

**ITEM No ...8.....**

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 31 OCTOBER 2022

**REPORT ON:** MANAGEMENT AND REVIEW OF THIN WALLED CARBON STEEL PIPEWORK

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 270-2022

**1 PURPOSE OF REPORT**

1.1 This report is to update members in relation to the monitoring and management arrangements for Thin Walled Carbon Steel (TWCS) installations across the Council property portfolio.

**2 RECOMMENDATION**

2.1 It is recommended that the Committee:

- a notes the content of this report and delegates the Executive Directors of City Development and Corporate Services to conclude arrangements for the implementation of a planned monitoring and maintenance service contract.

**3 FINANCIAL IMPLICATIONS**

3.1 Ongoing maintenance and repair work, are planned through the Council's Health and Safety Contracts and the costs are met from the Revenue Budget 2021/2022 for Property Maintenance.

**4 BACKGROUND**

4.1 Background information in relation to the issues encountered with thin-walled carbon steel is outlined within Article II of the minute of meeting of the Scrutiny Committee of 27 April 2022 and report number 78-2022. A review of installations across the Council property portfolio has been carried out by officers identifying TWCS installations within 58 locations. The review has assessed the condition for each installation as outlined in Appendix 1 of the report.

4.2 Based on the assessments undertaken, the majority of installations continue to perform as anticipated. Within a limited number of properties, a minor number of leaks at joints have been located and repaired. The leaks identified are due to fitting or component part failure rather than directly related to corrosion of thin walled carbon pipework. Replacement of failing components mitigates water contamination within the system and reduces risk of degradation of the pipework. These joints have been replaced and the systems flushed through to remove residual contaminants, followed by a chemical dosing process, prior to a final test to ensure the integrity of the system. Where installations continue to perform to both design and specification performance requirements, these will be assessed on lifecycle expectancy, and will be replaced at the appropriate time as part of any associated Planned Mechanical and Electrical Services Upgrades Programme.

4.3 A robust monitoring and management strategy has been developed by the Head of Design & Property. The service contract will be carried out by an appropriately qualified and experienced contractor who is a member of the Commissioning Specialists Association (CSA). Works will be carried out in accordance with the relevant British Standards and Building Services Research Information Association (BSRIA) Building Guide 50/2021 covering the sampling, monitoring and water treatment for closed heating and cooling systems. The scope of work for the testing and monitoring of the thin wall carbon pipework comprises the inspection on an annual basis of each property. Collection of water samples and laboratory testing will be carried by a specialist contractor. Where chemical levels are found to be outwith the operating parameters, the installation will be flushed, chemically dosed and re-tested to ensure that the correct operating requirements have been achieved to manage any contaminants.

4.4 The Council currently has leak detection systems installed, for artefact and IT protection, in higher risk areas like McManus Galleries and Shore Terrace. A Health and Safety Contract is being prepared for servicing of these leak detection installations.

4.5 Any installations which are found to have a degree of risk through the presence of poor water quality or evidence of corrosion will continue to be closely monitored with any required works being progressed through the Operational Capital project delivery programmes.

## **5 DUNDEE HOUSE AND OLYMPIA UPDATE**

5.1 The TWCS replacement programme of works in Dundee House continues to progress well and remains on programme to reach completion in spring 2023.

5.2 A planned replacement programme of TWCS within Olympia has been incorporated into the overall refurbishment works project which commenced on site in August 2022.

## **6 POLICY IMPLICATIONS**

6.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate senior manager has reviewed and agreed with this assessment.

## **7 CONSULTATIONS**

7.1 The Council Leadership Team have been consulted in the preparation of this report and are in agreement with its content.

## **8 BACKGROUND PAPERS**

8.1 None.

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Dundee City Council  
Dundee House  
Dundee

NM/KM

18 October 2022

**APPENDIX 1****Thin Walled Carbon Steel Monitoring Installations - August 2022****Locations with no performance issues**

- 1 St Johns High School
- 2 City Square
- 3 Harris Academy
- 4 North East Campus
- 5 Tayview Primary School
- 6 Nurseries i.e. Balgarthno, Longhaugh
- 7 RPCS
- 8 St Pius Primary School and Nursery School
- 9 Glebelands Nursery School
- 10 Morgan Academy
- 11 Central Library
- 12 Craigiebarns Primary School
- 13 Dallfield MSDs
- 14 Whorterbank MSDs
- 15 Lansdowne MSDs
- 16 St Mary's Primary School
- 17 SS Peter and Pauls Primary School
- 18 Sidlaw View Primary School
- 19 Camperdown Wildlife Centre
- 20 Barnhill Primary School
- 21 30 Brington Place
- 22 211A Balunie Drive
- 23 Charleston Neighbourhood Centre
- 24 Claverhouse Health and Social Care
- 25 Coldside Campus
- 26 DISC
- 27 Douglas Community Centre
- 28 Dudhope Castle
- 29 Dundee East Housing
- 30 Dundee West Housing
- 31 The Elms
- 32 Finmill Community Centre
- 33 Forthill Primary School
- 34 Eastern Primary School
- 35 Friarfield House
- 36 Janet Brougham House
- 37 The Junction
- 38 Kingspark School
- 39 Kirkton Community Centre
- 40 The Crescent
- 41 Wallacetown NS
- 42 Wellgate Day Care Centre
- 43 West End Campus
- 44 Lochee Leisure Centre
- 45 Longhaugh Primary School
- 46 MacKinnon Centre
- 47 Millview Cottage
- 48 Turriff House

- 49 Oakland Centre
- 50 Scientific Services
- 51 Seymour House

**Locations with minor leaks**

- 52 St Ninians Primary School
- 53 Ballumbie Primary School
- 54 McManus Galleries
- 55 St Clements and Camperdown Campus

**Replacement works**

- 56 Dundee House
- 57 Olympia

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