

Christopher Thompson

From: [REDACTED]
Sent: 23 December 2025 14:25
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Saunders Street
Attachments: XXXXX-HAH-XX-XX-D-S-00001.pdf

 External email >

 First time sender >

 Contains topics of a financial nature >

[REDACTED] et al,

Please find attached a sketch showing the flatted blocks in question and the gables subject to deterioration and immediate forming of exclusion zones and crash decks. The extents of the crash deck and exclusion zones would be best advised by the contractor to ensure safe distance from any potential falling masonry. We can be on hand tomorrow morning to review and provide our opinion. Closure of footpaths within the immediate vicinity would be reasonable and forcing pedestrians to use the footpath on the other side of the road.

This information should be sufficient and provide the necessary level of safe access over the Christmas period. After which, we can review the deterioration in more detail and make plans for further investigation and remedial works. Key amongst these works will be:

- Gaining closer access to the affected areas at high level
- Investigating the wall ties and internal areas for any damage/deterioration
- Developing remedial solutions

Should any severe winds be experienced within the area, we would encourage an immediate follow-up structural survey to assess the condition and make further recommendations where appropriate. Without specifying an exact wind speed figure at this time, we would suggest any “amber” weather warnings be considered as “severe weather”.

I trust the above meets your needs. Should you have further questions, please let me know.

Kind regards,



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From: [REDACTED]

Sent: 23 December 2025 14:02

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Saunders Street

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Hi [REDACTED]

Thanks. One of my Property Officers [REDACTED] is awaiting further information from the Structural Engineer.

[REDACTED] can you send any plans as soon as possible, as we have limited contractors and staff available at short notice before Christmas. It's likely this will spill into tomorrow as well in terms of temporary make safe works.

Kind regards

[REDACTED]

[REDACTED]

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or speak to our team in a Locality Office



Edinburgh Shared Repairs Service

From: [REDACTED]
Sent: Tuesday, December 23, 2025 1:54:12 PM
To: [REDACTED]
Cc: [REDACTED]

Subject: RE: Saunders Street

Hi [REDACTED],

We've had confirmation from the Structural Engineer that action is required today to mitigate the risk to the public due to the defects noticed on the gables. They are recommending hoarding and crash decks to protect against falling masonry. I've copied in [REDACTED] from Harley Haddow, [REDACTED] collating a formal note on [REDACTED] observations and recommendation in the first instance.

So you are aware, there may be correlating issues that are linked to the roof repairs planned at the one of the blocks, given the deterioration on the gables they may be causing water ingress.

There's a potential that this will require substantial remedial works, this can be managed by the High Rise team as a capital project. We'll regroup in the New Year about the develop a detailed survey and scope for remediation.

Kind regards,
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 23 December 2025 10:55
To: [REDACTED]
Cc: [REDACTED]

Subject: Re: Saunders Street

Hi [REDACTED]

We don't have contact details for a resident a group unfortunately. ESRS letter owners individually and not through residents' groups, so we unable to help on this query.

For info, our processes only allow for an Intervention because owners are unable to agree on the scope of the works, some owners not engaging, owners have encountered an obstacle they cannot overcome or vulnerability of the lead owner etc. It appears to be at a stage where your team needs to communicate the defect to the owners first by letter or by a stair meeting.

Also, we are only looking at the roofing works here under Enforcement powers, which are due to begin in the New Year.

Could you please confirm whether the issue reported last Wednesday 17th Dec in relation to the cladding presents a risk to public safety, and whether you are requesting ESRS to attend? This confirmation is required so that I can mobilise staff and, if necessary, appoint contractors for any make safe works / Heras fencing etc.

Kind regards

[Redacted]

[Redacted]

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From: [Redacted]

Sent: Tuesday, December 23, 2025 8:43 am

To: [Redacted]

[Redacted]

Subject: FW: Saunders Street

Hi [Redacted]

I'm emailing you directly as I know [Redacted] was involved in a Shared Repairs programme of work at Saunders Street (attached) and wanted to draw your attention to the concerns raised by Harley Haddow while they were surveying the block for window replacements. The information is highlighted in the email chain below.

We have such low ownership in the block, and we're only factor for 3 of the 4, that I wanted to check with your team first. Do you have a contact with a resident group that you could discuss this with and is this something that the Shared Repairs team could provide support to the owners for? Harley Haddow are noting that there could be a risk of falling masonry due to insufficient wall ties, based on visual inspection and similar repairs carried out at that adjacent building.

Happy to have a meeting to discuss how best to proceed. We also have a rope access surveyor who could carry out a detailed survey, but again we would need to notify residents and seek approval for shared costs.

Kind regards,

[REDACTED]
[REDACTED]
From: [REDACTED]
Sent: 18 December 2025 14:15
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Saunders Street

Hi [REDACTED],

In one of the surveys done by Harley Haddow for window replacement, they raised risk at Saunders Street which I highlighted below.

I am unsure if this needs immediate attention but feel like worth escalating to you as HH flagged it as a risk to the general public.

Appreciating Saunders Street are minority blocks and also not within the SBA scope.

Let me know if any help/action from me.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
From: [REDACTED]
Sent: 17 December 2025 11:33
To: [REDACTED]
Cc: [REDACTED] >
Subject: RE: HR Windows: File Sharing

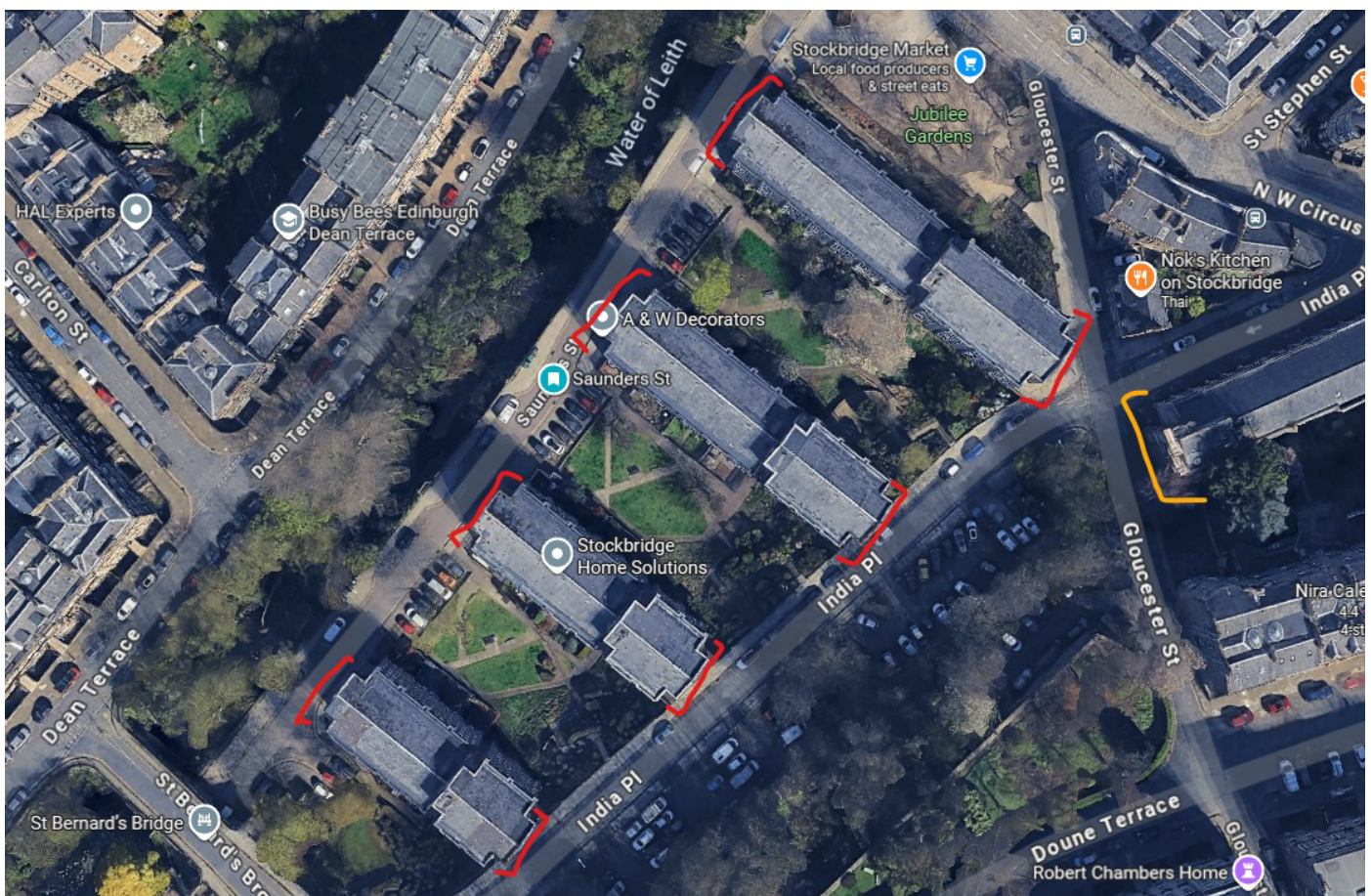
Thanks [REDACTED]
[REDACTED]

The No-fines concrete is likely to be very weak and could be quite variable in strength. Ideally, I would like to test multiple areas to ensure that we have consistent results across the block. So, some in the communal areas may be a good idea. However, I would ideally like some in the flats to get a more comprehensive set of results. The finishes would need to be removed to expose the wall panel. The testing outfit would be in for a day, if not less. I would need at least 5 tests but ideally 15 to get better results and reduce safety factors. It will result in a more economical fixing design. The outfit would test these fixings to failure; therefore, some repair works would be required (but expect the affected area to be quite small). Quite likely a cementitious concrete repair.

Just a note on May and Gunnet Court. Both these blocks are recorded as having no-fines concrete and have had their windows replaced. Therefore, I would assume that there was a fixing detail provided by the structural engineer for this job. Is this something you can look into? As we could potentially adopt the same detail.

I also need to make you both aware of some damage that has occurred to the 4No blocks of flats at Saunders Street, not explicitly related to the window replacement project. Several gable walls exhibited signs of cracking to the masonry near the corners (shown in red below). 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. I suggest that actions are taken to make the space safe. Thereafter, consideration be given to more investigations to establish the cause of the damage and develop remedials to permanently address the matters. Evidence of historic repairs in the form of steel straps has attempted to tie the masonry together. However, this appears only to be a temporary fix and is isolated to a few locations. I attach a series of photographs documenting said damage.

It's also worth noting that we recently did some work on an adjacent NHS building (shown in orange below). The building appears to consist of identical external cladding and was found to have had similar cracks due to movement, likely caused by wind loading. Upon investigation we discovered that the masonry cladding was insufficiently tied back to the inner leaf due to corrosion of the wall ties. As such, we specified wall tie replacement, masonry unit replacements and some helifix bar repairs in order to more effectively tie the corners together. I suspect your house blocks might require something similar.





Please let us know if you have any further questions. I suspect you may want a meeting to discuss this latter point over a team's call. I have availability this afternoon, tomorrow AM or all day Friday.

Kind regards,

l



Senior Structural Engineer

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