

End of Works Report

Dear XXX

This is not a Bill

Statutory Repairs at – 7-11 Comely Bank Place

Statutory Notice(s) Reference – 07/01034/24_R

We refer to the Statutory Notice served on your property under the terms of Section 24 and Section 26 of the City of Edinburgh District Council Order Confirmation Act 1991 (the “Act”).

We are pleased to advise that a review of the Statutory Notice Project Works has been undertaken by Deloitte LLP on behalf of the Council.

The Statutory Notices relevant to the works completed at your property are:

Notice Reference	Description of Works
07/01034/24_R	Pick, point and repair 8 vent rear wallhead chimney and cement skews to saddle. Strip and reslate all slated slopes - currently various leaks into roof space and common stair ceiling and no underslating felt. Clean rhones at front and rear and ensure watertight and running freely. Hack off and renew spalling cement skews at junctions between slated slopes and chimneys. Refix loose hatch cover and ensure watertight, replacing any rotten timbers that make up hatch. Pick, point and repair front 5 vent wallhead chimney. Renew worn and perished lead/zinc backgutter at front 5 vent wallhead chimney and fit new lead cover flashing to same and at 2 number 3 vent centre chimneys. New lead cover flashing also required at junction between felt roof and 16 vent mutual chimneys on 7,9,11 side of roof. Investigate leak at rhones on left hand side of front elevation (when viewed from front street). Renew all worn and perished lead/zinc forming valleys, watergates, backgutters, ridges etc. Issuing Officer [REDACTED]

The Statutory Notice files held by City of Edinburgh Council Property Conservation Service have been reviewed by Deloitte LLP who have confirmed that the works completed at your property were necessary under Clause 24 of the Act.

Key project information is contained within the table below:

Appointed Contractor:	A Thorburn Ltd.
Tender Sum Total:	£65,694.34
Final Account Sum Total:	£251,082.65
Completion of Works Date:	15/09/2009

The final account has been reviewed and verified. Subsequently, CEC have decided to adjust the final account by; -£122,932.67 for works carried out under Emergency Notices, by -£40,911.72 for non-recoverable scaffold costs and by £0.01 to allow equal divisibility per share. Total adjustment = - £163,844.40.

The breakdown of the costs per Notice, and the share of cost per owner including a 15% administration charge are as follows:

Statutory Notice 09/02577/24_R

This Statutory Notice relates to the properties at the following addresses: **7-11 Comely Bank Place, Edinburgh**

	Final Cost
Final Account Sum Total (<i>after adjustment</i>)	£87,238.25
Net cost per share	
Management Fee (15%)	
Total cost per share (Shares)	

The works detailed on the above Statutory Notices are now considered to be complete, and the costs incurred will therefore be invoiced as above.

This information will now be passed to the Council Accounts Team and an invoice for the above amount will be issued to you shortly. If you have any enquiries at this stage or are not the present owner of this property please get in touch with us on 0131 529 4964 or property.conservation@edinburgh.gov.uk.

Yours sincerely

Interim Property Conservation Manager