

62888 Defect Works Carried out at 1–5 Saughton Grove

Please provide the following:

Please clarify what document this statement refers to and provide a copy of the full breakdown of costs referenced.

Scaffolding

Please confirm:

- The dates on which the scaffold was erected and removed.

Work was received on 1/4/26 and completed 12/5/26

- Whether the scaffold was charged on a fixed-price basis or a time-based hire arrangement.

Fixed price

- If time-based, the applicable hire rates and whether any additional charges arose from the scaffold remaining in place for approximately four weeks.

NA

- Copies of the relevant scaffold invoices.

We do not hold any invoices. This is paid by the councils approved SOR based purchase order system

Contractor Appointment and Owner Involvement

- The name of the contractor(s) appointed and the procurement process followed.

Saltire Roofing and Building

- Whether competitive quotations were obtained and, if so, copies of those quotations.

No

- If quotations were not obtained, the reason for this.

Because this is an area based council procured contractor (pricing agreed on a SOR basis)

- Why owners were not given the opportunity to arrange their own contractor to undertake the necessary permanent repairs before the Council instructed works.

Wind and water tight repairs emergency needed

- Whether any alternatives to Council intervention were considered.

No. Wind and water tight repairs emergency needed

Correspondence and Decision-Making

Please provide copies of correspondence relating to these works between:

- The Council and the appointed contractor(s);

Site meeting email attached

- The Council and any surveyors, engineers or consultants involved; including instructions to proceed, scope of works, variations, inspections, completion records and any communications relevant to the decision to undertake emergency works.

Please see the attached quote with scope of works attached.

Commercially sensitive information such as rates for materials cannot be released. The Council considers that if this information was disclosed to you it would harm the provider's commercial interests by providing external providers with an unfair advantage when competing for Council contracts and work.

- Details of the permanent repair works the Council considers necessary.

Permanent works quote attached

- Any recommendations, specifications or reports that owners should obtain when arranging those repairs.

No

- Whether the Council intends to take any further action if owners proceed independently with the permanent repair.

No

- The specific provisions of the Tenements (Scotland) Act 2004 relied upon in this case and the basis upon which the works were deemed emergency works.

Water ingress damaging internals

Finally, please confirm whether any underlying structural issues affecting the chimney, roof, flashings or gable wall were identified during the inspections or works, and whether the Council has identified any concerns regarding future deterioration.

No

Future Repairs and Statutory Basis

- Details of the permanent repair works the Council considers necessary.
- Any recommendations, specifications or reports that owners should obtain when arranging those repairs.
- Whether the Council intends to take any further action if owners proceed independently with the permanent repair.
- The specific provisions of the Tenements (Scotland) Act 2004 relied upon in this case and the basis upon which the works were deemed emergency works.

Finally, please confirm whether any underlying structural issues affecting the chimney, roof, flashings or gable wall were identified during the inspections or works, and whether the Council has identified any concerns regarding future deterioration.

[The Council does not hold this information.](#)