

Date 9 January 2026

Our ref 25-04943

Dear

PROJECT ADDRESS: 1;2; 5;6 & 7;8 SAUNDERS STREET, EDINBURGH, EH3 6TQ

We write to inform you that the Edinburgh Shared Repairs Service (ESRS) visited your property on 23 December 2025, following the report of a defect at the above address.

An Officer attended on the above noted date at the request of the High Rise Team due to safety concerns about the blockwork. An Officer attended with a consultant Structural Engineer (Harley Haddow) to assess public safety concerns at Saunders Street and India Place entrance gable walls, highlighted in a recent window survey of the blocks carried out by Harley Haddow on behalf of the High-Rise Team.

The issues raised by the Structural Engineer were as follows.

“Signs of cracking to the masonry near the corners. These cracks suggest signs of movement, likely as a result of wind loads. In some cases, the movement has caused masonry units to become partially dislodged and which is clearly visible from ground level. I believe this damage to constitute a risk to the general public, with potential falling masonry”

Due to the potential of risk to public and residents' safety, an Edinburgh Council framework contractor was instructed to erect crash deck scaffolds to the gable elevations as instructed by the Structural Engineer. These make-safe works are required as a temporary measure. Please contact your Factor to discuss progressing matters in the future.

Next Steps

Please note that the responsibility for injury to persons or property, caused by defects to a building, lies with the building owner/s. The poor condition of the property now

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warrants consideration to undertake repair works as a matter of urgency. Unless the defect is appropriately addressed, further serious building defects may arise putting members of the public at risk.

Section 24(2) of the City of Edinburgh District Council Order Confirmation Act 1991 empowers ESRS to carry out emergency repair work to make safe a building defect where there is a risk to public safety, and as such an emergency statutory notice will now be issued.

As the owner/s of the property, you are liable for the costs of the preventative action, and an invoice will be issued in due course.

The Council has been through a rigorous, standardised process to identify ownership details of the affected property. However, if you believe you are not the intended recipient, or are no longer the owner of this property, please contact the ESRS on 0131 529 6778.

ESRS have a range of guides available that can help you arrange repair works. Information and guidance is available to support you on our website at www.edinburgh.gov.uk/sharedrepairs. Alternatively, you can contact ESRS on 0131 529 6778 to speak with a Case Officer.

For any queries regarding the long-term works required and report findings from the engineer's survey, please contact HRMI@edinburgh.gov.uk

Yours sincerely

Chris Thompson
Property Officer