
From: [REDACTED]@harleyhaddow.com>
Sent: 23 December 2025 14:25
To: Michael Roy; Joanne Allison
Cc: Sanna Lee; Grace Yu Chiao Lin; Michael Kellett; Kevin Gibb; Craig Ogg; Marcus Wilberforce; Jordan Lane; Christopher Thompson; [REDACTED]
Subject: RE: Saunders Street
Attachments: XXXXX-HAH-XX-XX-D-S-00001.pdf

Micheal et al,

Please find attached a sketch showing the flatted blocks in question and the gables subject to deterioration and immediate forming of exclusion zones and crash decks. The extents of the crash deck and exclusion zones would be best advised by the contractor to ensure safe distance from any potential falling masonry. We can be on hand tomorrow morning to review and provide our opinion. Closure of footpaths within the immediate vicinity would be reasonable and forcing pedestrians to use the footpath on the other side of the road.

This information should be sufficient and provide the necessary level of safe access over the Christmas period. After which, we can review the deterioration in more detail and make plans for further investigation and remedial works. Key amongst these works will be:

- Gaining closer access to the affected areas at high level
- Investigating the wall ties and internal areas for any damage/deterioration
- Developing remedial solutions

Should any severe winds be experienced within the area, we would encourage an immediate follow-up structural survey to assess the condition and make further recommendations where appropriate. Without specifying an exact wind speed figure at this time, we would suggest any "amber" weather warnings be considered as "severe weather".

I trust the above meets your needs. Should you have further questions, please let me know.

Kind regards,

[REDACTED]



[REDACTED] Senior Structural Engineer

T | 0131 226 3331 Ext [REDACTED] W | www.harleyhaddow.com

HARLEY HADDOW CELEBRATING 75 YEARS

This email has been sent from Harley Haddow Limited or Harley Haddow Manchester Limited together "Harley Haddow". Harley Haddow has offices in Edinburgh, Glasgow, London, Manchester, Fort William and Inverness. This message is confidential. It may not be disclosed to, or be used by, anyone other than the addressee. If you receive this message in error, please advise us immediately. Internet e-mails are not necessarily secure. Harley Haddow does not accept responsibility for changes to any e-mail which occurs after the e-mail has been sent. Attachments to this e-mail may contain software viruses which could damage your systems. Harley Haddow has checked the attachments for viruses before sending, but you should virus-check them before opening.

Harley Haddow Limited is registered in Scotland (Company Registration No: SC458611).
Harley Haddow Manchester Limited is registered in Scotland (Company Registration No: SC732726).
Both of the companies have their registered office at 124-125 Princes Street, Edinburgh, EH2 4AD.

 Please consider the environment before printing this e-mail!

From: Michael Roy <Michael.Roy@edinburgh.gov.uk>

Sent: 23 December 2025 14:02

To: Joanne Allison <Joanne.Allison@edinburgh.gov.uk>

Cc: Sanna Lee <Sanna.Lee@edinburgh.gov.uk>; Grace Yu Chiao Lin <grace.yuchiaolin@edinburgh.gov.uk>; Michael Kellett <Michael.Kellett@edinburgh.gov.uk>; Kevin Gibb <Kevin.Gibb@edinburgh.gov.uk>; Craig Ogg <Craig.Ogg@edinburgh.gov.uk>; Marcus Wilberforce <Marcus.Wilberforce@edinburgh.gov.uk>; Jordan Lane <Jordan.Lane@edinburgh.gov.uk>; [REDACTED]@harleyhaddow.com>; Christopher Thompson <Christopher.Thompson@edinburgh.gov.uk>

Subject: Re: Saunders Street

Caution: This is an external email. Please do not click on any links or open attachments, unless you recognise the sender and know the content is safe to open.

Hi Joanne,

Thanks. One of my Property Officers Chris Thompson is awaiting further information from the Structural Engineer.

[REDACTED] - can you send any plans as soon as possible, as we have limited contractors and staff available at short notice before Christmas. It's likely this will spill into tomorrow as well in terms of temporary make safe works.

Kind regards

Mike

Michael Roy BSc (Hons) MRICS, ACABE | ESRS Surveying Manager | Edinburgh Shared Repairs Service | Housing and Homelessness, Place Directorate | Waverley Court 1.6, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 [REDACTED] | esrs@edinburgh.gov.uk | www.edinburgh.gov.uk

Please consider the environment before printing this email



From: Joanne Allison <Joanne.Allison@edinburgh.gov.uk>
Sent: Tuesday, December 23, 2025 1:54:12 PM
To: Michael Roy <Michael.Roy@edinburgh.gov.uk>
Cc: Sanna Lee <Sanna.Lee@edinburgh.gov.uk>; Grace Yu Chiao Lin <grace.yuchiaolin@edinburgh.gov.uk>; Michael Kellett <Michael.Kellett@edinburgh.gov.uk>; Kevin Gibb <Kevin.Gibb@edinburgh.gov.uk>; Craig Ogg <Craig.Ogg@edinburgh.gov.uk>; Marcus Wilberforce <Marcus.Wilberforce@edinburgh.gov.uk>; Jordan Lane <Jordan.Lane@edinburgh.gov.uk>; [REDACTED] <[\[REDACTED\]@harleyhaddow.com](mailto:[REDACTED]@harleyhaddow.com)>
Subject: RE: Saunders Street

Hi Michael,

We've had confirmation from the Structural Engineer that action is required today to mitigate the risk to the public due to the defects noticed on the gables. They are recommending hoarding and crash decks to protect against falling masonry. I've copied in [REDACTED] from Harley Haddow, [REDACTED] collating a formal note on [REDACTED] observations and recommendation in the first instance.

So you are aware, there may be correlating issues that are linked to the roof repairs planned at the one of the blocks, given the deterioration on the gables they may be causing water ingress.

There's a potential that this will require substantial remedial works, this can be managed by the High Rise team as a capital project. We'll regroup in the New Year about the develop a detailed survey and scope for remediation.

Kind regards,
Joanne

✉: joanne.allison@edinburgh.gov.uk | Mobile: 0 [REDACTED]

From: Michael Roy <Michael.Roy@edinburgh.gov.uk>
Sent: 23 December 2025 10:55
To: Joanne Allison <Joanne.Allison@edinburgh.gov.uk>
Cc: Sanna Lee <Sanna.Lee@edinburgh.gov.uk>; Grace Yu Chiao Lin <grace.yuchiaolin@edinburgh.gov.uk>; Michael Kellett <Michael.Kellett@edinburgh.gov.uk>; Kevin Gibb <Kevin.Gibb@edinburgh.gov.uk>; Craig Ogg <Craig.Ogg@edinburgh.gov.uk>; Marcus Wilberforce <Marcus.Wilberforce@edinburgh.gov.uk>; Jordan Lane <Jordan.Lane@edinburgh.gov.uk>
Subject: Re: Saunders Street

Hi Joanne,

We don't have contact details for a resident a group unfortunately. ESRS letter owners individually and not through residents' groups, so we unable to help on this query.

For info, our processes only allow for an Intervention because owners are unable to agree on the scope of the works, some owners not engaging, owners have encountered an obstacle they cannot overcome or vulnerability of the lead owner etc. It appears to be at a stage where your team needs to communicate the defect to the owners first by letter or by a stair meeting.

Also, we are only looking at the roofing works here under Enforcement powers, which are due to begin in the New Year.

Could you please confirm whether the issue reported last Wednesday 17th Dec in relation to the cladding presents a risk to public safety, and whether you are requesting ESRS to attend? This confirmation is required so that I can mobilise staff and, if necessary, appoint contractors for any make safe works / Heras fencing etc.

Kind regards

Mike

Michael Roy BSc (Hons) MRICS, ACABE | ESRS Surveying Manager | Edinburgh Shared Repairs Service | Housing and Homelessness, Place Directorate | Waverley Court 1.6, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 [REDACTED] | esrs@edinburgh.gov.uk | www.edinburgh.gov.uk

Please consider the environment before printing this email



From: Joanne Allison <Joanne.Allison@edinburgh.gov.uk>
Sent: Tuesday, December 23, 2025 8:43 am
To: Marcus Wilberforce <Marcus.Wilberforce@edinburgh.gov.uk>; Michael Roy <Michael.Roy@edinburgh.gov.uk>
Cc: Sanna Lee <Sanna.Lee@edinburgh.gov.uk>; Grace Yu Chiao Lin <grace.yuchiaolin@edinburgh.gov.uk>; Michael Kellett <Michael.Kellett@edinburgh.gov.uk>; Kevin Gibb <Kevin.Gibb@edinburgh.gov.uk>
Subject: FW: Saunders Street

Hi Michael,

I'm emailing you directly as I know Marcus was involved in a Shared Repairs programme of work at Saunders Street (attached) and wanted to draw your attention to the concerns raised by Harley Haddow while they were surveying the block for window replacements. The information is highlighted in the email chain below.

We have such low ownership in the block, and we're only factor for 3 of the 4, that I wanted to check with your team first. Do you have a contact with a resident group that you could discuss this with and is this something that the Shared Repairs team could provide support to the owners for? Harley Haddow are noting that there could be a risk of falling masonry due to insufficient wall ties, based on visual inspection and similar repairs carried out at that adjacent building.

Happy to have a meeting to discuss how best to proceed. We also have a rope access surveyor who could carry out a detailed survey, but again we would need to notify residents and seek approval for shared costs.

Kind regards,
Joanne

✉: joanne.allison@edinburgh.gov.uk | Mobile: [REDACTED]

From: Sanna Lee <Sanna.Lee@edinburgh.gov.uk>
Sent: 18 December 2025 14:15
To: Joanne Allison <Joanne.Allison@edinburgh.gov.uk>
Cc: Grace Yu Chiao Lin <grace.yuchiaolin@edinburgh.gov.uk>
Subject: FW: Saunders Street

Hi Joanne,

In one of the surveys done by Harley Haddow for window replacement, they raised risk at Saunders Street which I highlighted below.

I am unsure if this needs immediate attention but feel like worth escalating to you as HH flagged it as a risk to the general public.

Appreciating Saunders Street are minority blocks and also not within the SBA scope.

Let me know if any help/action from me.

Kind regards,
Sanna Lee
Building Surveyor | High Rise Investment
Housing and Homelessness | Place Directorate | The City of Edinburgh Council
Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG

From: [REDACTED] <[\[REDACTED\]@harleyhaddow.com](mailto:[REDACTED]@harleyhaddow.com)>
Sent: 17 December 2025 11:33
To: Sanna Lee <Sanna.Lee@edinburgh.gov.uk>; Grace Yu Chiao Lin <grace.yuchiaolin@edinburgh.gov.uk>
Cc: [REDACTED] <[\[REDACTED\]@harleyhaddow.com](mailto:[REDACTED]@harleyhaddow.com)>; [REDACTED] <[\[REDACTED\]@harleyhaddow.com](mailto:[REDACTED]@harleyhaddow.com)>
Subject: RE: HR Windows: File Sharing

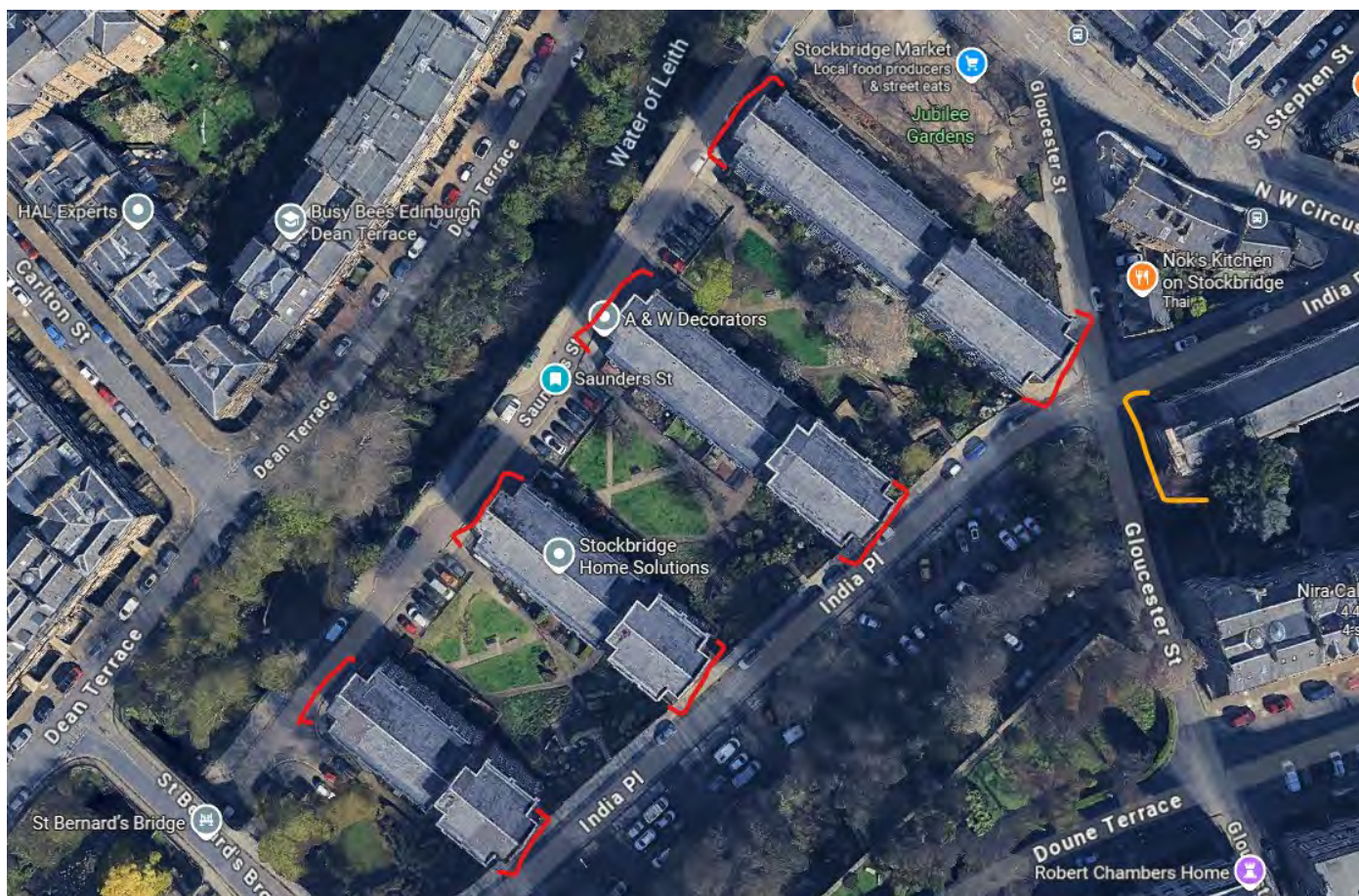
Thanks [REDACTED],

Sanna/Grace,

[REDACTED]

I also need to make you both aware of some damage that has occurred to the 4No blocks of flats at Saunders Street, not explicitly related to the window replacement project. Several gable walls exhibited signs of cracking to the masonry near the corners (shown in red below). These cracks suggest signs of movement, likely as a result of wind loads. In some cases, the movement has caused masonry units to become partially dislodged and which is clearly visible from ground level. I believe this damage to constitute a risk to the general public, with potential falling masonry. I suggest that actions are taken to make the space safe. Thereafter, consideration be given to more investigations to establish the cause of the damage and develop remedials to permanently address the matters. Evidence of historic repairs in the form of steel straps has attempted to tie the masonry together. However, this appears only to be a temporary fix and is isolated to a few locations. I attach a series of photographs documenting said damage.

It's also worth noting that we recently did some work on an adjacent NHS building (shown in orange below). The building appears to consist of identical external cladding and was found to have had similar cracks due to movement, likely caused by wind loading. Upon investigation we discovered that the masonry cladding was insufficiently tied back to the inner leaf due to corrosion of the wall ties. As such, we specified wall tie replacement, masonry unit replacements and some helifix bar repairs in order to more effectively tie the corners together. I suspect your house blocks might require something similar.





Please let us know if you have any further questions. I suspect you may want a meeting to discuss this latter point over a team's call. I have availability this afternoon, tomorrow AM or all day Friday.

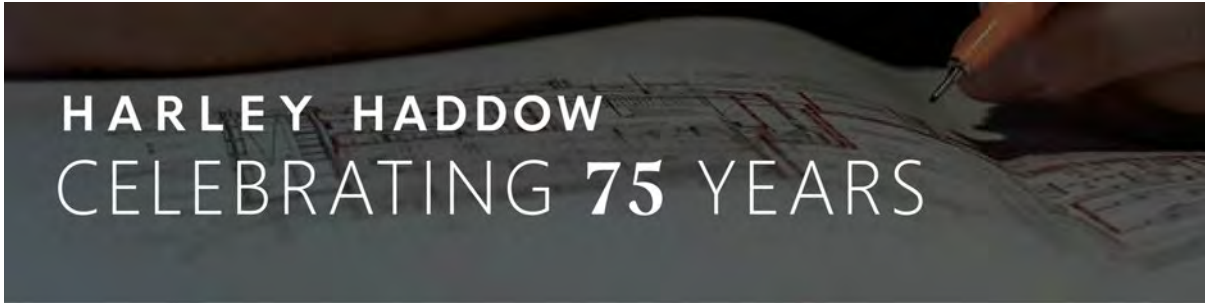
Kind regards,

██████████



██████████ Senior Structural Engineer

T | [0131 226 3331](tel:01312263331) Ext. ██████████ W | www.harleyhaddow.com



This email has been sent from Harley Haddow Limited or Harley Haddow Manchester Limited together "Harley Haddow". Harley Haddow has offices in Edinburgh, Glasgow, London, Manchester, Fort William and Inverness. This message is confidential. It may not be disclosed to, or be used by, anyone other than the addressee. If you receive this message in error, please advise us immediately. Internet e-mails are not necessarily secure. Harley Haddow does not accept responsibility for changes to any e-mail which occurs after the e-mail has been sent. Attachments to this e-mail may contain software viruses which could damage your systems. Harley Haddow has checked the attachments for viruses before sending, but you should virus-check them before opening.

Harley Haddow Limited is registered in Scotland (Company Registration No: SC458611).
Harley Haddow Manchester Limited is registered in Scotland (Company Registration No: SC732728).
Both of the companies have their registered office at 124-125 Princes Street, Edinburgh, EH2 4AD.

 Please consider the environment before printing this e-mail!

This email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed.
If you have received this eMail in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person.
The Council has endeavoured to scan this eMail message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.
