



Our Ref: ST/MC 18-1144

City of Edinburgh Council
Property and Management
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For the attention of: Murdo MacLeod

28th March 2018

Dear Sir,

Re: Oxgangs Primary School – roof flashings

Further to the e-mail instruction received via City of Edinburgh Council we would like to confirm that Pendrich Height Services Ltd visited Oxgangs Primary School to carry out an inspection of the roof paying particular attention to the flashings and ridges.

The inspection was carried out on Sunday 18th March 2018 with access gained using ladders via a hatch within an internal cupboard up to roof level where the operatives were able to secure onto and use the certified man-safe system.

It was noted during the inspection that sections of the flashing to the higher roof were loose, with defective or missing tech screws identified as the issue, it was also noted that there was no mastic seal around the flashings to the higher roof and these should be sealed to prevent weather penetration.

To the lower it was noted that the lead was coming adrift although this was in a concealed area and not causing immediate danger although it may be prudent to have the lead redressed to ensure the roof is wind and weather tight.

Please see below a breakdown of the requirements/findings as per the attached numbered roof plan, this can also be viewed in conjunction with the photographs which were received by Amey during the visit on Sunday 18th March.

NOTE

Please note that the defects were advised to the Amey representative who visited Oxgangs Primary School on the day of the inspection and an instruction was given to Pendrich to carry immediate works and make safe defective areas to allow the school to be open on Monday 19th March.



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Findings/recommendations (Numbered areas in conjunction with roof plan)

Area 1, the fixings to the lower roof were found to be mild steel and we would recommend that these are replaced with stainless steel fixings.

Area 2, new fixings were installed on Sunday 18th March to secure the flashings.

Area 3, the lead was found to be loose and needs to be raggled back into position and sealed to prevent weather penetration.

Area 4, open areas of cladding were found to this area which needs to be sealed to prevent weather penetration, there was also evidence of bird nesting in this area.

Area 5, the fixings to the cills in this area are mild steel and should be replaced using stainless steel fixings

Area 6, the tek screws in this area were found to be defective and should be replaced with stainless steel.

Area 7, new tek screws were installed Sunday 18th March to secure the flashings.

Area 8, this area is where the missing sections of cladding were identified during a recent visit by Amey and Amey are in the process of having these replaced.

Area 9, this area had pilot holes drilled however the tek screws are either missing or were not fitted and stainless steel fixings should be fitted, the few which have been fitted are also defective and should be replaced with stainless steel.

Area 10, additional tek screws were fitted to this box section on Sunday 18th March to ensure the area was secure, the majority of the fixing are off mild steel and should be replaced with stainless steel, sealing of the joints is required to ensure the area is weather tight.

Area 11, there were a number of open joints in this area and these should be sealed to ensure the area is weather tight.

We hope the above meets with your approval and please do not hesitate to contact us to obtain costs for the works required if you would like us to assist in this project.

Yours faithfully

Stewart Thomson
For and on behalf of Pendrich Height Services Ltd



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