

Date 25 April 2025

Your ref

Our ref 23-03271/ENF25S01

Dear Owner

PROJECT ADDRESS: 7 & 8 SAUNDERS STREET, EDINBURGH

SUBJECT: INFORMATION ON AN UPCOMING SITE SURVEY AND ACCESS REQUIRED.

I write to inform that The Edinburgh Shared Repairs Service of the City of Edinburgh Council (the Council) has begun enforcement of the repair works to your property, as detailed in the previous communications. We apologise for the delay in taking this case to Survey stage.

Process

Summers-Inman Building Consultancy on behalf of The City of Edinburgh Council will be visiting the tenement building on **Thursday 01 May 2025** to conduct a survey to assess the extent of the works required.

The survey will focus on the condition of the common roof areas. Summers-Inman Building Consultancy shall inspect from ground level, making use of a drone to take aerial images of the high-level building elements. The roof void will also be inspected.

Access to the roof and other common parts of the property is required, on the date provided above.

If your property is rented out, please ensure the tenants are aware of the forthcoming inspection. In the event you are a tenant in the property please notify the landlord or owner. Where the property has been sold/purchased recently please notify us of the change in ownership and if a forwarding of mail to a different address is required.

Staff will carry photo ID to identify themselves, if you feel concerned that the person seeking access may not be from Summers-Inman Building Consultancy, please do ask to see their ID. The following personnel will be in attendance: Christopher Howard, Summers-Inman Building Consultancy on behalf of The City of Edinburgh Council.

Edinburgh Shared Repairs Service
Housing and Homelessness
Place Directorate

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

Tel 0131 529 6778 esrs@edinburgh.gov.uk

Next Steps

Although the enforcement process has begun, it is still possible to take back works privately. The Council can continue to provide guidance at any stage, through online, telephone and face to face assistance. Management of the works privately will give you, the building owners, more control over scope, timescales and impact of the works. In the first instance, please contact your [REDACTED] for further details.

Owners should be aware, that if works are subsequently taken back privately at any point after the Building Survey has taken place, the Council will charge owners for the abortive cost for providing these services. This will include the building survey, costs for the provision of access to the identified defect and any intrusive investigations carried out. The level of abortive costs will also depend upon how advanced the Building Surveyor is through the design and procurement stages. Costs will be billed to owners on an equal share basis, through the Local Government in Scotland Act 2003.

The estimated cost of the Building Survey and provision of the Survey Report with costs and recommendations is £2,140 (+ VAT).

If you have any queries in relation to this survey or wish to discuss the matter further then please contact your [REDACTED] for further details.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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