

LTR/18104/1/ID

19 October 2018

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For the attention of: Gerry McCluskey
Shepherd
Chartered Surveyors
13 Albert Square
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sent by email

Dear Sir

Leisure Centre, Lochside, Forfar

Thank you for your instruction. We refer to correspondences inspection and discussions and would confirm summary report including minor adjustments as requested.

We refer to your email of 11-10-2018 with some historical records, and have reviewed same.

We attended walk round inspection and meeting with yourself, also Gavin Balfour and Graeme Boyd of Angus Council on 15-10-2018.

At the meeting on 15-10-2018 we received disc with record drawings from Graeme Boyd, and have reviewed same. During the meeting it was clarified that we are providing services to yourselves as sub consultants, and not the Council.

Inspection was visual and non-disruptive. We would point out that we have not inspected parts of the structure which were covered, unexposed or inaccessible and we are, therefore, unable to report that any such parts of the property are free from defect nor was any inspection made for timber rot or infestation, this being outwith our field of expertise. Any dimensions given are approximate.

Record drawings provided were generally Architectural rather than structural with limited foundation details especially.

The building is adjacent the Loch, and understood to date from 1977. It is generally one and two storey with higher climbing wall section. The structure is generally brick and block masonry, steel, reinforced concrete stairs and floors in places, timber and wood wool. Foundations are shown to be concrete strip type. Previous reports indicate the ground to have been vibro-stabilised, and ground to be infilled to several metres depth with variable material including refuse with degradable content. Reports indicate there to have been some underpinning of foundations and other remedial works over the years.

The building was advised to have been closed since February 2017. Some timber flooring is badly bulged, with indication of damp in places. Ground and first floors in places slope significantly and or are cracked, some openings are skewed off square, and there is some wall cracking.

Previous reporting in 2008 indicated heavy differential settlement of foundations, movements to have appeared slow and ongoing, no immediate structural concern, and recommendations included inspection and monitoring as part of strategy to ensure safety is not compromised.

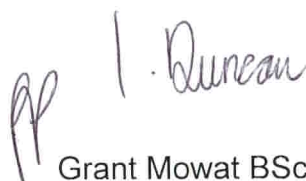
From our limited inspection we saw no indication of recent dramatic movement. Movements are not severe, but in places are significantly worse than normally expected or considered acceptable. Conditions might be expected to continue similar to existing for some years with some gradual ongoing movement and deterioration, however no definite assurances would be given, and foundations and future movement integrity and stability must be considered suspect. Inspection monitoring is recommended to continue, to ensure safety is not compromised.

There being no expected use for such suspect building then demolition is anticipated as discussed.

Regarding possible future site development recommendation would be for careful investigation by geo-environmental specialist.

At the recent meeting it was agreed that in view of the apparent condition no further invasive inspection would be required, and report from ourselves in brief confirmation of discussions would be sufficient. We trust this will be satisfactory however please do not hesitate to call to discuss anything further.

Yours faithfully

 pp I. Duneau

Grant Mowat BSc CEng MICE
Partner
Morgan Associates