

Date 28 October 2019

Our ref 19/05691

Dear Sir/madam

**Building Defect Notification****Reference: 19/05961****Property Address: 15 – 23 Springwell Place, Edinburgh. EH11 2HZ**

We write to inform you that the Edinburgh Shared Repairs Service (ESRS) visited your property on 22 October 2019, following the report of a defect at the above address.

An officer attended on the above date and observed delaminating stonework/masonry on the gable end wall and two chimney copes.

Due to the risk to public safety, an Edinburgh Council framework contractor was instructed to remove dangerous loose stonework/masonry.

Pictures have been enclosed showing before and after works.

Please note that the responsibility for injury to persons or property, caused by defects to a building, lies with the building owner/s. The poor condition of the property now warrants consideration to undertake repair works as a matter of urgency. Unless the defect is appropriately addressed, further serious building defects may arise putting members of the public at risk.

It is within ESRS remit to carry out emergency repair work to make safe a building defect where there is a risk to the public safety under powers conferred by Section 24(2) of the City of Edinburgh District Council Order Confirmation Act 1991 and an emergency statutory notice will be issued.

**Edinburgh Shared Repairs Service, Property & Facilities Management**

Waverley Court 1.6, 4 East Market Street, Edinburgh EH8 8BG

Email: [esrs@edinburgh.gov.uk](mailto:esrs@edinburgh.gov.uk)

As the owner/s of the property, you are liable for the costs of the preventative action and an invoice will be issued in due course. An estimate\* of the projected costs to be recovered from owners is as follows:

- *Cherry Picker hire to inspect chimney - £260.00*
- *ESRS Officers attendance on 22 October 2019 - £225.00*

Total estimated cost – (*insert £485.00 +10% admin fee = estimated cost is £533.50*)

\*Please note that figures provided are only an estimated cost and final figures may differ.

The Council has been through a rigorous, standardised process to identify ownership details of the affected property. However if you believe you are not the intended recipient, or are no longer the owner of this property, please contact the ESRS on [REDACTED].

ESRS have a range of guides available that can help you arrange repair works. Information and guidance is available to support you on our website at [www.edinburgh.gov.uk/sharedrepairs](http://www.edinburgh.gov.uk/sharedrepairs). Alternatively, you can contact ESRS on [REDACTED] to speak with a Case Officer.

Yours faithfully

Darren Oughton  
Property Officer

**Edinburgh Shared Repairs Service, Property & Facilities Management**

Waverley Court 1.6, 4 East Market Street, Edinburgh EH8 8BG

Tel: [REDACTED]

Email: [esrs@edinburgh.gov.uk](mailto:esrs@edinburgh.gov.uk)

