

### Milton Abbot Grouped Parish Council – 6<sup>th</sup> April 2016 Retaining Wall, Milton Abbot

A section of retaining wall adjacent to the play area has been causing concerns to the Parish Council over time with regards to its stability. It was previously agreed that responsibility for maintenance of the wall be established and that WDBC be contacted and asked to inspect the wall and report back with regards to its stability.



#### Responsibility for Maintenance

Savills have responded on behalf of the Duke of Bedford and the view of the solicitors appointed by the Duke is that the Parish Council is responsible for the maintenance of the wall under the terms of the lease. The lease details responsibility for buildings but not walls, however there is an abundance of case law which supports this statement.

#### Inspection Report from District Council

Dan Field, of South Hams District Council, was tasked to arrange an inspection of the wall and reports back as follows;

*I suspect that the vegetation growth is hiding a lot of the deterioration, although I can still see evidence of material loss and possible “bulging”.*

*It is difficult to appreciate whether this is an historical problem or an evolving and as such you need to establish who the owner is. I say that as it does not appear on our ownership plans and as such it would not be our decision as to whether any remedial works are needed.*

*Nevertheless I am happy to assist within my capability.*

*My proposal is therefore:*

- 1. Await feedback from parish on possible ownership*
- 2. Outcome to (1) will determine whether:*
  - (a) Another party needs to be advised of the potential risk along the stretch*
  - (b) Where an independent structural engineer is required (i.e. if the parish own it)*
- 3. Outcome of (2) will determine whether:*
  - (a) Measures are put in place to monitor any deterioration*
  - (b) Remedial works are deemed necessary*

### Quotations for a Structural Survey

3 local structural surveying companies have been contacted by the Clerk and asked to provide a quotation to carry out a survey to establish the stability of the wall and whether remedial work is required to be undertaken.

Quote A Without knowing the wall construction it can be no more than a professional opinion on its visual state and the results of a verticality survey for assessment. To do calculations on it would require a trial pit down the back to its full depth and an assessment of the soil.

The proposed fee is for a one-off visual inspection of the wall and a plumbline survey of its inclination relative to the vertical - £285.00 plus VAT.

Quote B We would be pleased to inspect the wall and provide a structural appraisal report on its condition. Our fee for this would be £550 +VAT.

The inspection and report will be a visual appraisal of the wall. We have not allowed for trial holes to be excavated however, if these can be arranged behind the wall they can provide additional information on its construction. The focus of the inspection will be the extent to which the wall has rotated and whether this is likely to have an effect on its stability.

Quote C Our fee to carry out a site visit and provide a letter report on the retaining wall will be £295 +VAT.

*(Further details of the work included within this quotation has been requested)*