

FIG 1

Appendix
EM1 B.2 V2.1

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

P12157707/001843

Maria Del Carmen Valcarcel
12A Seaton Road
Mitcham
Surrey
CR4 3ER

Date 29/12/21

Your ref

38400D

Our ref ESRs/GC

Dear Owner

EM1 – Building Defect Notification

Project Reference: SR/21-05683

Property Address: 40 Hawthornvale, Edinburgh EH6 4JW

We must inform you that the Edinburgh Shared Repairs Service (ESRS) visited your property on 24 December 2021 following the report of a defect at the above address.

We found the defects were to the common stair Cupola, with missing sections of glass, loose flash bands to the glass panels and weathered wooden astragals which can all cause water ingress into the common stair area.



P000N

We can confirm that the defect is not of an emergency nature, however, building defects can deteriorate if left unrepaired and we recommend that owners privately organise and carry out the works required. Contractors can be found at www.trustedtrader.scot

A range of guidance and advice is available to support you on our Website at www.edinburgh.gov.uk/sharedrepairs or you can contact ESRS (Edinburgh Shared Repairs Service) and speak to a Case officer on 0131-529-6778 or by e-mail esrs@edinburgh.gov.uk Please quote the project reference above if you contact us.

Yours sincerely

Gordon Crawford
Property Officer

Edinburgh Shared Repairs Service

Waverley Court 1.6, 4 East Market Street,
Edinburgh EH8 8BG
Tel 0131 529 6778 esrs@edinburgh.gov.uk



FIG 2

P12189477/000105

Maria Del Carmen Valcarcel
12a Seaton Road
Mitcham
Surrey
CR4 3ER



38400D

Date 18 March 2022

Your ref

Our ref 22-00670/INT1-B6

Dear Maria Del Carmen Valcarcel

Project Reference: 22-00670

Property Address: 40 Hawthornvale, Edinburgh, EH6 4JW

Essential Repair Reported

Further to our letter dated 29 December 2021, we have been advised that owners have not managed to carry out the required repairs. We found the defects were to the common stair Cupola, with missing sections of glass, loose flash bands to the glass panels and weathered wooden astragals which can all cause water ingress into the common stair area. We can confirm that the defect falls within the scope of the service offered (ESRS) and will be treated as requiring an 'essential' repair.



P000N

We recommend that owners privately organise and carry out the works required and a range of guidance and advice is available to support you via our Website at www.edinburgh.gov.uk/sharedrepairs or by contacting ESRS. Please quote the project reference above if you contact us.

You should know that the owner who originally reported the defect is keen to carry out these repairs privately with input from all affected owners and the Council has agreed to offer support in order for this to progress.

There are significant benefits to doing so, including:

- Owners choose the Contractor(s) who will quote for and subsequently undertake the works;
- Your Title Deeds will determine the share of costs that you are liable for;

Edinburgh Shared Repairs Service
Waverley Court 1.6
4 East Market Street, Edinburgh, EH8 8BG
Tel 0131 529 6778 esrs@edinburgh.gov.uk

P12189477/000105/1/3

FIG 2

- The cost of the works will exclude the administration fee that is applied to projects that the council may enforce;
- Owners may be able to carry out works in a shorter timescale than the standard procedures applied by ESRS; and
- Owners remain in control of the works undertaken by the Contractor.

If the Council enforces repairs to buildings, all owners will be charged an equal share of the costs irrespective of what your Title Deeds state, this is in accordance with the City of Edinburgh District Council Order Confirmation Act 1991. If the defect is a boundary wall, all owners of properties connected with the boundary wall will be charged an equal share of the costs.

Please return the attached mandate within 28 days to tell us what your preferred option is. If it is more convenient your preference can be emailed directly to esrs@edinburgh.gov.uk

If we do not receive confirmation that a majority wish to take responsibility, the project will be considered for enforcement action and the Council may serve a Statutory Notice under the City of Edinburgh District Council Order Confirmation Act 1991 and progress the works.

Please be aware that the Council will take no enforcement action at this stage.

Yours sincerely



Denise Macdonald
Case Officer



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