>Sheet Number: 18 (Bison Cat 2B)</b>	
<b>Summary Sheet For: 33 Cartoraig Road</b>	
• Storey / Height	18 * 2.65 m = 47.7 m
• Roof Area	600 m <sup>2</sup>
• Perimeter	110 m
• Elevation Area	5105 m <sup>2</sup>

Defects Noted	Comments/ years to first repair
• Balconies / handrail condition	N/A
• Existing infill / panel condition	Some slight spalling to edges of panels – 5 years.
• Masonry	
• Cavity / cavity ties	
• Laboratory results (Chloride / cement)	
• Exposed concrete (Carbonation depth)	
• Exposed concrete (Spalling)	Some spalling and exposed reinforcement to roof parapet – 2 years
• Miscellaneous	Cracks to walls and ceilings of landings
• Roof coverings	Felt – good condition – 10 yrs.
• Windows	
• Joints	All joints deep filled with mastic or mortar, good condition, re-mastic – 11 to 15 years.
• Other	Water ingress problem to every floor in stairwell to left hand gable & top floor ceiling.
• Existing overcladding	N/A

Comment on General Condition	
• Appearance	Reasonable / Good
<ul style="list-style-type: none"> <li>An LPS Bison block without balconies.</li> <li>The structure has a slightly weathered appearance and edges/corners of PCC units may be liable to have spalling concrete.</li> </ul>	

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<b>Sheet Number: 23 (Bison Cat 2A)</b> <b>Summary Sheet For: 145 Shawhill Road</b>	
• Storey / Height	22 * 2.65 = 58.3 m
• Roof Area	520 m <sup>2</sup>
• Perimeter	110 m
• Elevation Area	6360 m <sup>2</sup>

Defects Noted	Comments/ years to first repair
• Balconies / handrail condition	N/A
• Existing infill / panel condition	Spalling to panel edges – 5yrs
• Masonry	
• Cavity / cavity ties	
• Laboratory results (Chloride / cement)	
• Exposed concrete (Carbonation depth)	
• Exposed concrete (Spalling)	Some areas of spalling to concrete wall and beams at ground level – 5 years.
• Miscellaneous	Cleaning of walls
• Roof coverings	Felt, some patch repairs – 5 years.
• Windows	
• Joints	Mastic and mortar joints some missing – 5 to 7 years.
• Other	
• Existing overcladding	N/A

Comment on General Condition	
• Appearance	Reasonable
• An LPS Bison block without balconies. • The structure has a weathered appearance and edges of wall units and low level RC beams / walls may be liable to have spalling concrete.	