

Date 7 August 2025

Our Ref 23-03271

Dear Owner

PROJECT ADDRESS: 7-8 SAUNDERS STREET, EDINBURGH, EH3 6TU
SUBJECT: CONSULTANT ROOF CONDITION REPORT

We write to confirm that we have received the above consultant Roof Condition Report from Summers-Inman Construction and Property Consultants LLP and it is attached for your information.

In brief, Summers-Inman recommend the following remedial works:

- The cold roof areas around the bay windows should be redesigned for a warm roof style and a flashing installed to prevent moisture ingress to the adjacent ceiling voids.
- Sealant joints to the bay window units should be raked out and renewed – this will be private to each owner at an additional expense per property. We are unable to include these works as part of the Enforcement process as they are not classed as communal works
- The main roof covering is at the end of life and should be replaced in the medium term.
- Debris in the gutters should be removed in the medium term.
- Lead water gates have been repaired and would benefit from replacement. This should be carried out while the roof covering is being replaced.
- The parapet coverings should be replaced in the medium term, when the roof covering is being replaced.
- The skylights should be replaced in the medium term; however, this should be done when the roof covering is being replaced.
- The monopitch (middle entrance door canopy) roof covering is at the end of life and should be replaced in the medium term. The parapet gutter in the same area should be replaced when the monopitch roof is being replaced.
- 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 relayed to a depth of 300mm.

Edinburgh Shared Repairs Service
Housing, Family Support & Fair Work
Place Directorate

Waverley Court 1.4, 4 East Market Street, Edinburgh EH8 8BG

Tel 0131 529 6778 esrs@edinburgh.gov.uk

The consultant has provided an estimated cost for the remedial works to maintain the wind and watertightness of the roof for the long-term future of the building. We have also issued our Cost Estimate 1 cover letter, alongside the consultant Roof Condition Report. Within this letter is our cost estimate, which will be the estimated cost of repairs, should the works be undertaken via our Enforcement process.

If you have any queries in relation to this letter or wish to have a meeting to discuss the matter further then please contact your Case Officer or Surveyor, [REDACTED] [REDACTED] for further details.

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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