

06 September 2018

The Residents

Toryglen
GLASGOW

Dear Resident

incident - IBlOken Chum111ey Cope - Update

I refer to the above and the incident that occurred on a block in Ardnahoe Avenue on Friday night where part of the chimney cope broke off and fell from the chimney onto the tiles, gutter and garden below.

My letter dated 3 September explained what happened and what actions the association were taking to ensure your safety. This letter will provide you with an update on these actions.

A scaffold was erected on the block on Tuesday 4 September and the remainder of the damaged cope was hacked off. On Wednesday 5 September AJ Balfour Structural Engineers carried out a survey and hammer test of the remaining cope. A full written report which will incorporate recommendations and a specification for the necessary repair will be received from AJ Balfour on Friday 7 September 2018.

The surveyor has provided the association with an initial verbal report and has advised that the cope which was formed as part of the roofing works had been extended to ensure that rainwater was directed away from the chimney. Although I am informed that this is an accepted way of extending a cope, the inspection revealed, that the process followed was not adequate to ensure that the extension remained in place, hence the failure.

In light of the information we have to date we have arranged for all of the chimney copes included in the contract to be surveyed and hammer tested by the Structural Engineer, your block is included in this.

The Structural Engineer will use high level access equipment to access the chimney cope on your block. We have arranged for the equipment to be on site on **Monday** 10 and Tuesday 11 September 2018. The Surveyor will carry out as many surveys as possible in this time. We will monitor the progress and if additional time is required then we will extend the time the plant is on site to ensure the surveys are complete in as short a period as possible.

If during the surveys there is any indication of any unsafe areas, these will be dealt with **immediately**.

If further works are required, we will appoint a suitably qualified contractor to carry out the works in line with the Engineers recommendation. We will seek further assurance by ensuring the Structural Engineer inspects and accepts the work on completion.

We will write to you again confirming details of the survey on your block.

We will inform Glasgow City Council Building Control, the Health and Safety Executive and the Scottish Housing Regulator of the outcome of the survey and advise them of any actions we need to take.

We are also in discussion with the contractor concerned with a view to recovering our costs. However, we will fund all the works proposed at our risk, to ensure timely completion.

We are sorry for the inconvenience and worry that this may have caused and assure you that the association are committed to ensuring that any works that required are carried out as quickly and as safely as possible.

We would ask for your cooperation by refraining from parking your car outside your block, neighbouring blocks or on the parking bays between the hours of 8am and 5pm on Monday and Tuesday. This will provide the clearance required for the high level access equipment to operate effectively.

Thank you in anticipation of your cooperation.

If you have any questions regarding this, please contact me on 0141 613 2700.

Yours sincerely



Daniella Spratt

Operations Manager