

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES
BY DEPUTY R.G. LE HERISSIER OF ST. SAVIOUR
ANSWER TO BE TABLED ON TUESDAY 5th JULY 2011**

Question

What is the cost of the repairs to the roof of Hautlieu School, why have these repairs been required and are they covered by warranty?

Answer

Cost

The cost incurred to date for stripping and re-fixing the existing fibrous cement slates is as follows:

| | |
|---------------|----------------|
| Art and Music | £16,100 |
| Canteen | £9,780 |
| Science | £10,480 |
| Dayworks | £9,500 |
| | |
| Total | £45,860 |

Reason for Repairs

The building was handed over in April 2004. The Certificate of Making Good Defects was issued in March 2007 with the Final Certificate issued the same month. At this time, three years after the building was occupied, there was no indication of problems with the slate fixings.

In 2008 Jersey was exposed to severe wind conditions and a section of the ridge was damaged and several slates were lost. This damage was repaired and there was no indication of continuing problems until 2010. It then became clear that a solution to the problem of the failing fixings had to be found as there was a serious risk of injury from falling slates.

The solution was to strip the existing slates, drill three holes to accommodate fixing by two nails and a rivet and re-fix the existing slates. This work was carried out in September 2010 to the most exposed roofs. The remaining areas of roof will receive the same improvements, as necessary, in the future.

'Warranty' Position

The Contractor fitted the fibrous cement slates using the wrap type hooks in accordance with the then relevant British Standard BS5534-Part 1:1997. In 2003 this British Standard was revised and became BS5534:2003. This later version no longer recommended the wrap hook fixings which were used at Hautlieu School.

It is the wrap hook fixings which have proved not to be fit for purpose and are being replaced with the more traditional two nails and a rivet. Neither the method of fixing nor quality of workmanship was challenged during either the construction or defects liability stages as there was no indication of problems with the slate fixings. It is considered an action brought against the Contractor for a latent defect is unlikely to be successful. The cost is therefore being met by Jersey Property Holdings from its maintenance budget.

JPH has instructed that under no circumstances will the hook type fixings be specified on any other States of Jersey contracts.