

62654

Please provide the following recorded information relating to Block 1 and Block 2 Saunders Street EH3 6TQ.

Confirmation of whether this block was included in the Citywide High-Rise Full Building Condition Surveys programme approved by the Finance and Resources Committee in March 2022 (referenced in Internal Audit Report PL2502, 13 October 2025).

No - no blocks in minority ownership were included in the commission.

If included: the date(s) the condition survey and/or structural survey of this block was carried out, the name of the surveying organisation, and a copy of the resulting survey report(s), including all findings and recommendations relating to the roof or structure.

NA

Confirmation of whether this block is one of the 44 multi-storey sites referenced in Internal Audit Report PL2502, and the criteria used to define a site as within the remit of the High-Rise Management and Investment team.

Yes - This block is part of the HRMI teams remit due to the historic management arrangement at these blocks by the concierge service before the formation of the HRMI team and the Council's role in the block as Property Factor.

The recorded height of this block in metres and its storey count, as held in the Council's asset, building warrant, or fire safety records, and confirmation of whether the block appears on the Council's high-rise inventory (buildings of 18 metres or more).

Building info for 1-2 Saunders Street:

Date of construction 1976

Highest Floor Height 12.5

Number of Stories 6

Number of Flats 136

All inspection records, condition assessments, and maintenance records relating to the roof and structure of this block from 1 January 2015 to the date of this request, including the date of each inspection and a summary of findings.

As noted in the Written Statement of Services, the Council, as a property factor, will not carry out annual building condition inspections of blocks on behalf of homeowners. All homeowners in a block have responsibility for monitoring the condition of their building and reporting any issues. (Section 6). It should be noted that the Council's powers as property factor are no greater than the powers of the individual owners.

The date on which any defect affecting the roof or external structure of this block was first recorded by the Council or its contractors, and a copy of the record of that first identification.

As a factor, the Council receives a repair or survey requests from owners.

As no timescale was provided, this is difficult to answer. Most recently: As a co-owner in the block, the Council received an email in December from a Structural Engineer who attended the blocks are part of a targeted window replacement programme to some Council owned properties.

The SE noted concern about the masonry on the gable walls from his observations, informed by his experience and professional knowledge of similar buildings/construction type. This was raised with Edinburgh Shared Repairs Service, who attended site with a Structural Engineer to assess the risk. They deemed it necessary to install crash decks in some areas to protect the public until further detailed surveys could be carried out. These surveys are initiating and residents have been provided with updates on the progress of these works