

64507 North Four Development

I am making a request under the Environmental Information (Scotland) Regulations 2004 concerning the drainage and certification issues at the North Four development.

I understand that another affected homeowner has now obtained written confirmation from SNIPEF that, following its investigation into certification practice at North Site Four, SNIPEF emailed Daniel Peart of City of Edinburgh Council Building Standards stating:

“We have concluded our investigation into the certification practise on North Site Four.

The certificates should not have been issued, and appropriate action has been taken and verified with the BSD.”

SNIPEF has also confirmed that [Named Officer] acknowledged this email.

Council records already disclosed also identify drainage defects at North Four, including incorrect invert levels at disconnecting manholes, and state that W H Malcolm had carried out surveys of the plots and that a report was expected.

As an affected homeowner, I need to understand which properties and certificates were affected, what Building Standards was told, what information the Council holds and what action was taken.

Please therefore provide:

1. A copy of the email sent by SNIPEF to [Named Officer] stating that “the certificates should not have been issued”.
2. A copy of [Named Officer]’s acknowledgement or response to that email.
3. Any emails, notes, case records or internal correspondence created, received, forwarded or circulated within City of Edinburgh Council following receipt of that SNIPEF email.
4. Any records identifying which North Four plots and/or drainage certificates SNIPEF’s statement related to.
5. Any records showing what action Building Standards took, considered taking or discussed after receiving SNIPEF’s findings.
6. Any records showing whether SNIPEF’s findings were discussed with Building Standards managers or other Council officers.
7. Any information held concerning CHAPS (GB) Ltd and its inspection and/or certification of below-ground drainage at North Four.
8. Any correspondence between City of Edinburgh Council and SNIPEF concerning CHAPS, North Four or drainage certification.
9. Any W H Malcolm survey, report, findings, CCTV information, drainage measurements, drawings, photographs, correspondence or other technical information held by the Council concerning North Four.
10. Any records concerning incorrect invert levels and/or disconnecting manholes at North Four, including records identifying which plots were affected.

11. Any correspondence concerning the North Four drainage or certification issues between City of Edinburgh Council and:

- Urban Union
- Robertson / Robertson Partnership Homes
- CHAPS (GB) Ltd
- SNIPEF
- W H Malcolm
- Scottish Water

12. Any records showing whether existing drainage Certificates of Construction at North Four were reviewed, reconsidered or discussed following SNIPEF's findings.

13. Any records discussing whether existing Completion Certificates at North Four were affected by SNIPEF's findings.

All recorded information held which is within scope of your request is attached.

Note:

The correspondence requested in point 1 is included in the attached 'Correspondence' document (07 May 2026 16:39). The response to this and other correspondence with SNIPEF is also included in this document.

The attached e-mail of 13th June 2025 relates to a faults letter regarding the installation of a brick being required in the external wall of Plot 54. This does not relate in any way to a drainage issue. The issue of the missing brick, subsequently rectified, was raised for Plot 54 only and no other plot. The report of the missing brick led to the discovery of the drainage issue.

Third party personal information has been redacted from the documents provided in compliance with the Data Protection Act 2018.

We are unable to provide investigation reports, findings or recommendations as they are not held by the Council.

SNIPEF carried out an investigation into the Certifier of Construction for the drainage on this site and made them aware of the outcome. The Council does not have any actual report or findings from SNIPEF.