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Date 25 July 2023
Your ref
Our ref 23-02010/INT1-B6

Dear [REDACTED]

Project Reference: 23-02010
Property Address: 7 & 8 Saunders Street, Edinburgh

Essential Repair Reported

Further to our letter sent on 7 June 2023 regarding the canopy roof above the central external door and stairwell in block 7/8, we can confirm that the defect falls within the scope of the service offered (ESRS) and will be treated as requiring an 'essential' repair.

We recommend that owners privately organise and carry out the works required and a range of guidance and advice is available to support you via our Website at www.edinburgh.gov.uk/sharedrepairs or by contacting ESRS. Please quote the project reference above if you contact us.

There are significant benefits in carrying out these repairs privately, including:

- Owners choose the Contractor(s) who will quote for and subsequently undertake the works;
- Your Title Deeds will determine the share of costs that you are liable for;
- The cost of the works will exclude the administration fee that is applied to projects that the council may enforce;
- Owners may be able to carry out works in a shorter timescale than the standard procedures applied by ESRS; and
- Owners remain in control of the works undertaken by the Contractor.

If the Council enforces repairs to buildings, all owners will be charged an equal share of the costs irrespective of what your Title Deeds state, this is in accordance with the City

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Waverley Court 1.4
4 East Market Street, Edinburgh, EH8 8BG
Tel 0131 529 6778 esrs@edinburgh.gov.uk

of Edinburgh District Council Order Confirmation Act 1991. If the defect is a boundary wall, all owners of properties connected with the boundary wall will be charged an equal share of the costs.

Please return the attached mandate within 28 days to tell us what your preferred option is. If it is more convenient your preference can be emailed directly to esrs@edinburgh.gov.uk

If we do not receive confirmation that a majority wish to take responsibility, the project will be considered for enforcement action and the Council may serve a Statutory Notice under the City of Edinburgh District Council Order Confirmation Act 1991 and progress the works.

Please be aware that the Council will take no enforcement action at this stage.

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