

From: [REDACTED]
Sent: 14 May 2026 13:25
To: Michael Miller
Cc: [REDACTED]
Subject: RE: E20955.00 - St Cuthbert's RC Primary School
Attachments: 260514 - E20955 - St Cuthberts RC PS - M Miller.pdf

 External email >

Hi Michael/Sandy
Please find attached letter report for our inspection to the roof carried out last week.
Let me know if you have and queries or comments.
Best Regards



Project Engineer
for Will Rudd
*MEng(Hons), CEng,
A1StructE*
*Please note my
working days are
Monday to
Thursday*

Will Rudd Davidson (Edinburgh) Ltd | 43 York Place | Edinburgh | EH1 3HP
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From: Michael Miller
Sent: 12 May 2026 16:08
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Thanks [REDACTED]
Skanska are confirming when this will be completed. Hope to have an answer by tomorrow AM.
Michael
Michael Miller – Maintenance Manager (Building Fabric)
Facilities Management | Place Directorate | The City of Edinburgh Council | Level 1.4 | Waverley Court | 4 East Market Street | Edinburgh | EH8 8BG [REDACTED]
Michael.Miller@edinburgh.gov.uk

From: [REDACTED]
Sent: 12 May 2026 14:38
To: Michael Miller Michael.Miller@edinburgh.gov.uk
Cc: [REDACTED]
Subject: RE: E20955.00 - St Cuthbert's RC Primary School
Michael

Thanks, file is all good.

Have you heard whether the opening up works have now been completed on site?

Best Regards



Project Engineer
for Will Rudd
*MEng(Hons), CEng,
AIAStructE*
*Please note my
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Thursday*

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From: Michael Miller <Michael.Miller@edinburgh.gov.uk>

Sent: 12 May 2026 13:05

To: [REDACTED]

Cc: [REDACTED]

E20955.00 - St Cuthbert's RC Primary School

[REDACTED]
Let me know if the attached opens for you.

Michael

Michael Miller – Maintenance Manager (Building Fabric)

Facilities Management | Place Directorate | The City of Edinburgh Council | Level 1.4 | Waverley Court | 4 East Market Street | Edinburgh | EH8 8BG [REDACTED] |

Michael.Miller@edinburgh.gov.uk

From: Michael Miller

Sent: 12 May 2026 12:58

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Hi [REDACTED],

Trying to source. Will share when in receipt.

Michael

Michael Miller – Maintenance Manager (Building Fabric)

Facilities Management | Place Directorate | The City of Edinburgh Council | Level 1.4 | Waverley Court | 4 East Market Street | Edinburgh | EH8 8BG [REDACTED] |

Michael.Miller@edinburgh.gov.uk

From: [REDACTED]

Sent: 11 May 2026 14:34

To: Michael Miller <Michael.Miller@edinburgh.gov.uk>

Cc: [REDACTED]

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Hi Michael

Just wondering if you have any CAD drawings available for St Cuthberts? These would help us progress the remedial design and coordination of the proposed works.

Best Regards



Project Engineer
for Will Rudd
*MEng(Hons), CEng,
AStructE*
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From: Michael Miller <Michael.Miller@edinburgh.gov.uk>

Sent: 04 May 2026 10:51

To:

Cc:

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Hi

Yes that's fine. The FT will be onsite.

Kind Regards,

Michael Miller – Maintenance Manager (Building Fabric)

Facilities Management | Place Directorate | The City of Edinburgh Council | Level 1.4 | Waverley Court | 4 East Market Street | Edinburgh | EH8 8BG |

Michael.Miller@edinburgh.gov.uk

From:

Sent: 04 May 2026 10:34

To: Michael Miller <Michael.Miller@edinburgh.gov.uk>

Cc:

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Hi Michael

I assume 9.30 is ok for tomorrow?

Best Regards



Project Engineer
for Will Rudd
*MEng(Hons), CEng,
AStructE*
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From: [REDACTED]

Sent: 30 April 2026 09:22

To: 'Michael Miller' <Michael.Miller@edinburgh.gov.uk>

Cc: [REDACTED]

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Great, we would be aiming to get there about 9.30

Best Regards



Project Engineer
for Will Rudd
*MEng(Hons), CEng,
AIAStructE*
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Thursday*

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From: Michael Miller <Michael.Miller@edinburgh.gov.uk>

Sent: 30 April 2026 09:17

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Hi [REDACTED]

Absolutely. What time?

Kind Regards,

Michael Miller – Maintenance Manager (Building Fabric)

Facilities Management | Place Directorate | The City of Edinburgh Council | Level 1.4 | Waverley Court | 4 East Market Street | Edinburgh | EH8 8BG [REDACTED] |

Michael.Miller@edinburgh.gov.uk

From: [REDACTED]

Sent: 30 April 2026 09:11

To: Michael Miller <Michael.Miller@edinburgh.gov.uk>

Cc: [REDACTED]

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Hi Michael

Following the removals taking place over the weekend would it be possible for me and a colleague to get access on Tuesday 5th May to carry out surveys?

Best Regards



Project Engineer
for Will Rudd
*MEng(Hons), CEng,
AIPStructE*
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Thursday



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From: [REDACTED]
Sent: 29 April 2026 14:20
To: [REDACTED] Sandy Rintoul
<sandy.rintoul@edinburgh.gov.uk>; [REDACTED]

Cc: [REDACTED]

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Hi [REDACTED]
Yes I am available between 10am and 12.30 if this suits?
Can I ask my colleague [REDACTED] is cc'd into correspondence moving forward?
Thanks all!



[REDACTED]
Director
for Will Rudd

*BEng(Hons), CEng,
MIPStructE*



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From: [REDACTED]
Sent: 29 April 2026 14:17
To: Sandy Rintoul <sandy.rintoul@edinburgh.gov.uk>; Monaghan, Stephen
<Stephen.Monaghan@skanska.co.uk>; [REDACTED]

Subject: Re: E20955.00 - St Cuthbert's RC Primary School



Sandy,
All supporting supplier and labour arranged to kick things off on Friday 1/05/26.
See access request issued to the access team.
We are attending Friday 1/05/26 to Sunday 3/05/26.
Friday: Electrical Isolations, Lights removed / detection isolation

Sat/ Sun - Ceiling removed and plywood taken down, pockets exposed, cores completed.

[REDACTED] if you want to arrange a site inspection next week please feel free.

In addition Alan are you free on Friday for a site check in for literally 30 mins?

Regards

[REDACTED]
Fabric Facilities Manager

Skanska UK

Building Services

2 Parklands Way, Eurocentral, Motherwell ML1 4WR

skanska.co.uk

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From: Sandy Rintoul <sandy.rintoul@edinburgh.gov.uk>

Sent: Wednesday, April 29, 2026 07:43

To: [REDACTED]

Cc: [REDACTED]

Subject: Fw: E20955.00 - St Cuthbert's RC Primary School

Morning [REDACTED]

Please see attached specification from WRD. Can you advise when Skanska can mobilise and rough duration of works on site please.

Thanks

From: [REDACTED]

Sent: Tuesday, April 28, 2026 5:13:21 PM

To: Michael Miller <Michael.Miller@edinburgh.gov.uk>; Sandy Rintoul <sandy.rintoul@edinburgh.gov.uk>

Cc: [REDACTED]

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Hi Michael/Sandy

Following issue of our recent report, we have identified a series of targeted opening-up investigations to further inform our understanding of the existing floor structure and support the development of the proposed strengthening solution. We have also considered the opening-up of the first-floor ceiling to facilitate similar level surveys to those previously undertaken at first floor level, to assess the condition and behaviour of the roof structure.

As noted previously, particular focus will be given to areas within approximately the first metre of span adjacent to the supports, where localised increases in deflection have been observed. The proposed works in these areas are intended to investigate potential shear-related behaviour and to assess beam bearing conditions and support interfaces. In addition to the support zones, further targeted openings are proposed across the floor plate to provide a more complete understanding of the structural arrangement and condition. These include beam exposure at midspan locations by removal of limited void formers, as well as localised investigation of the in-situ topping.

The attached information sets out the proposed locations and extent of opening-up in more detail. It would be beneficial for WRD to attend during these works to help direct the locations of the openings as they are carried out.

Please let me know if you have any queries or would like to discuss the proposals further.

Best Regards



Project Engineer

for Will Rudd

MEng(Hons), CEng,

AIStructE

Please note my

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From: [REDACTED]

Sent: 23 April 2026 20:41

To: 'Michael Miller (City of Edinburgh Council (Main))' <Michael.Miller@edinburgh.gov.uk>; sandy.rintoul@edinburgh.gov.uk

Cc: [REDACTED]

Subject: RE: E20955.00 - St Cuthbert's RC Primary School

Hi Michael & Sandy

Further to the below, please find attached our structural report as discussed.

We trust this is in line with your expectations, but please let us know if you have any queries or if anything requires further clarification.

Best Regards



Project Engineer

for Will Rudd

MEng(Hons), CEng,

AIStructE

Please note my

working days are

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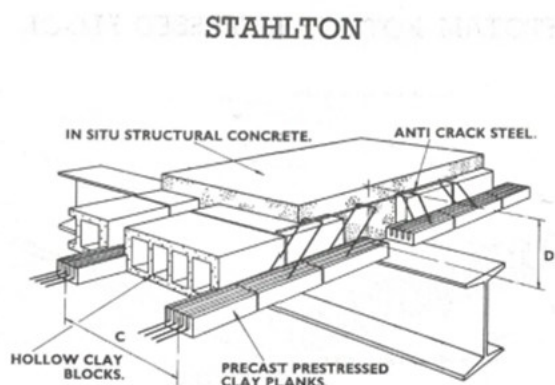
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From: [REDACTED]
Sent: 16 April 2026 13:07
To: 'Michael Miller (City of Edinburgh Council (Main))' <Michael.Miller@edinburgh.gov.uk>; sandy.rintoul@edinburgh.gov.uk
Cc: [REDACTED]
Subject: E20955.00 - St Cuthbert's RC Primary School

Hi Michael

I wanted to provide a brief update on the structural investigations undertaken to the floor construction at the school, ahead of issuing our full report early next week.

From review of historical information, the floors are understood to comprise a Stahlton prestressed precast concrete system. This consists of hollow concrete blocks being positioned between reinforced precast planks with projecting reinforcement. In-situ concrete is then poured into the spaces between the blocks to form a composite concrete beam, and an in-situ concrete topping above. Please see below for schematic of the system.



As part of our investigations, we have undertaken a number of site visits to carry out detailed inspections of the floor structure. This has included scanning of the top side of the slab to identify any reinforcement within the in-situ topping, level surveys from both the classroom floor level and the exposed soffit (following ceiling removal), and a full defect survey to record cracking and damage to the soffit and void-forming units.

The scanning works did not identify any reinforcement within the in-situ structural topping. The level surveys carried out from both the top and underside of the slab are broadly consistent and confirm significant deflection across all three affected classrooms (survey results attached).

The most severe case has been recorded in Room 053, where the maximum normalised deflection is approximately 72mm across the span. By comparison, a typical serviceability limit for this span would be in the order of span/250, whereas the measured deflection corresponds to approximately span/113. This indicates a significant reduction in structural stiffness, estimated to be in the order of 56% on average. Based on our assessment to date, the excessive deflections are likely attributable to a combination of factors, including:

- The original specification being under-designed relative to actual site conditions
- Actual spans on site exceeding those assumed in the original design guidance
- Potential historical overloading contributing to increased prestress losses
- Likelihood of significant prestress tensile capacity loss within the cast-in tendons
- A significant reduction in overall member stiffness
- Lack of reinforcement to the structural topping and damage to the void forming units could be contributing to a lack of restraint to the concrete beams resulting in lateral torsional buckling in the beams

In addition, in Rooms 053 and 054 we have identified a pronounced increase in deflection over approximately the first metre of the span adjacent to the supports. This behaviour may be indicative of a localised shear-related issue, and we are currently considering whether further targeted investigations in these areas are required.

We will continue to review the findings and complete our assessment and will issue a full report early next week. This will set out our conclusions in detail and include recommendations for any further investigations, along with initial options for potential strengthening measures.

If you have any queries in the meantime, please do not hesitate to get in touch.

Best Regards



Project Engineer
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LM/SC/E20955

14th May 2026



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For the attention of Mr Michael Miller

Dear Michael,

St Cuthberts RC Primary School, Edinburgh Inspection of Roof Structure

Introduction

Following completion of visual investigations to the first-floor structure, it was decided to undertake additional investigations to the roof structure following removal of the suspended ceiling finishes. This was due to archive drawings indicating that the roof was constructed using the same structural system as the floor structure. Liam McKenzie and Ethan Whyte attended site from WRD attended site to carry out surveys on 5th May 2026.

The earlier investigations to the floor identified significant structural concerns, including excessive deflections and damage to the void formers. The purpose of the additional roof investigations was therefore to establish whether similar defects and deterioration mechanisms were present within the roof structure.

Our report is based on a visual basis only and no intrusive works have been carried out at this stage. We are unable to comment on the condition of areas or structural elements which are not visible. We comment as follows:

St Cuthberts RC Primary School is a purpose built education facility constructed in the 1950's. The school is generally single storey with exception of a of a two storey building located to the south of the school grounds. The area investigated comprises the two-storey section of the building where school staff had previously reported excessive deflection within the first floor structure. The structure does not appear to have undergone any significant structural alterations since its original construction.

The primary vertical loadbearing structure comprises masonry walls supporting the floor and roof structures. Both the floor and roof are understood to comprise a Stahlton prestressed precast concrete system spanning between the loadbearing masonry elements.

Cont/d.



St Cuthberts RC Primary School, Edinburgh

Inspection of Roof Floor Structure

Based on archive information and observations made during the investigations, the Stahlton system consists of hollow precast concrete blocks positioned between reinforced precast concrete planks with projecting reinforcement. In-situ concrete is then cast within the voids between the blocks to form composite concrete beams, with an in-situ concrete topping cast above to complete the structural slab.

Suspended ceiling finishes beneath the roof structure were removed locally to facilitate the intrusive investigations and allow direct inspection of the structural system.

Investigation Works Undertaken

The suspended ceiling finishes were removed over 3No classrooms on the 1st floor to provide full access to the underside of the roof structure.

Following exposure of the structure, a level survey and detailed defect survey were undertaken. Level surveys were carried out from underside of the exposed soffit of the roof structure within three affected classrooms where full access was available.

A detailed visual defect survey was also undertaken to the underside of the roof structure. This included mapping of visible cracking and identification of defects associated with the hollow clay block void formers.

At the time of issuing this report, additional intrusive investigations remain outstanding. The proposed scope of these investigations is included within Appendix C.

Findings and Structural Assessment

The investigations identified similar patterns of deflection and structural behaviour to those previously noted within the floor structure. The level surveys indicate comparable magnitudes of (between 60-70mm) total deflection and profiles of deflection within both the roof and floor systems. Given that the roof structure is subjected to significantly lower imposed loading than the floor structure, it is considered unlikely that the observed deflections are solely loading related.

In our opinion, the behaviour is more likely attributable to the long-term performance of the Stahlton prestressed concrete system, including creep-related deformation of the concrete and potential reductions in effective prestress within the precast beam elements over time.

Long-term creep is a time-dependent deformation that occurs in concrete subjected to sustained loading over extended periods. Within prestressed concrete systems of this age, creep and shrinkage effects can progressively increase deflections throughout the life of the structure. In addition, prestress losses may occur due to relaxation of the prestressing steel together with long-term creep and shrinkage of the concrete. A reduction in effective prestress reduces the inherent stiffness and upward camber within the beams, resulting in progressive sagging deflections becoming more pronounced with age.

Cont/d.

St Cuthberts RC Primary School, Edinburgh

Inspection of Roof Floor Structure

The similarity in behaviour between the roof and floor structures supports the view that the observed deflections are inherent to the long-term behaviour of the structural system rather than being attributable to localised overloading. Reference should be made to Appendix A for the recorded roof deflections identified during the surveys.

The defect survey identified that the hollow clay block void formers within the roof structure were generally in better condition than those previously observed within the floor structure. This may be attributable to the differing loading conditions, with floor elements being subject to more sustained and concentrated imposed loads, including impact loading from classroom activities, whereas the roof elements are primarily subject to more uniform and comparatively lower magnitude loads.

Within one classroom, steel plates had been installed historically to the underside of the concrete beams. The age and exact purpose of these repairs could not be determined during the inspection. It is considered possible that the steel plates were installed to prevent loosened material or debris from the hollow clay void formers from falling between the beams. The beams adjacent to these repairs exhibited a significant differential in levels, which may have contributed to localised loosening and deterioration of the void formers. See Appendix B for defect survey results.

Conclusions and Recommendations

The additional investigations undertaken to the roof structure have confirmed that the roof exhibits similar patterns of deflection and structural behaviour to those previously observed within the floor structure.

Based on the investigations completed to date, it is considered unlikely that the excessive deflections are solely related to loading conditions. Instead, the observed behaviour is considered more consistent with the long-term performance of the Stahlton prestressed concrete system, including creep-related deformation and potential long-term reductions in effective prestress within the beam elements.

Although the roof void formers were generally observed to be in better condition than those to the floor structure, evidence of historic localised remedial works suggests that movement and deterioration within the system may have been recognised previously.

Further intrusive investigations remain outstanding and are required to allow a more comprehensive assessment of the structural condition and behaviour of the system. Further information is to be gathered following completion of intrusive investigations that have been scoped previously. These can be found in Appendix C.

Further review of the archive drawings indicates that the roof structures within other single-storey areas of the school are likely to have been constructed using the same system, with the exception of the gym hall. It would therefore be prudent to undertake further investigations in these areas to confirm the roof construction and build-up. This would require localised removal of ceiling finishes to allow exposure and inspection of the underside of the roof structure.

Cont/d.

St Cuthberts RC Primary School, Edinburgh

Inspection of Roof Floor Structure

This report has been prepared based on a combination of visual inspections, non-intrusive surveys, and a review of available historical documentation. The extent of the investigation has been limited to accessible areas, with surveys undertaken from both floor level and the exposed soffit following removal of the ceiling finishes.

We trust the above is satisfactory at this stage however should you require further information or discussions, please do not hesitate to contact us.

Yours sincerely,

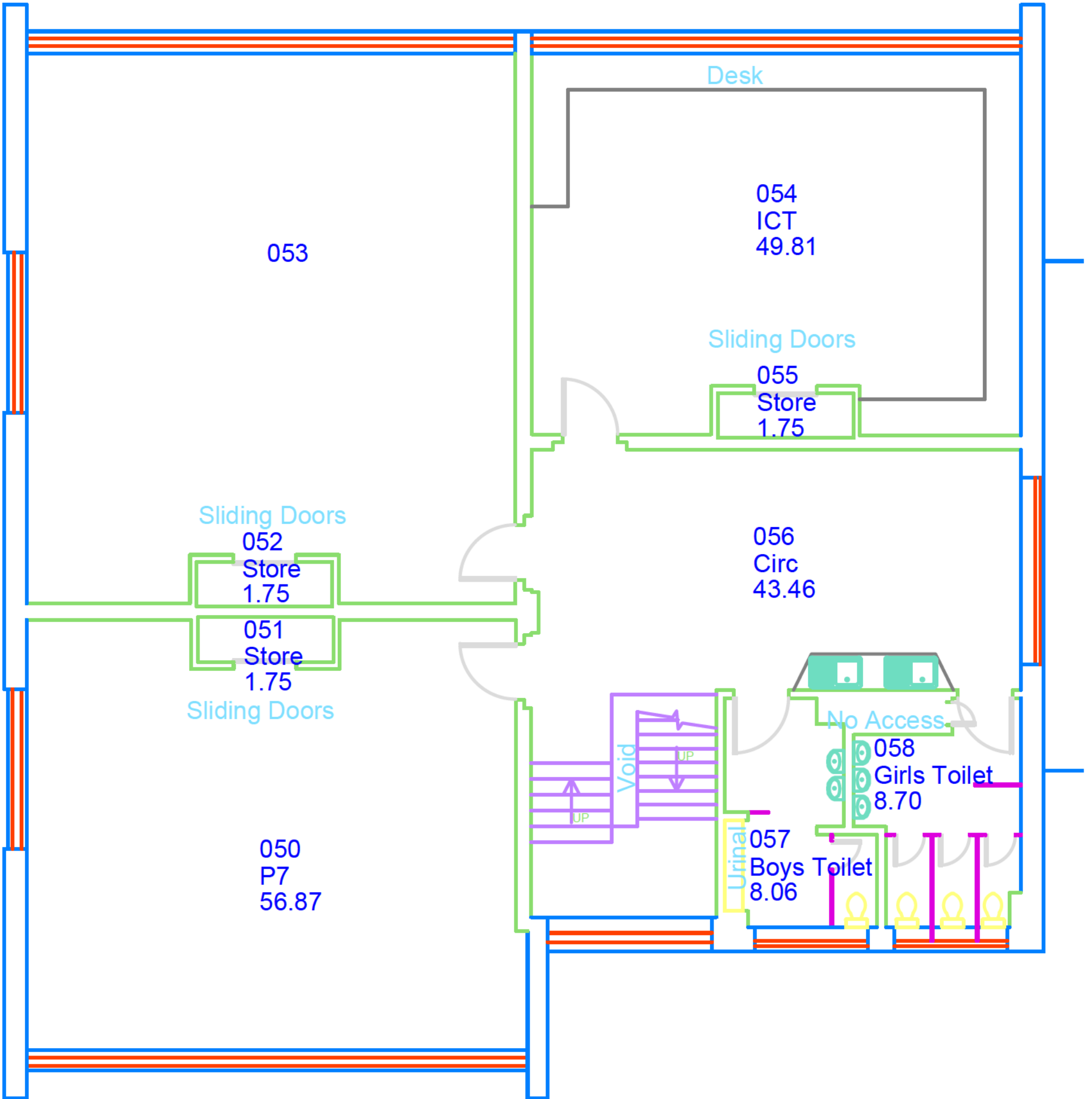



Project Engineer
for Will Rudd Davidson Ltd

Encls

St Cuthberts RC Primary School, Edinburgh
Inspection of Roof Floor Structure

Appendix A



St Cuthberts RC Primary School, Edinburgh
Inspection of Roof Floor Structure

Appendix B

St Cuthberts RC Primary School, Edinburgh
Inspection of Roof Floor Structure

Appendix C

