

61507 E-mail Correspondence

22/02508/WARR – North Four

From: [REDACTED]@edinburgh.gov.uk>

Sent: 20 February 2026 13:13

To: [REDACTED]@edinburgh.gov.uk>; [REDACTED]

[REDACTED]@edinburgh.gov.uk>

Subject: 22/02508/WARR - North Four

Good Afternoon [REDACTED] and [REDACTED],

I just want to give you a summary of my site visit to discuss the drainage issue on site.

I spoke to the site manager [REDACTED], he informed me that the drainage certifier of constructor CHAPS (GB) Ltd - The Bakery, 10 Greenlees Road, Cambuslang, Glasgow, G72 8JJ are no longer trading and are not working on site.

The company W H Malcolm will be rectifying the issues along with Scottish Water.

Plots 44, 50, 52, 54, 55, 57 and 62 were noted to have incorrect invert levels at the disconnecting manholes. The first homeowner we received an email from was Plot [REDACTED], the second homeowner was Plot [REDACTED].

WH Malcolm have carried out a survey on all plots and Robertsons hope to have a report back to them by March.

They reckon that it will take 4 days each to fix the drainage to each plot however in order to do this safely they require people to move out the property for each block.

The estimate is to have all works completed by October.

We should be receiving new certificates for the drainage work carried out.

Plots 81 – 94 have yet to receive a Completion Certificate.

Plots 15-27 foul drainage connects to the existing sewer on Muirhouse Green. The rest of the plots all connect to the new public sewer which there are issues with which Scottish Water and W H Malcolm are to fix.

I think we should notify SNIPEF of the drainage issue even if the drainage certifier might no longer be trading. I am also going to get back in touch with the site manager in March in order to get an update.



Kind Regards,

[Redacted Signature]

[Redacted Name] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG |

22/02508/WARR – North Four_1

From: [REDACTED]@edinburgh.gov.uk>
Sent: 02 February 2026 15:39
To: [REDACTED]@robertson.co.uk>
Cc: [REDACTED]@robertson.co.uk>; [REDACTED]@edinburgh.gov.uk>
Subject: 22/02508/WARR - North Four

Good Afternoon [REDACTED],

I am looking for an update regarding the North Four site. We have had a report from a homeowner regarding drainage issues such as connecting the foul drainage into the surface water drainage and dips in drainage resulting in standing foul water.

Can you please clarify:

- What has happened regarding the drainage,
- What plots have been affected,
- The remedial work, which is to be carried out,
- The time frame for the remedial works.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG |

2202508WARR (Plus 7 separate attachments)

From: [REDACTED]@edinburgh.gov.uk>
Sent: 13 December 2024 13:20
To: Planning & BS Support
<PlanningAndBuildingStandards.Support@edinburgh.gov.uk>
Subject: 22/02508/WARR

Good Afternoon,

I have received the attached certificates for the Warrant 22/02508/WARR

I have uploaded them onto Idox

To be registered under the following plots

Plot 11 - 11 Pirnhall Close

- Completion Certificate Submission form
- Drainage Certificate of Construction

Plot 12 - 12 Pirnhall Close

- Completion Certificate Submission form
- Drainage Certificate of Construction

Plot 13 - 13 Pirnhall Close

- Completion Certificate Submission form
- Drainage Certificate of Construction
- Electrical Certificate

Kind Regards,

[Redacted]

[Redacted] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [Redacted] | [Redacted]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [Redacted]
Sent: 13 December 2024 12:46
To: [Redacted]
Cc: [Redacted] ; [Redacted]
Subject: Pennywell phase 4 completion documentation for 11,12 and 13.

 External email >

[Redacted]

Please find attached the revised completion certification and the support documents you requested for plot 11,12 and 13. Also attached are photos of the condensate pipe connected for plot 13 and the back path to block 2 fenced off. The documentation for the remaining plots for this year will be submitted to the portal on Monday.

Regards

[Redacted]

[Redacted]

Operations Manager
Urban Union Ltd

Drainage (Plus 5 separate attachments)

From: [REDACTED]@urbanunionltd.co.uk>
Sent: 09 August 2024 06:41
To: [REDACTED]@edinburgh.gov.uk>
Subject: drainage

 External email >

Morning [REDACTED].
See attached drain test certificates.
Regards
[REDACTED]
Site Manager
Pennywell Phase 4
Urban Union Ltd.
Orion House, 7 Robroyston Oval, Glasgow, G33 1AP)

FW 2202508WARR - Inspection of Block 4 Plots 15 16 17 and 18 (Plus 1 separate attachment)

From: [REDACTED]@graemenicholls.com>
Sent: 18 July 2024 09:11
To: [REDACTED]@edinburgh.gov.uk>
Cc: [REDACTED]@urbanunionltd.co.uk>; [REDACTED]
[REDACTED]@urbanunionltd.co.uk>
Subject: FW: 22/02508/WARR - Inspection of Block 4 Plots 15, 16, 17 and 18.

 External email >

Hi [REDACTED],
Just looking for some clarity on the requirements for air and sound testing on site at Pennywell. In previous correspondence you confirmed that, in line with the regulations, the requirement for air testing was 1 unit in 20 and for sound testing 1 in 10 plus 1 additional. Based on this we proposed a strategy which picked up a differing selection of blocks and layout types covering the required amount (see attached).
Your email below suggests that all blocks require two test certificates for each (points 9 & 10). This seems over and above the regulation requirement, can you confirm what is required here?
Thanks
[REDACTED]

From: [REDACTED]
Date: Wednesday, 17 July 2024 at 18:59
To: [REDACTED], [REDACTED], [REDACTED], [REDACTED]

Cc: [REDACTED]

Subject: FW: 22/02508/WARR - Inspection of Block 4 Plots 15, 16, 17 and 18.

[REDACTED].

See attached Habitation Inspection by [REDACTED] plots 15-18.

Particular attention to items 9 and 10 regards air and sound tests.

We carried out air and sound tests to plots 15 and 16 (these were 100% available) .

Building control request an additional 2 for this house type. Can you comment please?

Regards

From: [REDACTED]

Sent: Tuesday, July 16, 2024 6:04 PM

To: [REDACTED]

Cc: [REDACTED] ; [REDACTED]

Subject: 22/02508/WARR - Inspection of Block 4 Plots 15, 16, 17 and 18.

Good Evening [REDACTED],

Please see the update outstanding points list for the plots on Block 4 from the inspection on Friday 12/7/2024. Any queries please let me know.

Inspection for Block 4:

Plot 15

1. BT wiring to be completed externally
2. Front access to be completed
3. Property to be fenced off from site

Plot 16

1. BT wiring to be completed externally
2. Front access to be completed
3. Property to be fenced off from site

Plot 17

1. BT wiring to be completed externally
2. Front access to be completed
3. Property to be fenced off from site
4. Second floor hallway/ landing smoke detector and light to be fitted.

Plot 18

1. BT wiring to be completed externally
2. Front access to be completed
3. Property to be fenced off from site

All plots require

1. Completion Certificate Submission forms required
2. Electrical Certificate required
3. Fire Detection Certificate required
4. Energy Performance Certificate (EPC) required and to also be on display within the house.

5. Sustainability Label required
6. Drainage Certificate of Construction required
7. Air Source Heat Pump Commissioning Certificate required
8. Hot Water Cylinder Commissioning Certificate required
9. Air Tightness Certificate required (Please provide 2 certificates for this block 1 for mid terrace and 1 for end terrace)
10. Noise Testing Certificate required (Please provide 2 certificates for this block 1 for mid terrace and 1 for end terrace)
11. Schedule 1 form/ form Q required.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

FW 2202508WARR - Plots 6,7,8,9,10 (Plus 5 separate attachments)

From: [REDACTED]@edinburgh.gov.uk>

Sent: 19 December 2024 16:42

To: Planning & BS Support <PlanningAndBuildingStandards.Support@edinburgh.gov.uk>

Subject: FW: 22/02508/WARR - Plots 6,7,8,9,10

Good Afternoon,

I have received the attached Certificates of Construction for the Warrant
22/02508/WARR
For Plot 6,7,8,9,10

I have uploaded them onto Idox to be registered.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] | [REDACTED]@edinburgh.gov.uk
| www.edinburgh.gov.uk

From: [REDACTED]


Sent: 18 December 2024 11:24

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: 22/02508/WARR - Plots 6,7,8,9,10

 External email >

 Contains topics of a financial nature >

Morning [REDACTED].

See attached for plots 6-10 , all updated today.

Regards

[REDACTED]
Site Manager
Pennywell Phase 4
Urban Union Ltd.
Orion House, 7 Robroyston Oval, Glasgow, G33 1AP)
Office:01415304000
Mobile: [REDACTED]
[REDACTED]@urbanunionltd.co.uk

From: [REDACTED]@edinburgh.gov.uk>

Sent: 17 December 2024 18:34

To: [REDACTED]@urbanunionltd.co.uk>

Cc: [REDACTED]@urbanunionltd.co.uk>

Subject: 22/02508/WARR - Plots 6,7,8,9,10

Good Evening [REDACTED],

I have looked over the certificates uploaded for the above plots. The only issue is regarding the drainage Certificates of Constructions for Plots 6,7,8,9,10.

In which the address 4A Muirhouse Green is shown under the project address for all plots which means our transactions team are unable to register them.

See example below.

| | | |
|---|--|--|
|  SNIPEF Plumbing and heating association | CERTIFICATE OF CONSTRUCTION (DRAINAGE, HEATING & PLUMBING) |  SBSC Scottish Building Standards Certification |
| Warrant no: 22/02508/WARR | Verifier Issuing Warrant: City of Edinburgh Council | Certificate no: SNPI-C-18085-5032419 |

Part A: To be completed by the Approved Certifier of Construction

Project Address (per the Building Warrant):
4A MUIRHOUSE GREEN EDINBURGH EH4 4QY

Brief description of work:
NEW DWELLING

Building Use (can be both): Domestic ☒ Non-Domestic ☐

Is this a multi-plot? Plot No Of

NOTE: A scheme checklist must be undertaken for each aspect of work included in the warrant but this will be retained by the Approved Certifier.

| WORK CATEGORIES | WORK CERTIFIED |
|---|-------------------------------------|
| Drainage | |
| Above Ground Drainage: | <input checked="" type="checkbox"/> |
| Below Ground Drainage: | <input checked="" type="checkbox"/> |
| Fixed Combustion Appliances, Heating and Hot Water Systems | <input type="checkbox"/> |

I will see you tomorrow as agreed.

Kind Regards,

[Redacted Signature]

[Redacted Name] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG |

FW CPS209 Pennywell - Plot 1 Drain cert (Plus 1 separate attachment)

From: [Redacted]@urbanunionltd.co.uk>

Sent: 28 January 2025 10:14

To: [Redacted]@edinburgh.gov.uk>

Cc: [Redacted]@urbanunionltd.co.uk>; [Redacted]

[Redacted]@urbanunionltd.co.uk>

Subject: FW: CPS209 Pennywell - Plot 1 Drain cert

 External email >

Hi [Redacted]

Please find attached the revised drainage certificate for plot at Pennywell phase 4.

Regards

[Redacted Signature]

Operations Manager
Urban Union Ltd

From: [REDACTED]
Sent: 28 January 2025 10:09
To: [REDACTED]
Subject: CPS209 Pennywell - Plot 1 Drain cert

Hi [REDACTED],

Please see attached for your records.

Plots 1,2 and 3 Pennywell Road

From: [REDACTED]@edinburgh.gov.uk>
Sent: 17 January 2025 13:45
To: [REDACTED]@urbanunionltd.co.uk>
Cc: [REDACTED]@urbanunionltd.co.uk>
Subject: Plots 1,2 and 3 Pennywell Road

Good Afternoon [REDACTED],

I have went through all the certificates which have been submitted and the following is still outstanding for the below plots before we can accept the Completion Certificates:

Plot 1:

1.Drainage Certificate of Construction has the address of 4a Muirhouse Green rather than correct address.

Plot 2:

1.Air Source Heat Pump / Hot Water Cylinder Commissioning Certificate required

Plot 3:

1.Air Source Heat Pump / Hot Water Cylinder Commissioning Certificate required

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG |

RE 22/02508/WARR - North Four

From: [REDACTED]@edinburgh.gov.uk>
Sent: 16 March 2026 17:42
To: [REDACTED]@robertson.co.uk>
Cc: [REDACTED]@robertson.co.uk>
Subject: RE: 22/02508/WARR - North Four

Good Afternoon [REDACTED] and [REDACTED],

Is it possible for you to give me an update on where you are at with the ongoing drainage issues.

I spoke with [REDACTED] on 20/2/2026 and he mentioned that W H Malcolm were preparing a report outlining areas of the drainage which needs rectified on site. I was wondering if their findings have been issued and that we can obtain a copy of this report.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] |
[REDACTED]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [REDACTED]
Sent: 11 February 2026 15:27
To: [REDACTED]@robertson.co.uk>
Cc: [REDACTED]@robertson.co.uk>
Subject: RE: 22/02508/WARR - North Four

Good Afternoon [REDACTED],

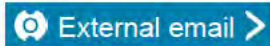
I am free on Friday the 20th in the morning if that works with you.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] |
[REDACTED]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [REDACTED]@robertson.co.uk>
Sent: 11 February 2026 10:54
To: [REDACTED]@edinburgh.gov.uk>
Cc: [REDACTED]@robertson.co.uk>
Subject: RE: 22/02508/WARR - North Four



Hi [REDACTED],

Thank you for your email. The surface water main drainage replacement works relate to the principal surface water infrastructure serving the development. These works are with the individual disconnecting manholes and outwith the curtilage of the individual plots.

Separately, the foul drainage issues identified relate to incorrectly installed disconnector manholes and associated pipework within individual plot boundaries. These are plot-level matters and are being addressed on a plot-by-plot basis, with removal and reinstatement to the correct levels before reconnecting to the foul main.

We are engaging with Scottish Water in relation to the main drainage infrastructure works for the Vesting. Upon completion and acceptance of those works, certificate of compliance will be obtained from Scottish Water and can be shared with you.

Would you have availability during the week commencing 16th February to attend site with myself and Colin for a discussion around the remedial strategy and programme? We can accommodate to suit your diary.

Regards

[REDACTED]
Operations Manager
[REDACTED]
Robertson Partnership Homes

From: [REDACTED]@edinburgh.gov.uk>
Sent: 09 February 2026 13:59
To: [REDACTED]@robertson.co.uk>
Cc: [REDACTED]@robertson.co.uk>
Subject: RE: 22/02508/WARR - North Four

Good Afternoon [REDACTED],

Thank you for the response. Can you confirm that all drainage work that is to be replaced/ fixed is beyond the disconnecting manhole and out with the curtilage of each plot.

Will you be working with Scottish Water in order to resolve this issue? If so can written confirmation from Scottish Water be provided once the drainage has been fixed and that they declare that the works are compliant with current regulations.

I will get in touch with Ian to arrange a site visit in order to have a discussion about the programmes of work.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] | [REDACTED]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [REDACTED]@robertson.co.uk>
Sent: 06 February 2026 12:50
To: [REDACTED]@edinburgh.gov.uk>
Cc: [REDACTED]@robertson.co.uk>
Subject: 22/02508/WARR - North Four

Hi [REDACTED]

Further to your email to [REDACTED] on 2nd February regarding North Four, please find following clarification to the questions you had about the site.

During our main line drainage survey works in advance of final road surfacing it was highlighted that the surface water main drainage pipework (greater than 450mm diameter) was incorrectly installed in relation to the pipe specification, the remedial action for this will result in the affected surface water main drainage line being replaced across the development. This will involve excavation down to the pipe level, removal of the as-laid main line pipework and subsequent replacement with specification compliant pipework whilst also reconnecting the outlets to the main line.

Unrelated to the surface water drainage, issues we were notified to us in relation to a foul drainage concern at Plot [REDACTED] (the complainant), we identified an issue with the disconnector manhole and associated pipework leading to the foul main line which had been contributory to the complaint raised. I can confirm this issue does not relate to any foul pipework being connected to the surface water drainage system, it is a levels issue and needs to be addressed. Subsequent to this, it has led to a wider foul drainage inspection across the development which investigations have identified that we have issues with the installation of the disconnectors generally which will require replacement to the correct level and subsequent reconnection to the main foul drainage line. The final surveys are currently being reviewed, once reviewed this will allow us to confirm the exact scope of works to address the foul drainage concerns. Works are currently underway aligned with the surveys reviewed to date, our initial programme indicates these works could continue through to October 2026, however,

this will become clearer once all the surveys are completed and the full extent of the remedial requirements are confirmed.

We would welcome you to attend to site for an informal discussion to share our programme of works, as it currently stands, and to show you the works that are currently progressing. Please contact me (details below) to arrange a convenient time for you to attend.

We are committed to completing these remedial works as effectively and efficiently as possible.

Regards

[REDACTED]
Operations Manager
[REDACTED]
Robertson Partnership Homes

RE 22/02508/WARR - Plots 6,7,8,9,10

From: Planning & BS Support <PlanningAndBuildingStandards.Support@edinburgh.gov.uk>
Sent: 20 December 2024 13:16
To: [REDACTED]@edinburgh.gov.uk>
Subject: RE: 22/02508/WARR - Plots 6,7,8,9,10

Hi [REDACTED]

The certificates have now been registered on Uniform

Thanks
[REDACTED]

From: [REDACTED]
Sent: 19 December 2024 16:42
To: Planning & BS Support
Subject: FW: 22/02508/WARR - Plots 6,7,8,9,10

Good Afternoon,

I have received the attached Certificates of Construction for the Warrant
22/02508/WARR
For Plot 6,7,8,9,10


I have uploaded them onto Idox to be registered.

Kind Regards,
[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] | [REDACTED]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [REDACTED]@urbanunionltd.co.uk>
Sent: 18 December 2024 11:24
To: [REDACTED]@edinburgh.gov.uk>
Cc: [REDACTED]@urbanunionltd.co.uk>
Subject: RE: 22/02508/WARR - Plots 6,7,8,9,10

 External email >

 Contains topics of a financial nature >

Morning [REDACTED].
See attached for plots 6-10 , all updated today.

Regards

[REDACTED]
Site Manager
Pennywell Phase 4
Urban Union Ltd.
Orion House, 7 Robroyston Oval, Glasgow, G33 1AP)

From: [REDACTED]@edinburgh.gov.uk>
Sent: 17 December 2024 18:34
To: [REDACTED]@urbanunionltd.co.uk>
Cc: [REDACTED]@urbanunionltd.co.uk>
Subject: 22/02508/WARR - Plots 6,7,8,9,10

Good Evening [REDACTED],

I have looked over the certificates uploaded for the above plots. The only issue is regarding the drainage Certificates of Constructions for Plots 6,7,8,9,10.

In which the address 4A Muirhouse Green is shown under the project address for all plots which means our transactions team are unable to register them.

See example below.

| | | |
|---|--|--|
|  SNIPEF Plumbing and heating association | CERTIFICATE OF CONSTRUCTION (DRAINAGE, HEATING & PLUMBING) |  SBSC Scottish Building Standards Certification |
| Warrant no: 22/02508/WARR | Verifier Issuing Warrant: City of Edinburgh Council | Certificate no: SNPI-C-18085-5032419 |

Part A: To be completed by the Approved Certifier of Construction

Project Address (per the Building Warrant):
4A MUIRHOUSE GREEN EDINBURGH EH4 4QY

Brief description of work:
NEW DWELLING

Building Use (can be both): Domestic ☒ Non-Domestic ☐

Is this a multi-plot? Plot No ☐ 6 ☐ Of ☐ 94 ☐

NOTE: A scheme checklist must be undertaken for each aspect of work included in the warrant but this will be retained by the Approved Certifier.

| WORK CATEGORIES | WORK CERTIFIED |
|--|-------------------------------------|
| Drainage | |
| Above Ground Drainage: | <input checked="" type="checkbox"/> |
| Below Ground Drainage: | <input checked="" type="checkbox"/> |
| Fixed Combustion Appliances, Heating and Hot Water Systems | <input type="checkbox"/> |

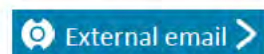
I will see you tomorrow as agreed.

Kind Regards,

| Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG |

RE 22/02508/WARR (Plus 1 separate attachment)

From: @urbanunionltd.co.uk>
Sent: 08 August 2024 16:17
To: @edinburgh.gov.uk>; @urbanunionltd.co.uk>
Subject: RE: 22/02508/WARR



Hi
Sound test attached ,other items will be uploaded.

From: [REDACTED]
Sent: Thursday, August 8, 2024 3:08 PM
To: [REDACTED]; [REDACTED]
Subject: RE: 22/02508/WARR

Hi [REDACTED],

I am still planning on coming tomorrow. My holiday is [REDACTED].
The certificates that we are looking for Block 5 are the following for each plot with exception to the Noise test which 1 plot is required.

1. Completion Certificate Submission forms required
2. Electrical Certificate required
3. Fire Detection Certificate required
4. Energy Performance Certificate (EPC) required
5. Sustainability Label required
6. Drainage Certificate of Construction required
7. Air Source Heat Pump Commissioning Certificate required
8. Hot Water Cylinder Commissioning Certificate required
9. Noise Testing Certificate required (Plot 21)

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] | [REDACTED]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [REDACTED]@urbanunionltd.co.uk>
Sent: Thursday, August 8, 2024 1:52 PM
To: [REDACTED]@edinburgh.gov.uk>; [REDACTED]
[REDACTED]@urbanunionltd.co.uk>
Subject: 22/02508/WARR

Hi [REDACTED]. Are you still ok for visit tomorrow, before your holiday.
Block 5 is ready for inspection if you are available.
Do you require any paperwork for these plots?

Regards

[REDACTED]
Site Manager
Pennywell Phase 4
Urban Union Ltd.
Orion House, 7 Robroyston Oval, Glasgow, G33 1AP)

RE A

From: [redacted]@edinburgh.gov.uk>
Sent: 13 June 2025 15:16
To: [redacted]@urbanunionltd.co.uk>
Cc: [redacted]@urbanunionltd.co.uk>; [redacted]
[redacted]@urbanunionltd.co.uk>
Subject: RE: A

Thanks [redacted],


Emails you can contact in my absence are
buildingstandards.siteinspections@edinburgh.gov.uk or
buildingstandards.majorapplications@edinburgh.gov.uk

Kind Regards,

[redacted]

[redacted] | Building Standards Surveyor | Planning & Building Standards | Sustainable
Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4
East Market Street, Edinburgh, EH8 8BG | Phone 07845015766 | daniel.peart@edinburgh.gov.uk
| www.edinburgh.gov.uk

From: [redacted]
Sent: 13 June 2025 14:14
To: [redacted]
Cc: [redacted]; [redacted]
Subject: FW: A

 External email >

 Contains topics of a financial nature >

[redacted]

See photo below of new brick at plot 54 blow off.

Regards [redacted]

[redacted]
Assistant Site Manager
Urban Union Ltd

From: [REDACTED]
Sent: 13 June 2025 14:10
To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: A



RE Completion Certificate Faults Letter 22/02508/WARR

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Sent: 20 January 2025 09:42
To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: RE: Completion Certificate Faults Letter 22/02508/WARR

Good Morning [REDACTED],


Muirhouse Green would be fine. The issue is that for some reason it pulled through 4a Muirhouse Green.

Kind Regards,

[Redacted]

[Redacted] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [Redacted] | [Redacted]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [Redacted]
Sent: 17 January 2025 15:45
To: [Redacted]
Cc: [Redacted]
Subject: RE: Completion Certificate Faults Letter 22/02508/WARR

 External email >

Hi [Redacted]

What address do you want on the Certificate of Construction? For plot 1. Our plumbers have been using Muirhouse Green for the overall site address. Are you wanting the individual plot addresses in this section?

Regards

[Redacted]

[Redacted]

Operations Manager
Urban Union Ltd

From: [Redacted]@edinburgh.gov.uk [Redacted]@edinburgh.gov.uk>
Sent: 17 January 2025 13:47
To: [Redacted]@urbanunionltd.co.uk>
Cc: [Redacted]@urbanunionltd.co.uk>
Subject: Completion Certificate Faults Letter 22/02508/WARR
Please find the attached correspondence in relation to the above application which requires your attention.

Building Standards
City of Edinburgh Council

RE Completion Inspection

From: [REDACTED]@edinburgh.gov.uk>
Sent: 13 March 2025 16:30
To: [REDACTED]@urbanunionltd.co.uk>
Cc: [REDACTED]@urbanunionltd.co.uk>; [REDACTED]
[REDACTED]@edinburgh.gov.uk>
Subject: RE: Completion Inspection

Hi [REDACTED],

That's not a problem I can move plot 34 to 21/3/25. However, I will still come down with [REDACTED] for an interim site visit for a few of the other plots, Ideally to view the separating walls in the attic spaces before they are all covered up.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] | [REDACTED]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [REDACTED]
Sent: 13 March 2025 08:20
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Completion Inspection

 External email >

[REDACTED]

We are still waiting on roof tiler to fix tiles, can we move inspection for plot 34 to 21/3/25.
Sorry for any inconvenience.

Regards [REDACTED]

[REDACTED]

Assistant Site Manager
Urban Union Ltd

From: [REDACTED]
Sent: 06 March 2025 10:55
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: RE: Completion Inspection

[REDACTED]

Can we cancel tomorrow's final inspection for plot 34.
Sorry for short notice.

Regards [REDACTED]

[REDACTED]
Assistant Site Manager
Urban Union Ltd

From: [REDACTED]
Sent: 27 February 2025 07:13
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: RE: Completion Inspection

[REDACTED]

Can we cancel you for plot 34 on Friday and rebook you for Friday 7/3/25.

Regards [REDACTED]

[REDACTED]
Assistant Site Manager
Urban Union Ltd

Office: 0141 530 4000
Mobile: [REDACTED]
[REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Orion House, 7 Robroyston Oval, Glasgow, G33 1AP

From: [REDACTED]
Sent: 24 February 2025 08:16
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Subject: Completion Inspection

[REDACTED]

Can I book you in on Friday 28/2/25 for final inspection for plot 34.

Regards [REDACTED]

[REDACTED]
Assistant Site Manager
Urban Union Ltd

RE Final Inspection Pennywell 4 (Plus 1 separate attachment)

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Sent: 13 January 2025 14:42

To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Subject: RE: Final Inspection Pennywell 4

Good Afternoon [REDACTED],

Please see attached the outstanding points for Plots 1,2,3,4,5 and 14

There is just 1 certificate outstanding for plot 1 however we need all the certificates still for the other plots.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] | [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)> | www.edinburgh.gov.uk

From: [REDACTED]
Sent: 19 December 2024 16:05
To: [REDACTED]
Cc: [REDACTED]
Subject: Final Inspection Pennywell 4

[REDACTED]

Can we book you in for final inspection for plot 14 on Tuesday 7/1/25 and for plots 2,3,4&5 on Friday 10/1/25.

Thanks [REDACTED]

[REDACTED]

Assistant Site Manager
Urban Union Ltd

RE Fire collars

From: [REDACTED]@edinburgh.gov.uk>
Sent: 06 June 2024 17:28
To: [REDACTED]@graemenicholls.com>; [REDACTED]
[REDACTED]@urbanunionltd.co.uk>
Cc: [REDACTED]@urbanunionltd.co.uk>; [REDACTED]
[REDACTED]@urbanunionltd.co.uk>; [REDACTED]@urbanunionltd.co.uk>
Subject: RE: Fire collars

Good Afternoon [REDACTED] and [REDACTED],

As fire doors are being fitted to the bathroom and shower room then you don't need the fire collar or fire protect the ceiling in the bedroom.

If you choose not to put the fire doors in then the items are required.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] | [REDACTED]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [REDACTED]
Sent: Thursday, June 6, 2024 9:45 AM
To: [REDACTED]; [REDACTED]

Cc: [REDACTED] ; [REDACTED] ; [REDACTED]
Subject: Re: Fire collars



Hi [REDACTED],

Yes, that is my understanding based on the conversations with building control. Only additional element is that the ceilings in the protected enclosures need to be 30min fire rated (either double sheeted or single sheet of fireline board).

[REDACTED] – I would appreciate if you could confirm you are in agreement.

Thanks

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Date: Thursday, 6 June 2024 at 09:03

To: [REDACTED] <[\[REDACTED\]@graemenicholls.com](mailto:[REDACTED]@graemenicholls.com)>, [REDACTED]
[REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>, [REDACTED]
[REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>, [REDACTED]
[REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Subject: RE: Fire collars

Morning [REDACTED].

Thanks for this.

As fire doors are being fitted to future properties, am I of the understanding that ,that is all that is required.

Regards

From: [REDACTED] <[\[REDACTED\]@graemenicholls.com](mailto:[REDACTED]@graemenicholls.com)>

Sent: Thursday, June 6, 2024 9:01 AM

To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>; [REDACTED]
[REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Subject: Re: Fire collars

Hi [REDACTED],

My understanding is that if we have fire doors to the bathroom and shower room then we don't need the fire collars as the doors make sure the protected enclosure is giving us 30mins at every level. That is the situation on units which have already been built. The fire collars were to

be added in as a means to stop fire spreading through the riser and into the enclosure in situations where doors are not fire rated.

On future blocks, if we were to proceed without fire doors to the bathroom and shower room, we would need to add the collars and fire rate the top floor bedroom ceiling. If however, fire doors are being installed to the bathroom and shower room then it is the same situation as the built units and we don't need the collars.

[REDACTED], as always if there is anything you think I have misinterpreted please let me know.

Hope that all makes sense.

Thanks

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Date: Wednesday, 5 June 2024 at 10:24
To: [REDACTED] <[\[REDACTED\]@graemenicholls.com](mailto:[REDACTED]@graemenicholls.com)>, [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: RE: Fire collars

Morning [REDACTED].

We have ordered fire doors to bathroom and top shower room . Would this suffice along with fire collars.

From: [REDACTED] <[\[REDACTED\]@graemenicholls.com](mailto:[REDACTED]@graemenicholls.com)>
Sent: Friday, May 31, 2024 12:09 PM
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>; [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: Re: Fire collars

[REDACTED],

I have spoken with [REDACTED], and I think the best way forward is as follows:

- The existing (built units) are fine with the fire protected ceiling in the stair enclosure and having fire doors to the bathrooms as this stops any transfer from the riser through the bathroom to the enclosure.
- On future blocks, if we don't want to put fire doors on the bathrooms there are two elements we need to address:
 - Add fire collars from ground to first floor to avoid transfer up through the riser from the kitchen

- The bedroom ceilings need to be 30min fire rated with fire rated access hatches to then keep any fire contained. This could be a single layer of Fireline board or double sheeted.

[REDACTED], again if I've interpreted anything incorrectly please let me know.

Trust that all makes sense.

Thanks

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@graemenicholls.com](mailto:[REDACTED]@graemenicholls.com)>

Date: Friday, 31 May 2024 at 09:06

To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>, [REDACTED]

<[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Subject: Re: Fire collars

Hi [REDACTED],

I've been trying to get in touch to clarify a few issues you discussed on site last week (see emails below).

Are you able to come back to me with your thoughts on the ceiling solution or give me a call to discuss?

Thanks

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@graemenicholls.com](mailto:[REDACTED]@graemenicholls.com)>

Date: Tuesday, 28 May 2024 at 09:30

To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>, [REDACTED]

[REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>, [REDACTED]

[REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>, [REDACTED]

[REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>, [REDACTED]

[REDACTED] <[\[REDACTED\]@graemenicholls.com](mailto:[REDACTED]@graemenicholls.com)>

Subject: Re: Fire collars

Hi [REDACTED],

As discussed, our interpretation would be that unless the ceiling is fire rated then there wouldn't much merit in installing a fire rated access hatch. Given that the access hatch is in the bedroom where the ceilings aren't fire rated this shouldn't be an issue.

The current NHBC guidance doesn't appear to include the diagrams shown below so would be reluctant to base any solution on this. Again, our interpretation would be that if we double sheet the ceiling within the enclosure that should provide the short fire resistance necessary.

[REDACTED] I would appreciate your thoughts on this to make sure that we are all in agreement. Can you give me a call to discuss at the earliest opportunity?

Thanks

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Date: Monday, 27 May 2024 at 15:24

To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>, [REDACTED] <[\[REDACTED\]@graemenicholls.com](mailto:[REDACTED]@graemenicholls.com)>

Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>, [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Subject: FW: Fire collars

Guys.

See below from building control.

If we install fire collars it takes away the door frame issue.

Also if we install an intumescent ceiling hatch and access hatch to bedrooms this would suffice.

The top floor protected area could change to a fireline board in future plots.

Can we have a quick reply to this please to allow site to continue. Thoughts?

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>

Sent: Monday, May 27, 2024 2:35 PM

To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>; [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>; [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Cc: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>

Subject: RE: Fire collars

Good Afternoon [REDACTED],

On review of the issue with the duct work a fire collar to the services passing through the ground floor ceiling will resolve the issue protecting the protected enclosure.

From reviewing old NHBC technical guidance it appears to suggest that you can include the attic space within the protected enclosure. This would mean that the penetration of the

services in the second floor ceiling from the shower room to be acceptable without fire collars and the protected enclosure ceiling does not need to provide 30 minutes fire protection.

However it does suggest the risk of flanking from other rooms on the floor and these areas would need to provide 30 minute fire protection instead of the protected enclosure. The figures below indicate fire protection to access hatches the ones highlighted in pink are the fire protected ones and the diagonal hatched ones are standard ones.

Figure 3 - Room in roof - more than one room (plan)

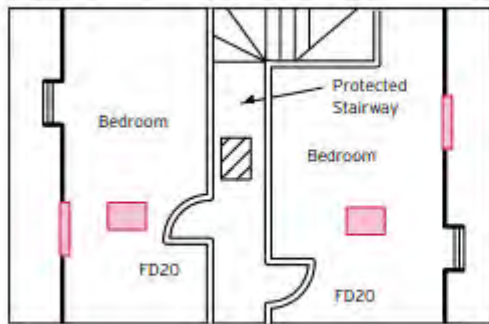
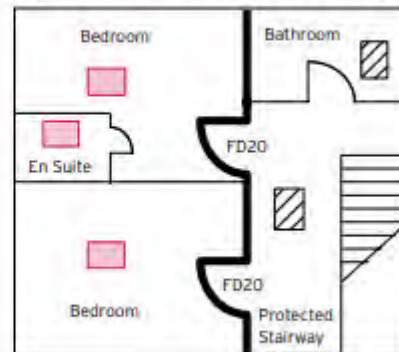


Figure 4 - More than one room on upper floor (plan)



In regards to what build up to the ceiling would provide 30 minutes fire protection you will need to consult the manufacturer on what they would recommend, as they are the only ones who can confirm what their product can do.

Kind Regards,

[Redacted]

[Redacted] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [Redacted] <[\[Redacted\]@urbanunionltd.co.uk](mailto:[Redacted]@urbanunionltd.co.uk)>

Sent: Friday, May 24, 2024 12:48 PM

To: [Redacted] <[\[Redacted\]@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>; [Redacted] <[\[Redacted\]@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)>; [Redacted] <[\[Redacted\]@urbanunionltd.co.uk](mailto:[Redacted]@urbanunionltd.co.uk)>

Cc: [Redacted] <[\[Redacted\]@urbanunionltd.co.uk](mailto:[Redacted]@urbanunionltd.co.uk)>

Subject: Fire collars

Afternoon [Redacted].

Good to have your input this morning.

As discussed, see attached photograph showing the 2 pipes (SVP and Vent) penetrating from ground floor wc into the wardrobe space in bedroom above.

Can you confirm that installing a quelfire collar to both pipes would be adequate to ensure fire prevention is being met in townhouses. (attached)

Also, can you discuss with [Redacted] the requirement for 2nd floor protected area ceiling. At present we have a plain 15mm plasterboard. In future would a fireline board be preferred to this area (8m2) . In first 13 plots (15-27) we will add another 12.5mm plasterboard sheet to this area. I am just looking for advice to help us clarify what is required.

Also install fire doors to bathroom and top floor shower room to these plots. As witnessed by yourself, these are not en-suites as shown on drawing, but a separate room.
Would this be acceptable to ECC Building Standards.
Have a good weekend.

Regards

[REDACTED]
Site Manager
Pennywell Phase 4
Urban Union Ltd.
Orion House, 7 Robroyston Oval, Glasgow, G33 1AP)

RE Plot 11, 12 & 13 Pirnhall Close

From: [REDACTED]@edinburgh.gov.uk>
Sent: 13 December 2024 09:23
To: [REDACTED]@urbanunionltd.co.uk>
Subject: RE: Plot 11, 12 & 13 Pirnhall Close

Good Morning [REDACTED],

I have had a look through the provided certificates. Other than the Completion Certificate submission form previously mentioned. The only certificates we need for each plot is the drainage certificate of construction.

The electrical certificate for plot 13 doesn't seem to have been uploaded it appears that the electrical certificate for plot 12 was uploaded twice.

I will see you shortly.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2:3, 4 East Market Street, Edinburgh, EH8 8BG | Phone [REDACTED] | [REDACTED]@edinburgh.gov.uk | www.edinburgh.gov.uk

From: [REDACTED]
Sent: 13 December 2024 08:59
To: [REDACTED]
Subject: FW: Plot 11, 12 & 13 Pirnhall Close

 External email >

Morning [REDACTED].

See attached screenshots from [REDACTED] uploading yesterday . Seems the addresses on this are correct for yesterdays uploads.
Talk when you come in

Regards

[REDACTED]
Site Manager
Pennywell Phase 4
Urban Union Ltd.
Orion House, 7 Robroyston Oval, Glasgow, G33 1AP)

From: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Sent: 13 December 2024 08:44
To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: Plot 11, 12 & 13 Pirnhall Close

See attached.

Regards

[REDACTED]
Site Administrator Hamiltonhill/Pennywell/Greendykes
Urban Union Ltd

RE Plot 20 plasterboard

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Sent: 21 August 2024 15:44
To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: RE: Plot 20 plasterboard

Hi [REDACTED],

So do you want me in for Friday the 6th of September?

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED]
Sent: Wednesday, August 21, 2024 10:30 AM
To: [REDACTED]
Subject: RE: Plot 20 plasterboard

 External email >

Morning [REDACTED].
Sorry, I will have to cancel Friday visit for yourself. No water connection yet for plots. Scottish Water issue.
Enjoy your holiday and I will book in on your return.

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Sent: Wednesday, August 21, 2024 10:00 AM
To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: RE: Plot 20 plasterboard

Good Morning [REDACTED],

I am just checking that you are still needing me to come in this Friday.

If so, can it be possible for the required certificates for the next plots be uploaded to the portal today. The reason being it will allow our admin team time to register them and me time to check them before the inspection this Friday. So if we are in a position to accept I can inform our transaction team of this on Friday before I go on holiday next week.

The certificates required for Block 6 plots are the following for each plot:

1. Completion Certificate Submission forms required
2. Electrical Certificate required
3. Fire Detection Certificate required
4. Energy Performance Certificate (EPC) required
5. Sustainability Label required
6. Drainage Certificate of Construction required
7. Air Source Heat Pump Commissioning Certificate required
8. Hot Water Cylinder Commissioning Certificate required

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Sent: Wednesday, August 14, 2024 6:53 AM
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Subject: RE: Plot 20 plasterboard

Morning [REDACTED].
Very much appreciated.

From: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Sent: Tuesday, August 13, 2024 4:57 PM
To: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Subject: RE: Plot 20 plasterboard

Hi [REDACTED],

I have just informed our transactions team that we can accept the completions for Block 5 Plots 19, 20, 21, 22 and 23.

Kind Regards,

[REDACTED]

[REDACTED] | Building Standards Surveyor | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG |

From: [REDACTED] <[\[REDACTED\]@urbanunionltd.co.uk](mailto:[REDACTED]@urbanunionltd.co.uk)>
Sent: Tuesday, August 13, 2024 3:17 PM
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Subject: RE: Plot 20 plasterboard

Hi [REDACTED]. I forwarded photos
With the only problem being on your side, (addresses) could you still confirm plots are ready for habitation.
This would be very much appreciated.
Regards,

[REDACTED]

From: [REDACTED]
Sent: Tuesday, August 13, 2024 3:05 PM
To: [REDACTED] <[\[REDACTED\]@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)>
Subject: Plot 20 plasterboard

Hi [REDACTED].
See attached plasterboard and BT point external.
