
**REPORT ON RETAINING WALL REPAIR AT A72 NEIDPATH
CASTLE, PEEBLES**

Report by Service Director Commercial Services

EXECUTIVE COMMITTEE

26 May 2015

1 PURPOSE AND SUMMARY

- 1.1 **To advise on the position regarding the section of roadside retaining/parapet wall which has developed a significant lean at Neidpath Castle, Peebles**
- 1.2 To request that the necessary repairs works be funded from the allocation set aside for emergency and unplanned works in the current year's Capital Programme.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Committee agrees that the construction work associated with the rebuilding of the wall failure on the A72 at Neidpath Castle be funded from the allocation of Emergency and Unplanned work in the current financial year's Capital Programme**

3 BACKGROUND

- 3.1 On 4 February 2015, officers of Asset Management were alerted that a section of the retaining/parapet wall adjacent to the A72 at Neidpath Castle had a significant lean to the vertical.
- 3.2 The initial on site assessment concluded that the wall was in imminent danger of collapse and that this would have an impact on the adjacent carriageway, which although minimal, required the westbound lane of the A72 to be closed off on the grounds of safety. Temporary traffic lights have therefore been in position to keep traffic off the westbound lane of the A72 since that time.



4 PROPOSALS

- 4.1 During February a structural engineer from the Council carried out a more detailed assessment of the location. During this assessment no instability of the slope below the wall was observed and the appearance of the wall lean indicated that it was as a result of a structural wall failure as opposed to a slope failure. This observation was further supported in the report prepared by Consultant AECOM which was carried out for the council in February 2011.
- 4.2 This site assessment has allowed a mass concrete retaining structure with a masonry faced parapet wall to be designed for the repair. It is anticipated that the majority of the facing stone can be recovered from the existing wall when it is taken down. The section of wall requiring repair extends to 55 linear metres.
- 4.3 The existing road at the location of the wall repair has limited width with one point only being 5.6 metres wide. It is therefore anticipated that there will be a need to implement restrictions on heavy goods vehicles during the initial stages of the wall repair.

- 4.4 The opportunity to visually assess the remainder of the wall has also been taken and three isolated sections have been identified which will be taken down and rebuilt at the same time as the repair to the leaning section.

5 IMPLICATIONS

5.1 Financial

- (a) It is estimated the cost of the construction works to be undertaken by SBc Contracts will be £150,000. This figure is made up of £115,000 for the wall repair and £35,000 for the take down and rebuild of the additional three identified sections.

- (b) Design and estimating work has proceeded based on the importance of the A72 as the main East/West link in Tweeddale. There are two funding options for the work:

1 – fund from the Emergency and Unplanned Work budget in the Capital Programme

2 – fund from the Road Asset Management Block Fund in the Capital Programme

The Road Asset Management Block Fund is for planned road maintenance works designed to preserve the life of the asset in the most cost effective way. The allocation within this block for dealing with Walls & Structures has already been set at £72k and to meet the needs of the repair at Neidpath would mean that funding would need to be vired from other block allocations. In spending all the Walls & Structures allocation at Neidpath, already identified works to other walls and structures would have to be deferred to future years programmes.

Since the need for spend is the result of an emergency occurrence, that was unplanned, it is most appropriate that it is funded from this capital budget allocation. At 1 April 2015, the budget has £281k in reserve.

5.2 Risk and Mitigations

There are temporary traffic restrictions in place in order to maintain service to through traffic on the A72. Regular checks are carried out to ensure that any disruption to traffic flow is kept to a minimum.

5.3 Equalities

An Equalities Impact Assessment has been carried out on this proposal and it is anticipated that there are no adverse equality implications.

5.4 Acting Sustainably

There are no significant economic, social or environmental issues associated with this report.

5.5 Carbon Management

There are no significant impacts on the Council's carbon emissions that are additional to current operation.

5.6 Rural Proofing

There are no equality impacts resulting from this report.

5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes which are required to either the Scheme of Administration or the Scheme of Delegation as a result of the proposals in this report.

6 CONSULTATION

6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Service Director Strategy and Policy, the Chief Officer Audit and Risk, the Chief Officer HR, the Clerk to the Council, and the Depute Chief Executive Place, have been consulted and any comments received have been incorporated into the final report.

6.2 The local member Councillors, Bhatia, Archibald, Cockburn, Garvie, Logan and Bell, and the Community Councils at Manor Lyne & Stobo and Peebles, have been kept fully up to date on progress.

Approved by

Andrew Drummond-Hunt
Service Director Commercial Services

Signature

Author(s)

| Name | Designation and Contact Number |
|------------------|--------------------------------|
| David Richardson | Asset Manager |

Background Papers: Retaining Wall Repair at A72 Neidpath Castle, Peebles –
3 October 2011

Previous Minute Reference: None

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