

Development Inspections: Instruction of works within permitted thresholds

CWL while undertaking the routine inspection of developments, shall where emergency works are identified, instruct the works necessary to mitigate this risk.

We shall act based on the following threshold, individual repairs up to the value of £250 exc. VAT, or the aggregate of £20 exc. VAT per client, which ever shall be greater.

For the purposes of this process, emergency works shall be defined as set out within Tenements (Scotland) Act 2004, which state, to prevent damage to any part of the tenement, or in the interests of health and safety.

In exceptional circumstance, works shall be instructed out with this threshold, where the risk is significant and remedial works within the threshold limit would not reduce the risk to an acceptable level. For example, repairs to fire safety system, risk of falling masonry/trees, and water ingress to electrical equipment.

Thresholds are per individual repair and generally are on a per block basis for internal repairs or building fabric repairs, or on a development wide basis where related to hard and soft landscaping.

Where Title Deeds contain specific requirements in relation to the instruction of works, or threshold limits, these shall take precedent over the procedures set out within this document.

For simple defects containable within the threshold a full repair will be instructed, for larger more complicated repairs, interim works to make safe will be undertaken within the threshold, while the full repair is scoped, costed and communicated with clients.

The works instructed under the emergency thresholds will be varied, and subject to the nature and complexity of the defect and required repair.

It is accepted that the nature of defects identified during Development Inspections varies greatly and as a result no definitive list can be produced.

As a guide, the following areas should be consider, however this is not intended to be an exhaustive list and each defect should be considered on its own merit.

Any defect which is identified on a building component which is integral to the safe operation of the building, for example (PPU – Price Per Unit):

Item	Defect Description	Threshold Guidance
01	Lighting Defects;	➤ £250/£20 PPU
02	Emergency Lighting Defects;	No Limit, subject to assessed risk;
03	Fire Safety Systems Defects; (detection/smoke control/suppression/etc)	No Limit, subject to assessed risk;
04	Passive Fire Protection Defects; (fire doors/compartimentation/fire dampers/etc)	No Limit, subject to assessed risk;
05	Any defect which is identified on a building component which poses a risk to third parties;	➤ £250/£20 PPU
06	Faulty Equipment;	➤ £250/£20 PPU
07	Defective floor covering presenting a trip/slip hazards;	➤ £250/£20 PPU
08	Defective external building components which pose a risk to injure i.e. dislodged masonry/roof tiles/cladding/glazing/damaged doors, etc;	No Limit, subject to assessed risk;
09	Defective common windows where a fall risks exists, or could be reasonable foreseen;	➤ £250/£20 PPU
10	Damaged or defective automatic door closers, roller shutters etc;	➤ £250/£20 PPU
11	Water ingress/egress which could lead to slips;	➤ £250/£20 PPU

Any defect which is identified on a building component which poses a risk to the security and safety of the building/resident:

Item	Defect Description	Threshold Guidance
01	Inoperable door entry system or other access control systems;	➤ £250/£20 PPU
02	Defective entrance doors and door hardware;	➤ £250/£20 PPU
03	Defective external lighting;	➤ £250/£20 PPU

Any defect which is identified within common grounds which poses a risk to third parties:

Item	Defect Description	Threshold Guidance
01	Defective paths, steps, non-adopted roads, common car parking, where risk of slip/trip exists;	➤ £250/£20 PPU
02	Ponding water on pathways/road ways presenting a slip risk or formation of ice;	➤ £250/£20 PPU
03	Where damage to trees or other shrubs has occurred causing immediate risk of injury or damage to buildings, (i.e. storm damage);	No Limit, subject to assessed risk;
04	Where damage has occurred to other structures within the curtilage of the development, where an risk of injury exists, missing or dislodged toby/drain covers, impact damage to walls or other structures, where structures condition presents risk;	No Limit, subject to assessed risk;
05	Defective play park equipment, safety surfaces, ancillary play park items;	➤ £250/£20 PPU