



PRESS RELEASE

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Gibraltar is Still Plagued by the Shoddy Workmanship in Housing by the GSD

The latest hypocritical statement by the GSD is for them to describe the quality of the refurbishment of Laguna Estate as shoddy, when the construction works are clearly not completed.

What this administration will not do or accept is for the works to be rushed, or carried out to a lower standard than what the residents of these estates are entitled to, simply for them to be completed sooner.

The GSD need to be reminded of the substandard quality both in construction and refurbishment of housing on their watch.

This administration currently has a programme for the refurbishment of all rental housing stock. A lot of this is necessary because the GSD either did not refurbish or when they did it was not done to the required standard.

The Government is currently undertaking a major refurbishment of Bishop Canilla House which in construction terms was a fiasco and as such defects have not been able to be rectified in any way other than a complete refurbishment.

Furthermore, by GSD standards, a refurbishment, on the blocks that they remembered, consisted of superficial works and on the whole little more than a coat of paint on the walls, painting of roofs, and replacement windows were single glazed.

This is a far cry on the standard and the volume of refurbishment being undertaken by this administration where generally EPS panels with self coloured render are installed on walls, this adds superior insulating qualities to the walls and helps to eliminate water ingress and damp. Flat roofs are being replaced with mono-pitched roofs to eliminate water ingress to buildings. The windows being installed now are doubled glazed with thermal bridge frames which proves the thermal insulating values to the building. Indeed the winders that were installed in Ross House and Governor's Meadow House at Alameda Estate by the GSD have had to be replaced.

Not only does the standard and quality of refurbishing dwellings by this administration far surpass that of the GSD, but our standard, even in rental accommodation, is higher even than the properties that the GSD built for our community to purchase.



The biggest blunder by the GSD was in the building of Cumberland Terraces, Bayview Terraces and Nelson's View (known as the ex-OEM estates). The construction of these buildings was plagued with problems from the outset, resulting in the GSD delivering sub-standard homes to purchasers.

The effects of the shoddy workmanship and poor oversight of the development works carried out by the GSD have been particularly felt by the residents of Cumberland Terraces. Completion of the sales of these flats started in early 2010; yet over 8 years later, it is this administration which is continuously having to remedy the defects still being experienced by residents of this estate. These defects have ranged from having to replace almost every boiler included with the flats, to replacing poorly-chosen windows, to attending to extensive water ingress issues. All of these remedial works at a cost to the taxpayer in excess of £7 MILLION which has had to be spent by this administration in making good all of these defects. Nevertheless, this administration is committed to providing the housing properties which residents deserve, and will continue carrying out all necessary works at Cumberland Terraces resulting from poor workmanship until these are completely resolved.

The Chief Minister, the Hon Fabian Picardo QC MP, said, "Alas, the GSD were as shoddy in their refurbishment as they were in construction of homes.

"Unfortunately we continue to pay the price for the proper lack of investment and supervision in works by the GSD, we will of course continue to make right, but unfortunately this will come at a cost that could have been avoided.

"As opposed to the approach taken by the GSD, this administration looks to the past as a learning opportunity. It will ensure that any current or future developments do not suffer the problems which have been experienced by other Gibraltarians as a result of rushed works and poor workmanship. I am grateful for the patience being shown by residents of Laguna Estates whilst these works are carried out, and this administration guarantees that any inconvenience being presently experienced will be well worth the finished product which will be delivered once the works have been fully completed. We will not rush this project and compromise the standard of the refurbishment."