

Date 12 February 2026

Your ref if required

Our ref if required

Dear Owner/Resident

**Update on crash decks and cladding investigations at blocks 1 & 2, 3 & 4, 7 & 8
Saunders Street**

I'm writing to update you on the recent issues with the masonry at your block that led to crash decks (scaffolding) being put in place around the building due to the risk of falling masonry cladding.

We wrote to you previously to tell you that we used emergency powers to do this under Section 24(2) of the City of Edinburgh District Council Order Confirmation Act 1991. This allowed work to be done to make the building defect safe as it was a risk to public safety.

I'm writing to you in the Council's capacity as a co-owner in your block, however we are also the registered Property Factor for the building. As your property factor, we can arrange repairs and handle maintenance on behalf of owners as well as manage budgets, collect payments and communicate with you. For more information on our various roles in your building, refer to our website [Multi-storey blocks – The City of Edinburgh Council](#).

We've engaged with a structural engineer to carry out a detailed inspection and investigation at the blocks to determine the underlying issues that may be contributing to the issues with the masonry cladding. We will write again to give you notice of the dates these investigations will take place and what to expect, for example if they will be using rope access surveyors. The structural engineers will then review the findings and prepare a report with recommendations on remedials required to make the external cladding safe.

We're undertaking these investigation works as an emergency. We'll proceed with these emergency investigations in our capacity as a co-owner in the block, under Rule 7 of the Tenements (Scotland) Act 2004. This rule states that individual owners can instruct urgent repairs to common parts without waiting for a formal decision from other owners. This applies if the proposed work prevents immediate damage or ensures health and safety, allowing costs to be recovered from co-owners. We feel this is an appropriate action to take as the investigations by a structural engineer will allow us to confirm what remedial works are required to minimise the time until all the co-owners in the block can reach an agreement about the next steps.

I'll write to you again to share a copy of the report with the structural engineer's findings and recommendations. We can also arrange a meeting to discuss the findings and next steps.

Once we know what remedial works are required, we will then ask you to vote on whether you want to go ahead with the repairs. In accordance with the [Tenement Management Scheme](#) (TMS) we have no authority to action any repairs without majority approval from owners. The crash decks will continue to remain in place and provide protection for residents and the general public, until the cladding has been made safe.

In the meantime, get in touch with us to discuss any questions or concerns you may have at hrmi@edinburgh.gov.uk.

If English is not your first language and you would prefer a copy of the report in another language, please let us know by contacting us at hrmi@edinburgh.gov.uk

Yours sincerely,

Joanne Allison

**Surveying Manager, High Rise Investment
High Rise Management and Investment**



If you would like this letter in another language or format such as Braille or large print, please contact the Interpretation and Translation Service hrmi@edinburgh.gov.uk