



**Construction  
& Property  
Consultants**

# **The City of Edinburgh Council**

## **Roof Condition Report**

7-8 Saunders Street

Edinburgh

EH3 6TU

**June 2025**

EH25029:1

## Survey & Report

7-8 Saunders Street  
Edinburgh

## For and on behalf of Edinburgh City Council

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## Revision Record

| Revision | Date      | Section Changed | Changes     | Author | Checked By |
|----------|-----------|-----------------|-------------|--------|------------|
| -        | 20/6/2025 | -               | Draft issue | CH     | GA         |
|          |           |                 |             |        |            |

## 1.0 Introduction & Background

- 1.1 Summers-Inman Received instruction dated 6<sup>th</sup> March 2025 from Jordan Lane, Chartered Building Surveyor, Edinburgh Shared Repairs Service, The City of Edinburgh Council, to provide a Condition Survey Report in connection with the block at 7-8 Saunders Street, Edinburgh. An external visual survey was conducted on 3<sup>rd</sup> April 2025 with the internal visual surveys carried out on 1<sup>st</sup> May to Block 8 and 28<sup>th</sup> May 2025 to Block 7.
- 1.2 The purpose of the Survey Report is to provide an assessment of the condition of the roof covering and provide recommendations for the repair works required to resolve long-standing water ingress issues along with budget costs.
- 1.3 The properties are approximately a mile from the city centre. For the purposes of the report, the elevations which contain the entrance to the common stairs are to be taken as facing west. Access to the property is from Saunders Street with on street parking available, as well as the adjoining India Place. Pathways and roadways are a mixture of tarmac, concrete slabs and cobbles
- 1.4 The building is a five-storey building containing 26 flats housed within 2 blocks and was constructed circa 1970's. The property is surrounded by residential and commercial buildings with areas of hard and soft landscaping, including trees, shrubs and fencing which delineates property boundaries. The property is in proximity to the Water of Leith and, while not Listed, does lie within the New Town Conservation Area.
- 1.5 The building is of concrete construction, with precast concrete block finish to the external facades. The pitched, fibre cement tile covered roof drains into felt lined gutters located along the wall heads, which drain into internal downpipes. Internal SVPs were present as evidenced by the protrusions from the roof and there are several skylights, providing natural light to the loft space at the gable ends.
- 1.6 The common stairs have glazed screens to allow natural light and timber, partially glazed doors, with a small tiled, mono pitched roof area above the central entrance door. Access to the building is by means of a door entry system. The windows of the flats appear to be double glazed, uPVC units throughout.

## 2.0 Inspection

- 2.1 The external survey was undertaken by [REDACTED] in attendance on 3<sup>rd</sup> April 2025. The inspection was carried out using a remotely operated Unmanned Aerial Vehicle (UAV), in particular the DJI Mini 2 under the General Visual Line of Sight (GVC) rules with a competent Pilot In Charge (PIC).
- 2.2 The internal survey to Blocks 7 & 8 was undertaken by [REDACTED] on the 1<sup>st</sup> and 28<sup>th</sup> May 2025.
- 2.3 The weather during the external inspection was overcast but dry with a slight breeze, gusting to 6.6mph. This was within the flight performance of the UAV. The temperature was around 10°C. Care was taken to avoid colliding with the building and any protrusions as well as the local flora and fauna. The extent of the survey was entirely visual and non – destructive. The UAV survey was confined to the external roof elements.

## Definitions

The following guidelines form the basis on which the following report has been prepared:

## Observations:

| Observation            | Description                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Good Condition         | The Element is acceptable however it may show very little signs of wear and tear which will not affect performance.                                   |
| Satisfactory Condition | The Element is showing signs of wear and tear which will require replacement or repair at some stage in the future.                                   |
| Poor Condition         | The Element is showing signs of significant deterioration and replacement, or repair should be carried out as part of a planned maintenance programme |
| Very Poor Condition    | The Element has severely deteriorated that it required urgent repair or replacement.                                                                  |

## Timescales:

| Observation | Description                                                                                                                                           |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Long Term   | Indicates where remedial action should be taken over a 6-to-20-year period.                                                                           |
| Medium Term | Indicates where remedial action should be taken over a 2-to-6-year period.                                                                            |
| Short Term  | Indicates where remedial action should be taken within the next 12 months                                                                             |
| Emergency   | Indicates where remedial action must be taken immediately for Health and Safety reasons, or the building's fabric or structure is at risk of failure. |

### 3.0 Condition and Recommendations

The following section of the report shall provide details of the current condition of the roof area at 7 – 8 Saunders Street and provide recommendations for any remedial works or replacement where required.

#### 3.1 External Roof

- 3.1.1 The roofs of both blocks are pitched construction, with cement fibre tiles and zinc ridge coverings. The tiles are in poor condition with areas of broken, slipped and inconsistently sized repairs being evident, due to the difference in size between the existing imperial slates and metric slates which are now available. There is extensive moss growth on both roof elevations. Some sections of the tile coverings are nearing the end of life and considerations should be taken to replacement in the medium term. Previous investigations into the cement fibre tiles shows that asbestos is present within the fabric of the cement fibre tiles. These should be removed under controlled conditions by a specialist.
- 3.1.2 Across all sections of roof there are several cast iron rooflights. These are in poor condition and are showing signs of corrosion with some slipped / missing tiles in the surrounding areas. These should be replaced when the roof covering is being done in the medium term.
- 3.1.3 The lead water gates and associated flashings around the parapet walls and pipe protrusions are in poor condition throughout, with some areas having been patched as well as some displacement taking place. A more robust form of waterproofing should be considered during the roof covering replacement works. In the medium term, the felt should be removed, and replacement should be carried out using lead. This should be tied in with the existing water gates and the copes covered using a powder coated aluminium cladding system.
- 3.1.4 In addition to the roof slopes, there are numerous SVP and overflow pipe penetrations. These have been sealed with lead flashing. This is in reasonable condition; however, replacement would be recommended at the time of roof replacement.
- 3.1.5 The ridge is capped using zinc. This is in reasonable condition with no major signs of deterioration. There is some localised deformation, but this is relatively minor. It would be advisable to renew this during the roof covering recovering works.

## 3.2 External Drainage

- 3.2.1 Rainwater drainage to the building consists of wall head gutters running into internal drainpipes.
- 3.2.2 Gutters and parapets to both elevations show evidence of recent repairs having been carried out. These are on the block of No.7, using a bitumen-based material. This is in satisfactory condition; however, the parapet gutters of the block of No. 8 are in poor condition. Widespread deterioration of the bitumen felt, where replacement has not been carried out, was noted, which would suggest that the material is nearing its end-of-life cycle. Replacement in the short term would be recommended however this should be carried out when the roof covering replacement is underway. The gutters are partially choked with vegetation and debris, which will be affecting the efficiency of the drainage system. This may also be contributing to any potential leaks within the roof space.
- 3.2.3 Regular clearing of the gutters and downpipes should be carried out as part of cyclical maintenance programmes. This will reduce the risk of the internal downpipes becoming choked with debris. Leaf guards are recommended to the tops of the downpipes, which would reduce the volume of organic debris entering the downpipes.

## 3.3 Monopitch Roof

- 3.3.1 The Monopitch roof over the entrance door is of a traditional design and is in a poor condition. There have been numerous repairs carried out and some of the tiles are mismatched in size and broken in localised areas. There is some localised deformation to the leadwork and the parapet style gutter has been choked with debris.

## 3.4 Internal Roof

- 3.4.1 Access to the roof voids is through hinged, metal hatches located at the top of the gable end common stairs. Built in Ramsay ladders provide access to both loft spaces and the main areas are accessed through crawl spaces. The roof above the gable common stairs is an entrance way, constructed of horizontal timber rafters with vertical timber battens secured. This has the roof covering attached. There is some staining where a bitumen based adhesive coat has been applied to the roof and this has seeped through between the purlins. There was evidence of historical water ingress to the wall head joist. There is a lack of insulation in the hatch entrance area either at joist or rafter level. A brick-built fire break isolates the entranceway to the rest of the roof and access is gained via a side hinged hatch. Natural light is provided by means of a skylight, which can be accessed via a timber ladder.

- 3.4.2 The main loft space above the block 8 is split into two sections by a brick-built fire break. Yellow fibreglass wool at joist level provides insulation to the cold roof, and the depth appears to be sporadic across the attic floor. Timber walkways have been created to allow access to a large area of the attic. Both sections contain zinc water tanks with a brown fibrous lagging, which are mounted on steel beams. Large steel “I” beams travel through both areas and are the primary support to the timber rafters and roof deck. A zinc service pipe runs the length of both sections. Some debris was present towards the wall heads. Access to the wall heads was not possible due to the areas being unsafe. It should be noted that due to the poor lighting within the loft space, the floor level beams may present a trip hazard. There was evidence of staining where a bituminous adhesive has been applied to the roof, and this has seeped between the purlins. Natural ventilation to the roof space is provided via tile vents.
- 3.4.3 Access to the second main section is through another side mounted access hatch. This area has the same layout as the previous. There is evidence of historic water ingress and possible mould present to eaves area. The mould growth should be investigated further by competent persons while the roof repairs are being carried out.
- 3.4.4 The roof void in the central communal stair was not accessed at the time of initial survey due to the height of the ceiling and hatch. Given that there is a lift present in this stair, it is an assumption that the lift machinery will be present in that section of the roof void.
- 3.4.5 The roof void above Block 7 is split into four sections by brick-built fire breaks, with access hatches. Yellow fibreglass wool at joist level provides insulation to the cold roof, and the depth appears to be sporadic across the attic floor. Timber walkways have been created to allow access to a large area of the attic. Each section contains a zinc water tank with a brown fibrous lagging, mounted on steel beams. Large steel “I” beams travel through both areas and are the primary support to the timber rafters and roof deck. Copper and zinc service pipes are routed through all sections, and the fire protection integrity is maintained by using mineral wool. Some debris was present towards the wall heads from previous access. Access to the wall heads was not possible due to the areas being unsafe. It should be noted that due to the poor lighting within the loft space, the floor level beams may present a trip hazard. There was evidence of historic water ingress at high level. Natural ventilation to the roof space is provided via tile vents.



## **4.0 Conclusions and recommended remedial actions.**

- 4.1 The purpose of the Survey Report is to provide an assessment of the condition of the roof covering and provide recommendations for the repair works required to resolve long-standing water ingress issues along with budget costs. This report should be read in conjunction with the report supplied by the BRE.
- 4.2 The BRE Report dated 10<sup>th</sup> March 2005 highlights a few design issues with the building. Particularly the small triangular flat roof sections around the bay windows. These are of a cold roof style and are not designed for maintenance. The sealant round the windows has likely deteriorated through age and may be missing in places which would allow moisture ingress to the ceiling spaces. The cold roof areas should be redesigned for a warm roof style and a flashing installed to prevent moisture ingress to the ceiling void. Sealant joints should be raked out and renewed.
- 4.3 Externally, the roof covering is at the end of life and should be replaced in the medium term. This has had extensive patch repairs carried out over the lifespan of the roof.
- 4.4 The roof tiles are of mixed sizes and the resultant gaps may be allowing water penetration. Moss growth between the tiles will be allowing small volumes of water penetration to occur. The moss should be removed in the medium term.
- 4.5 Debris in the gutters is effectively hindering the natural flow of rainwater and preventing it from clearing. This should be removed in the medium term.
- 4.6 Lead water gates have been repaired and would benefit from replacement. This should be carried out while the roof covering is being replaced.
- 4.7 The zinc parapet coverings should be replaced in the medium term, when the roof covering is being replaced.
- 4.8 The skylights should be replaced in the medium term; however, this should be done when the roof covering is being replaced.
- 4.9 The Monopitch roof covering is at the end of life and should be replaced in the medium term. This has been patch repaired over the life of the building. The parapet gutter in the same area should be replaced when the mono pitch is being replaced

- 4.10 The internal roof structure of Blocks 7 & 8 is in good condition with some minor signs of historic water ingress at high level. The loft insulation is poorly laid with the depth varying across the space. It is recommended that this be replaced to a depth of 300mm.
- 4.11 The estimated costs for the remedial works to maintain the watertightness of the roof are approximately £350,683.285 (excluding VAT). This figure includes a cost for the scaffolding of £65,356.20 (excluding VAT), which allows a safe working environment to the roof area.
- 4.12 Contractors Preliminaries have been estimated at 12% of the cost of the recommended works, which amounts to £42,081.99 (excluding VAT)
- 4.13 A contingency sum of 10% has been allowed for in the estimated costs, which amounts to £35,068.33(excluding VAT).
- 4.14 The total costs of the recommended works, inclusive of the preliminaries and contingency amounts to £427,833.60 (excluding VAT)
- 4.15 Professional fees for the tendering and ongoing management of the recommended works is estimated to 10% of the total cost of the works, amounting to £42,783.36. This equates to a total estimated cost of £470,616.96 (excluding VAT)
- 4.16 These costs have been estimated for budgetary purposes and have been prepared on the basis that the recommended works will be undertaken as part of the traditional, single stage procurement route.

## **5.0 Limitations and Exclusions**

- 5.1 The extent of our survey involved an internal and external inspection of the building fabric, which was non – disruptive in all areas. The roof coverings and associated elements were inspected from ground level using a UAV. Access was gained to the roof voids, and the appropriate PPE was worn, due to the presence of encapsulated ACMs.
- 5.2 It was not possible to inspect those parts of the property which were covered, unexposed or restricted by fixtures and fittings at the time of the inspection, therefore we are unable to guarantee that all parts of the building are free from defects.
- 5.3 No inspections or tests were carried out to the below ground drainage or any sub floor areas during this survey. No inspections or tests were carried out to any building services during the survey.

## **6.0 Deleterious and Hazardous Materials**

- 6.1 We have not commissioned any specialist investigations or tests to ascertain the presence of deleterious or hazardous materials in the fabric of the building.

## **7.0 Liability and Confidentiality**

- 7.1 Our report is for the sole use of The City of Edinburgh Council. The content should not be issued to or used by any third party without prior written consent from Summer-Inman Construction & Property Consultants, which will not be unreasonably withheld or delayed.

# Appendix I

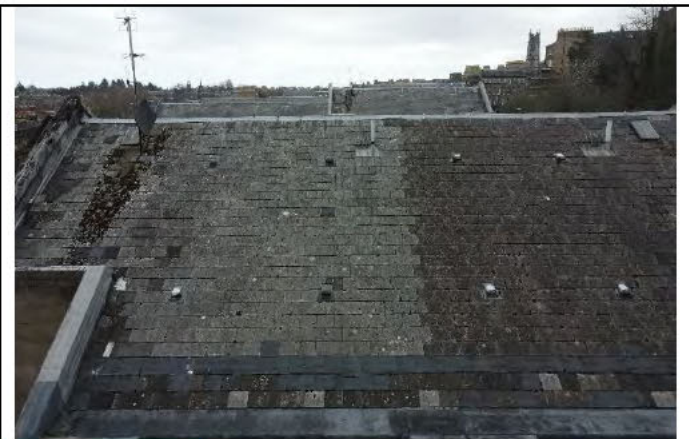
## Photographic Schedule





1

Block 8 front right view



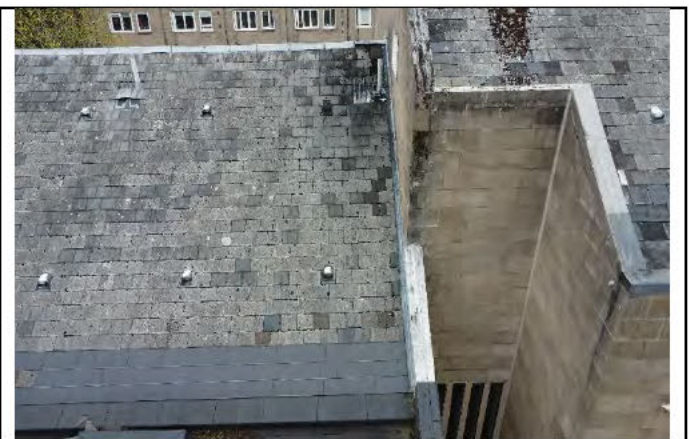
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Block 8 front middle view



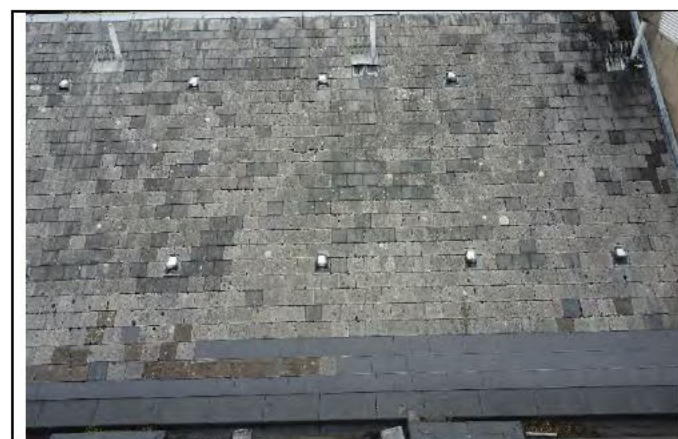
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Block 8 front left view



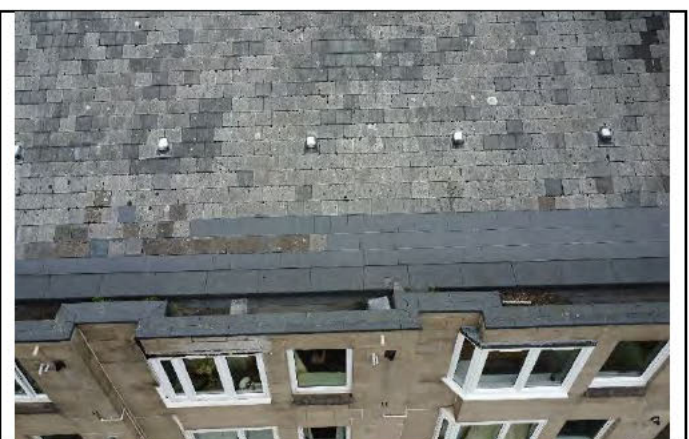
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Block 7 front right



5

Block 7 front right repair



6

Block 7 parapet and gutter repair





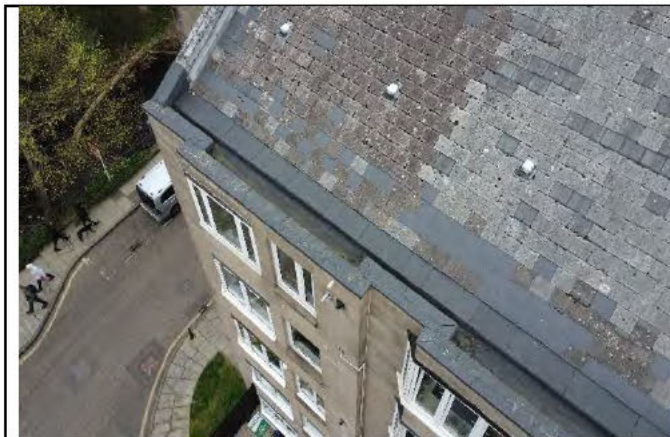
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Block 7 front middle general view



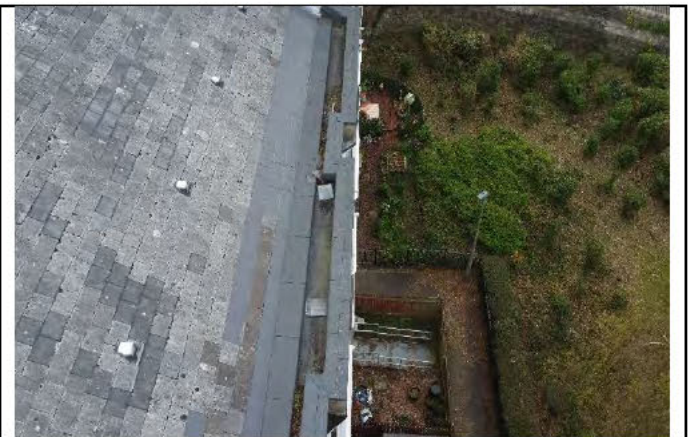
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Block 7 front right general view



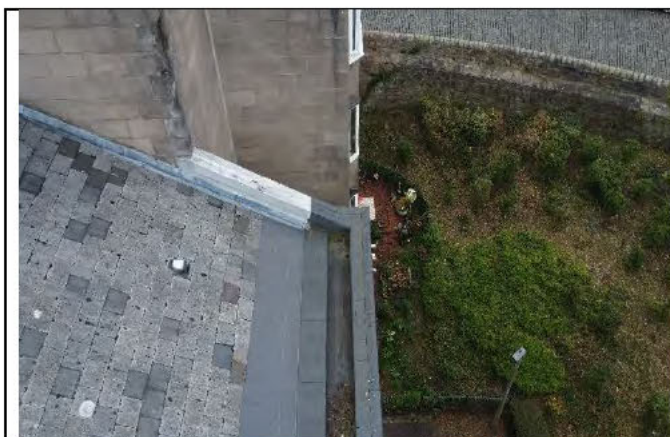
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Block 7 front right gutter repair



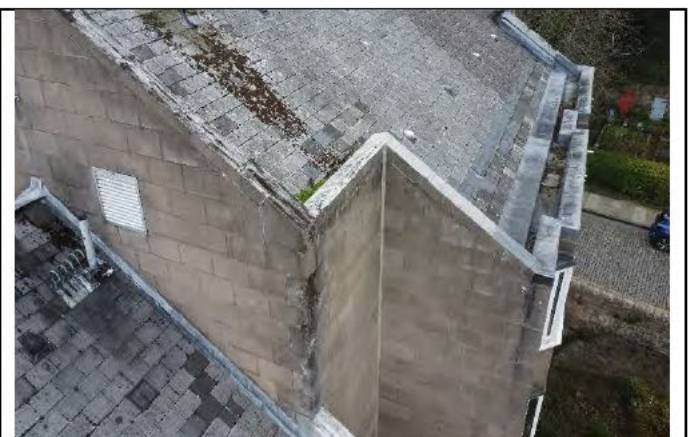
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Block 7 front middle gutter repair



11

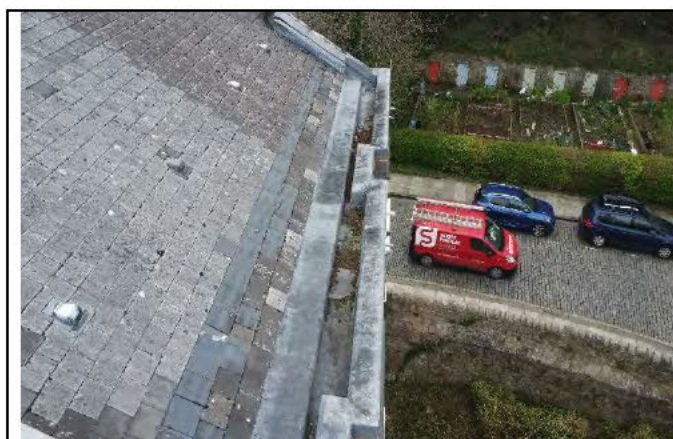
Block 7 front right gutter repair



12

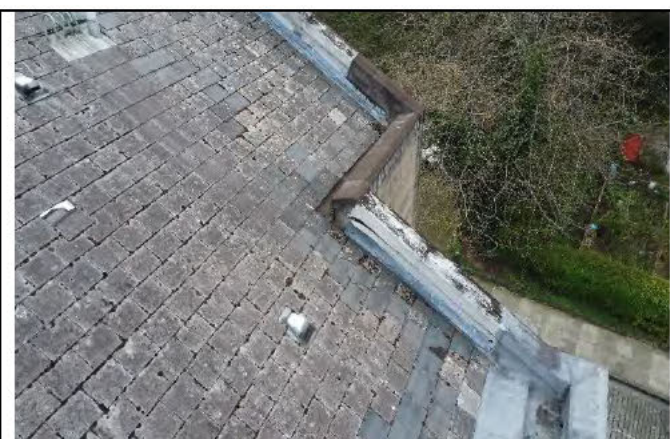
Block 8 front left choked gutter





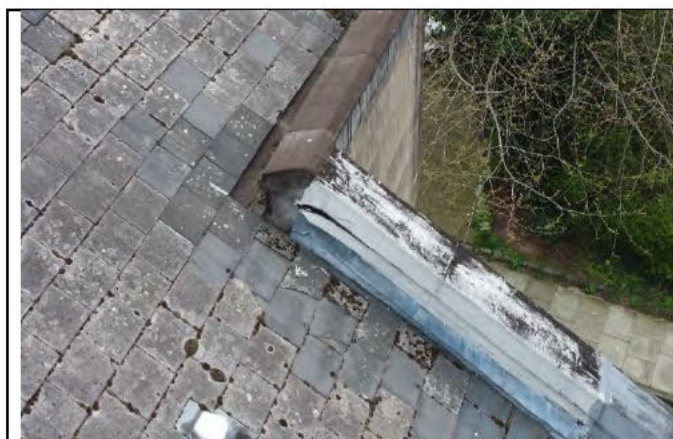
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Block 8 front gutter choked with vegetation



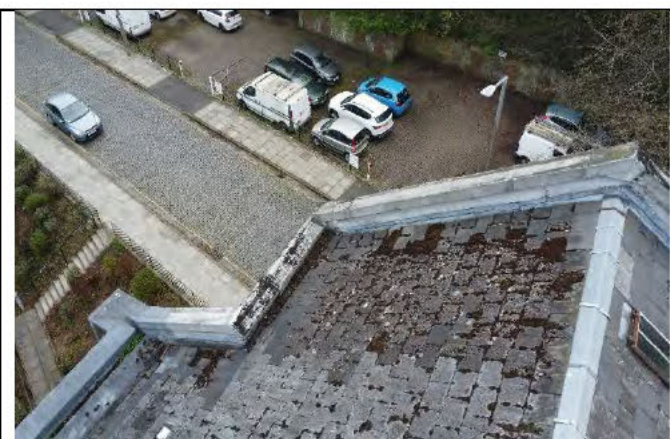
14

Block 8 front right parapet general view



15

Block 8 parapet close-up view



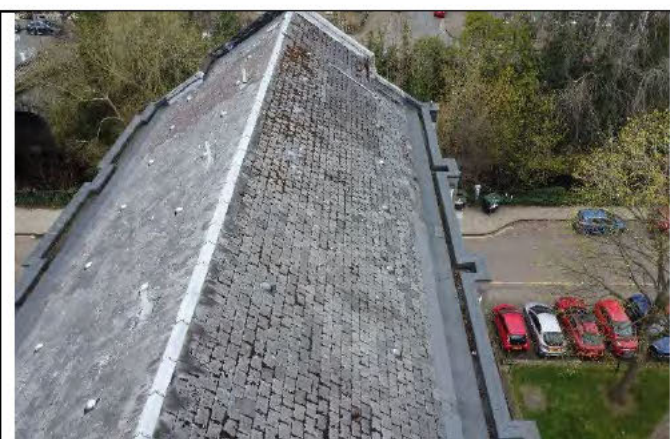
16

Block 8 rear right view



17

Block 8 rear left general view



18

Block 7 rear general view





19

Block 7 rear middle general view



20

Block 7 rear left view



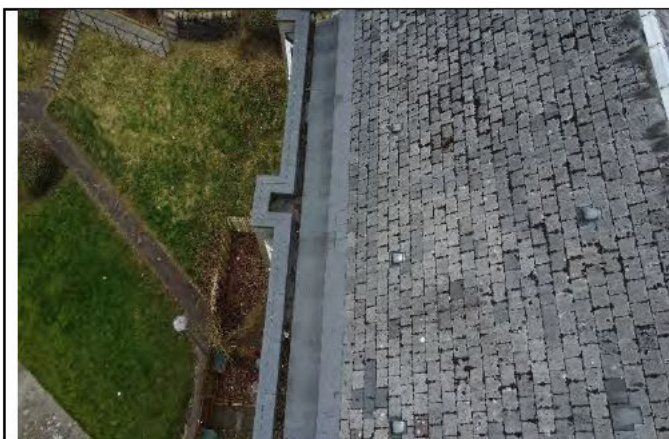
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Block 7 rear right view



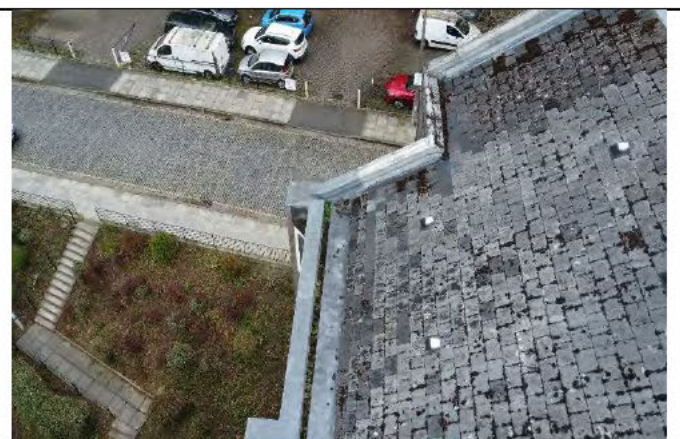
22

Block 8 rear left gutter and SVP



23

Block 8 rear middle gutter



24

Block 8 rear right gutter





25

Block 7 rear right parapet view



26

Top-down view of rear parapet



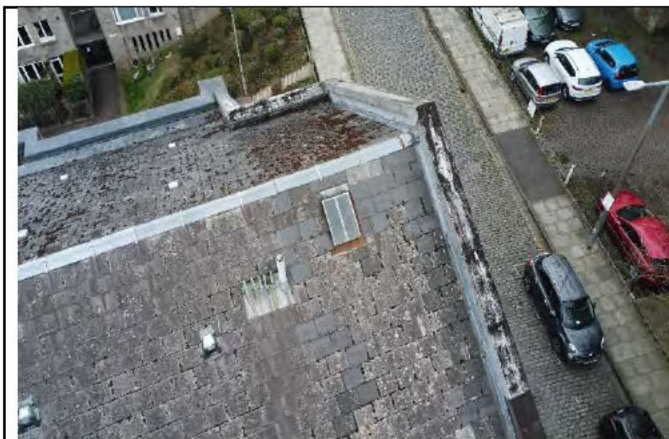
27

Block 8 left ridge



28

Block 8 front right gutter close-up



29

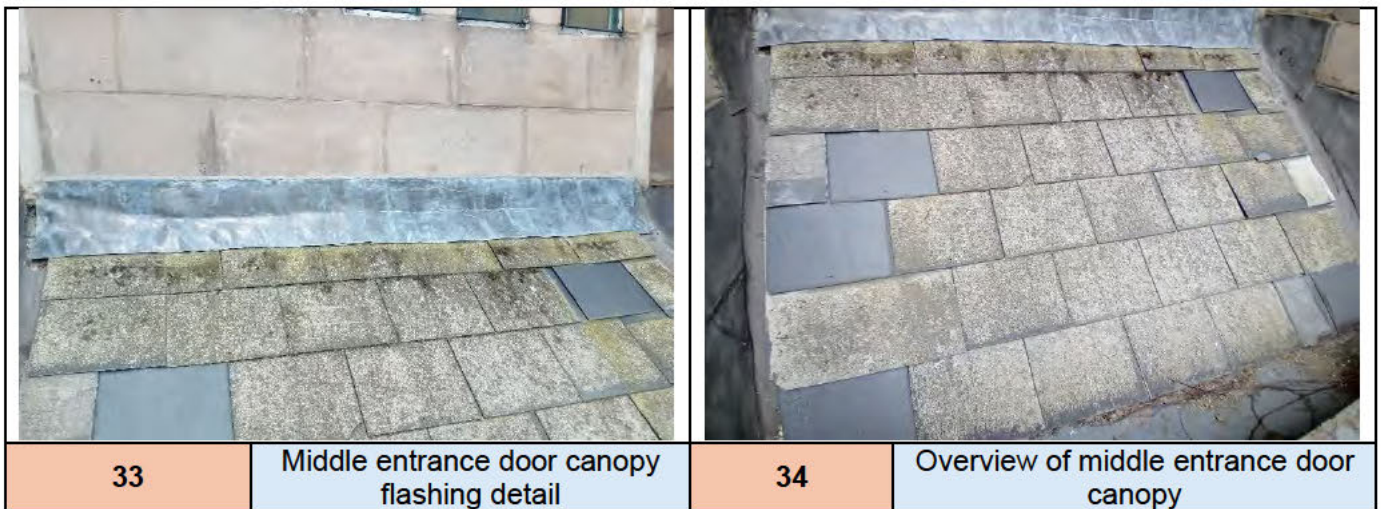
Block 8 front skylight

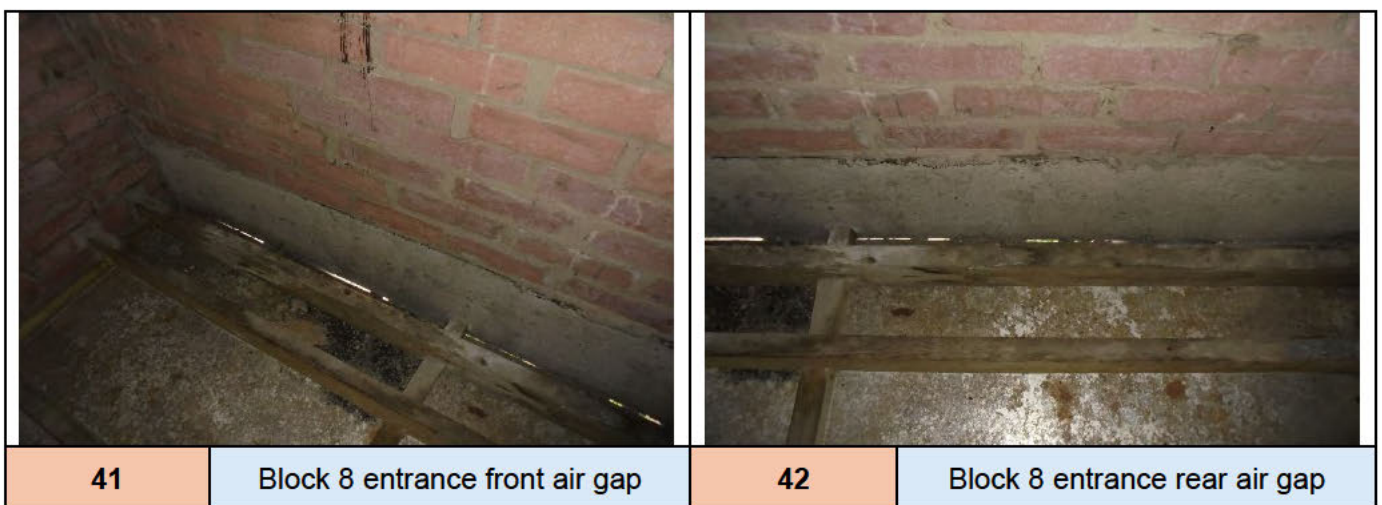


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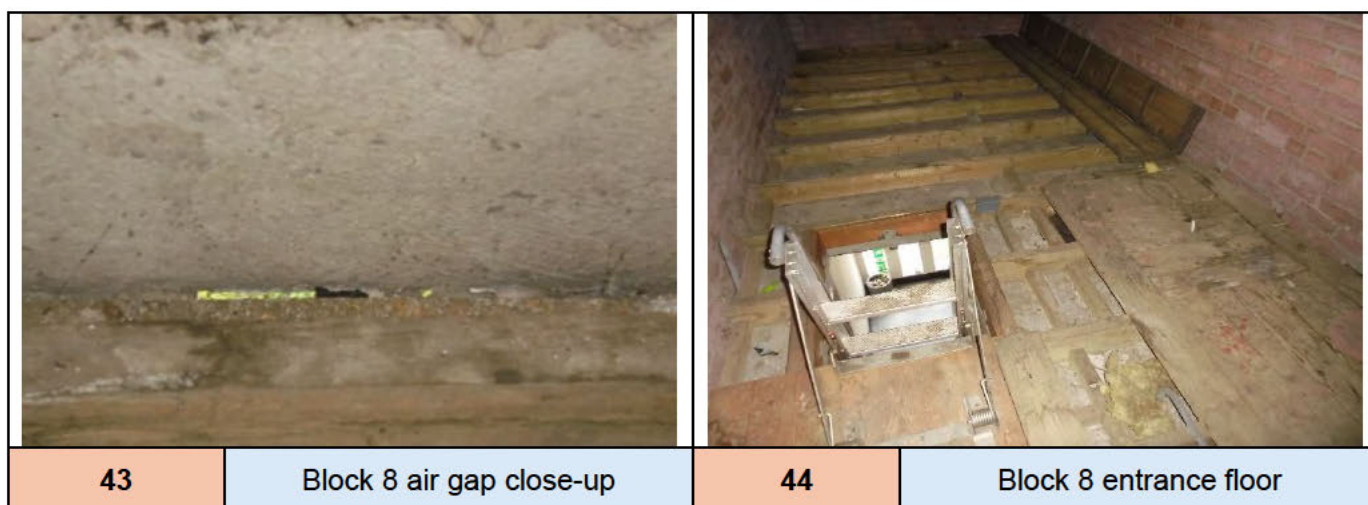
Block 7 front skylight

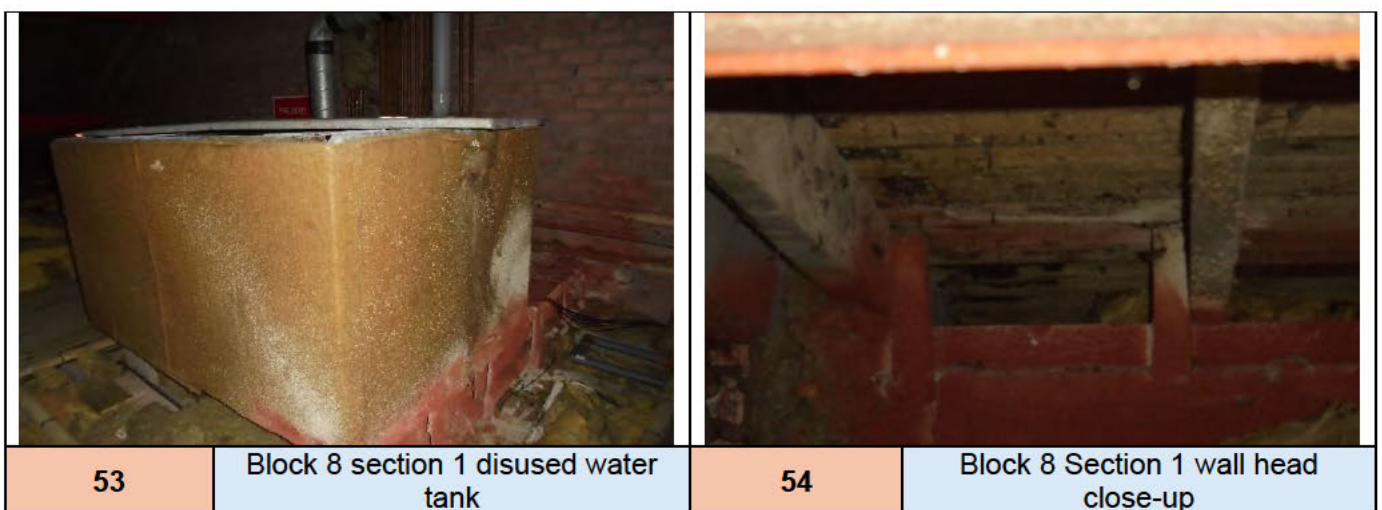
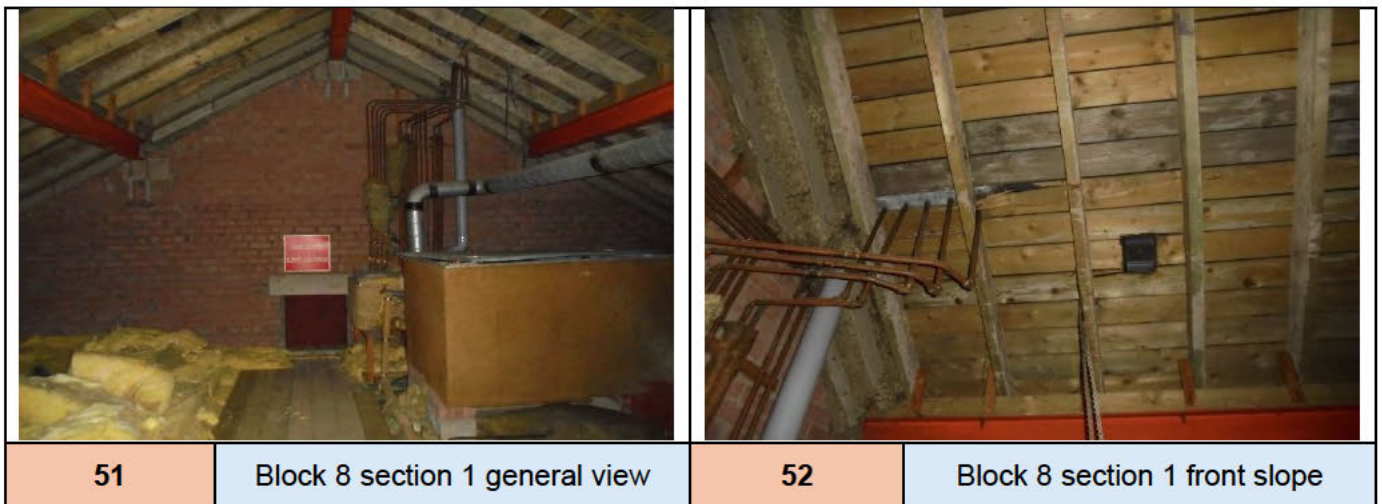
















55

Block 8 Section 1 wall head  
general view



56

Block 8 Section 1 wall head  
close-up



57

Block 8 Section 2 wall head  
general view



58

Block 8 walkway example



59

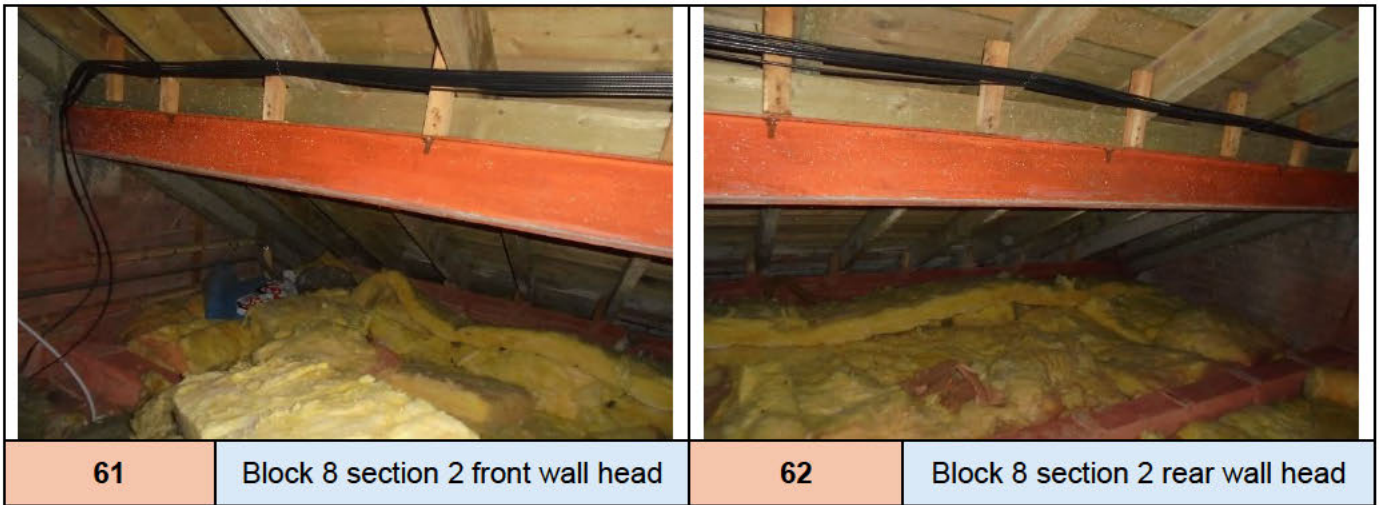
Block 8 section 2 front slope

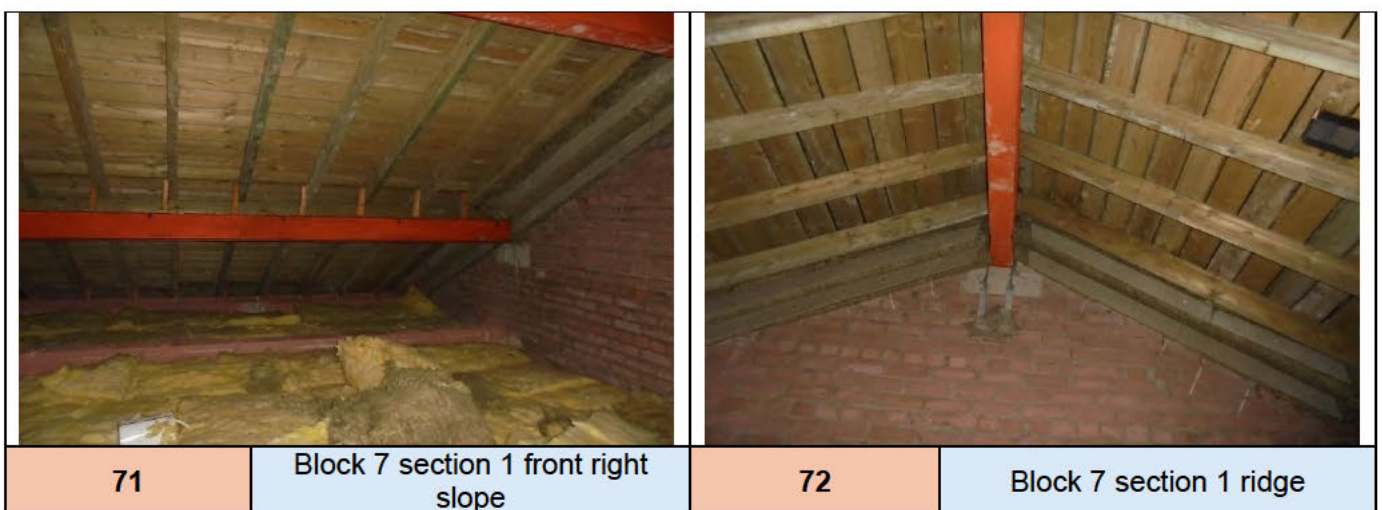
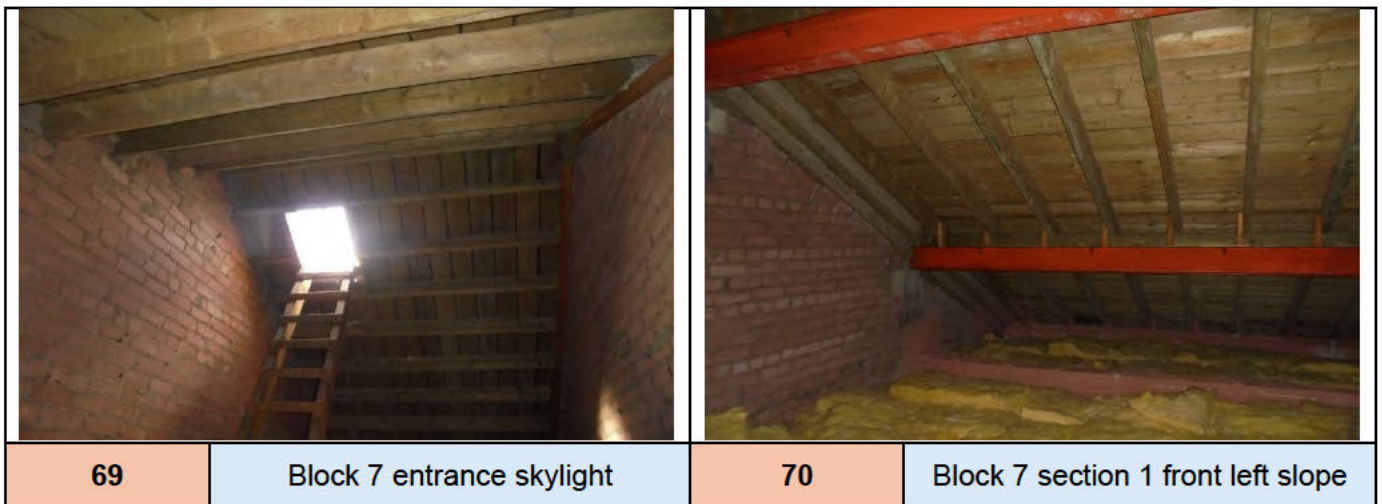


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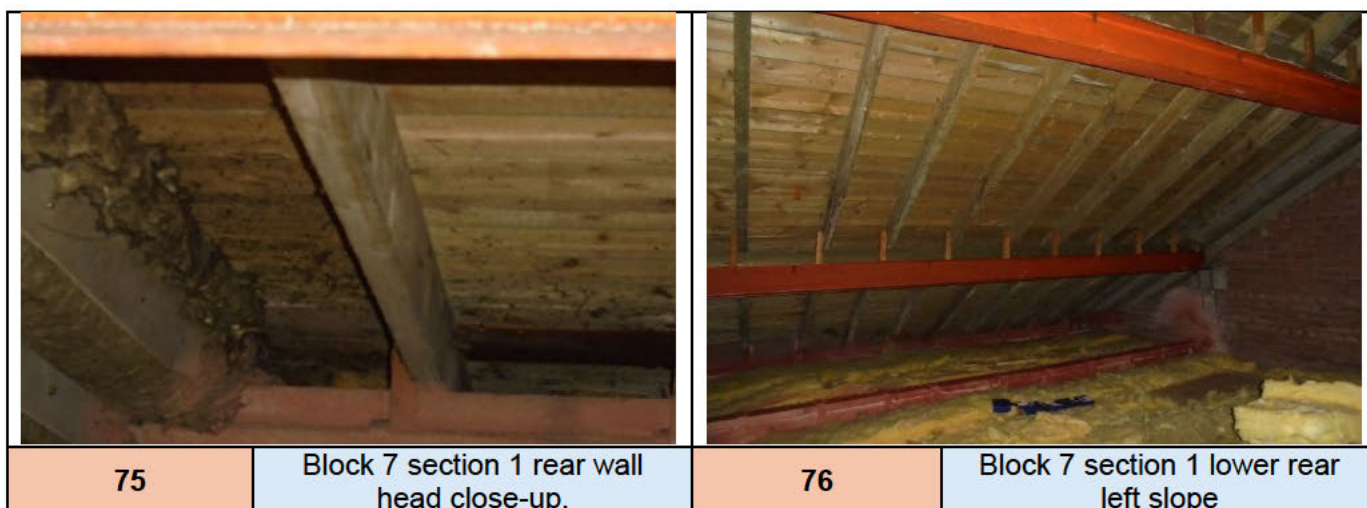
Block 8 section 2 rear slope











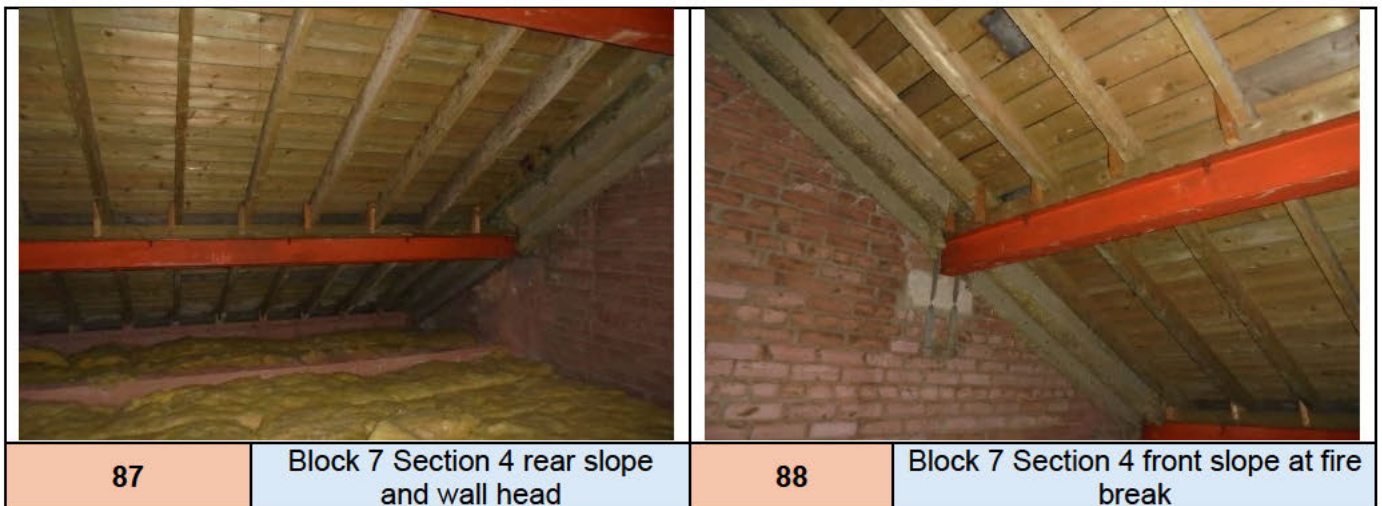
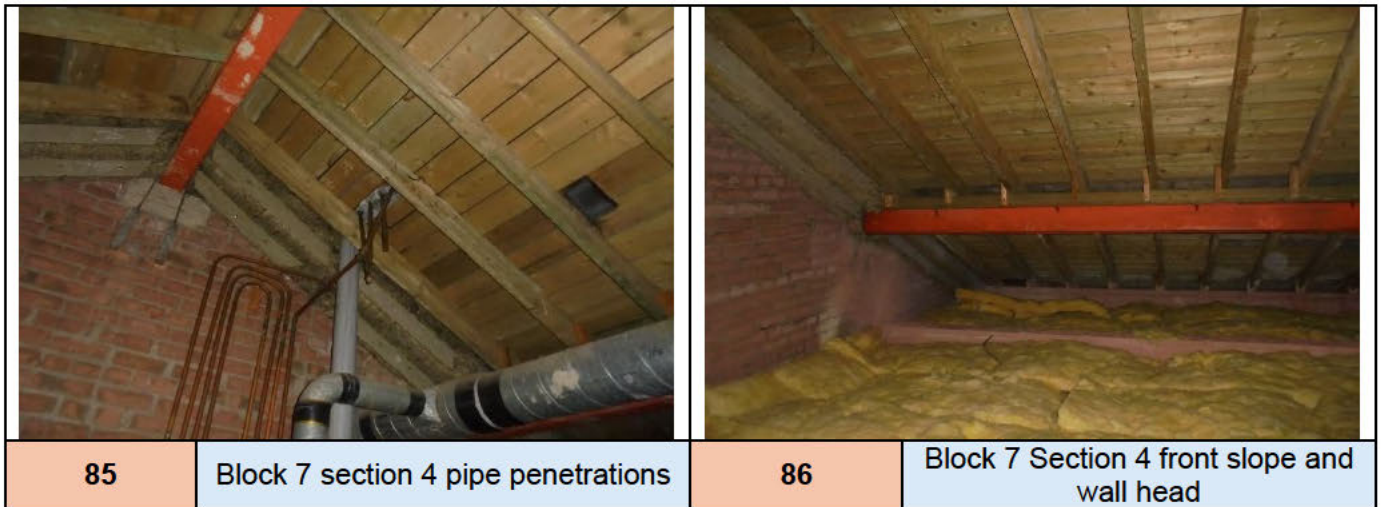


|                                                                                   |                                                                                    |    |                                            |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----|--------------------------------------------|
|  |  |    |                                            |
| 79                                                                                | Block 7 section 2 front slope & wall head.                                         | 80 | Block 7 section 2 front pipe penetrations. |

|                                                                                    |                                                                                     |    |                                           |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----|-------------------------------------------|
|  |  |    |                                           |
| 81                                                                                 | Block 7 section 3 rear slope.                                                       | 82 | Block 7 section 3 front slope & wall head |

|                                                                                     |                                                                                      |    |                         |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----|-------------------------|
|  |  |    |                         |
| 83                                                                                  | Block 7 section 3 pipe penetrations                                                  | 84 | Block 7 section 3 ridge |





# Appendix II

## Estimated Costs



**Appendix B - Estimated Costs  
Maintenance and Repair Budget Costs**

| <u>Ref.</u> | <u>Element</u>                             | <u>Recommended works</u>                                                                                                                                                                                 | <u>Condition</u> | <u>Priority</u> | <u>Quantity</u> | <u>Unit</u>        | <u>Rate</u>           | <u>Estimated Costs</u> |
|-------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------|-----------------|--------------------|-----------------------|------------------------|
| <b>1.0</b>  | <b><u>General works</u></b>                |                                                                                                                                                                                                          |                  |                 |                 |                    |                       | £0.00                  |
| 1.01        | Scaffolding access                         | Scaffolding access to provide safe access to undertake the works. (18-24m high)                                                                                                                          |                  |                 | 2660            | m <sup>2</sup>     | £24.57                | £65,356.20             |
| 1.02        | Welfare facilities                         | In accordance with the Construction (Design and Management) Regulations 2015                                                                                                                             |                  |                 | 24              | Sum                | £450.00               | £10,800.00             |
| 1.03        | Plant, equipment, skips, etc.              | Plant, equipment, skips, etc. required for the works                                                                                                                                                     |                  |                 | 10              | Nr                 | £1,000.00             | £10,000.00             |
|             | Sub-total                                  |                                                                                                                                                                                                          |                  |                 |                 |                    |                       | <b>£86,156.20</b>      |
| <b>2.0</b>  | <b><u>Roof Coverings and Structure</u></b> |                                                                                                                                                                                                          |                  |                 |                 |                    |                       |                        |
| 2.01        | Roof Vents                                 | Renew Slate Vents                                                                                                                                                                                        | C                |                 | 3               | 48 Nr              | £76.00                | £3,648.00              |
| 2.02        | Tiled Covering                             | Strip existing cement fibre tiles roof coverings, battens and felt under controlled conditions. Allow for temporary tarpaulines and keep building waterproof during works                                | C                |                 | 3               | 710 m <sup>2</sup> | £170.00               | £120,700.00            |
| 2.03        | Tiled Covering                             | Renew coverings, fibre cement tiles 600 x 300mm , fixing with nails and rivets to 110mm lap and including type F1 felt.                                                                                  | C                |                 | 3               | 710 m <sup>2</sup> | £110.00               | £78,100.00             |
| 2.04        | Tiled Covering                             | Strip existing Monopitch cement fibre tile roof coverings, battens and felt under controlled conditions to the monopitch roof. Allow for temporary tarpaulines and keep building waterproof during works | C                |                 | 3               | 6 m <sup>2</sup>   | £170.00               | £1,020.00              |
| 2.05        | Tiled Covering                             | Renew monopitch roof coverings, fibre cement tiles 600 x 300mm , fixing with nails and rivets to 110mm lap and including type F1 felt.                                                                   | C                |                 | 3               | 6 m <sup>2</sup>   | £110.00               | £660.00                |
| 2.06        | Ridges                                     | Strip existing ridge and replace                                                                                                                                                                         | C                |                 | 3               | 42 M               | £50.00                | £2,100.00              |
| 2.07        | Lead Watergates                            | Strip existing and replace with code 4 lead                                                                                                                                                              | C                |                 | 3               | 56 LM              | £160.00               | £8,960.00              |
| 2.08        | Lead Watergates                            | Strip existing and replace with code 4 lead to Monopitch roof                                                                                                                                            | C                |                 | 3               | 3 LM               | £160.00               | £480.00                |
| 2.09        | Skylights                                  | Remove existing and replace                                                                                                                                                                              | C                |                 | 3               | 2 Nr               | £1,000.00             | £2,000.00              |
| 2.10        | Insulation                                 | Upgrade to 300mm across the full roof space                                                                                                                                                              | B                |                 | 2               | 350 m <sup>2</sup> | £20.00                | £7,000.00              |
| 2.11        | Copings                                    | Fix all coping stones using threaded bar and resin adhesive                                                                                                                                              | B                |                 | 3               | 84 M               | £40.00                | £3,360.00              |
| 2.12        | Lead flashings                             | Remove damaged lead flashing and replace with synthetic aluminium based flexible flashing, 150mm wide to pipe protrusions                                                                                |                  |                 |                 | 8 Nr               | £38.00                | £304.00                |
|             | Sub-total                                  |                                                                                                                                                                                                          |                  |                 |                 |                    |                       | <b>£228,332.00</b>     |
| <b>3.0</b>  | <b><u>Rainwater Goods</u></b>              |                                                                                                                                                                                                          |                  |                 |                 |                    |                       |                        |
| 3.01        | Parapet/Wallhead gutters                   | Renew parapet box gutter 650mm girth including boxed end, cover flashing and dressing into rainwater head.                                                                                               | B                |                 | 3               | 84 M               | £251.37               | £21,115.08             |
| 3.02        | Downpipes                                  | Allowance to test and clear downpipes                                                                                                                                                                    | B                |                 | 2               | 8 Item             | £100.00               | £800.00                |
|             | Sub-total                                  |                                                                                                                                                                                                          |                  |                 |                 |                    |                       | <b>£21,915.08</b>      |
| <b>4.0</b>  | <b><u>Elevations</u></b>                   |                                                                                                                                                                                                          |                  |                 |                 |                    |                       |                        |
| 4.01        | Mortar Joints                              | Raking out and repointing of defective mortar joints across all elevations (allow for 10m2 per elevation)                                                                                                | B                |                 | 2               | 40 m <sup>2</sup>  | £15.00                | £600.00                |
| 4.02        | Window Mastic                              | Rake out existing window mastic and repoint                                                                                                                                                              | B                |                 | 2               | 1140 LM            | £12.00                | £13,680.00             |
|             |                                            | <b>Total estimated cost of recommended works (exc. Prelims and contingency)</b>                                                                                                                          |                  |                 |                 |                    |                       | <b>£350,683.28</b>     |
|             | Contractors Preliminaries                  | 12% of cost of recommended works                                                                                                                                                                         |                  |                 |                 |                    |                       | £42,081.99             |
|             | Contingency Sum                            | 10% of cost of recommended works                                                                                                                                                                         |                  |                 |                 |                    |                       | £35,068.33             |
|             |                                            | <b>Total estimated cost of project works</b>                                                                                                                                                             |                  |                 |                 |                    |                       | <b>£427,833.60</b>     |
|             |                                            | <b>Say</b>                                                                                                                                                                                               |                  |                 |                 |                    |                       | <b>£428,000.00</b>     |
|             |                                            |                                                                                                                                                                                                          |                  |                 |                 |                    | <b>Total shares</b>   | <b>26</b>              |
|             |                                            |                                                                                                                                                                                                          |                  |                 |                 |                    | <b>Cost per share</b> | <b>£16,461.54</b>      |

Notes: All costs exclude VAT and Professional Fees and have been estimated for budget purposes only.

The estimated costs included in this report have been based on current market information. It should be noted that the risks associated with the Covid-19 pandemic and Brexit remain uncertain and must be considered when forecasting costs beyond the date of issue of this report. The information used in this report is accurate based on the current market information that is available at the date of issue, however, there currently remains a risk to the supply of materials and labour mainly from manufacturing backlogs caused by the recent enforced lockdowns. Added to this risk are Brexit related issues in the supply chain which have also been particularly evidenced in the sourcing of materials and manufactured goods from outside of the UK. These issues have the risk of causing considerable cost fluctuations to the figures in this estimate.

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