

Date: 11 March 2026

Dear Resident

Fire safety improvements at Kirkgate House

As part of our commitment to fire safety, we're making improvements across all our multi-storey blocks in the city, including Kirkgate House.

We wrote to you recently about building surveys taking place in the block, including fire inspections. These have identified some fire risks which need to be addressed to

- make the block safer
- reduce the risk of fire spreading in the block
- ensure the fire service can carry out their duties effectively and safely in the event of an incident at Kirkgate House.

As the duty holder for the block, we have a legal responsibility to provide fire safety measures and to make sure these are properly maintained. Therefore, we're proposing four projects to improve fire safety in the block.

External wall assessment, block repairs and improvements

We've assessed the external walls in the block which confirmed further investigations are needed into fire barriers around some windows and the cavity wall insulation. We also identified some internal fire safety repair and improvement works that are needed in communal areas. We've appointed a specialist consultant, Atkins Realis, to look at:

- whether it's possible to completely remove the cavity wall insulation
- replacing mechanical, electrical and plumbing services
- upgrades to common areas, foyers and stairwells
- potentially removing the bin chute to reduce the risk of fires
- protecting the external wall which is showing signs of deterioration
- replacing the roof and windows
- exploring better ventilation systems
- a review of the continued use of gas
- the energy performance of the block and improvements that can be made so homes retain heat, reduce energy use and lower bills.

Before AtkinsRealis begin these assessments, we'd like to understand your views on what works well in the building and what doesn't. We're organising an event so you can come along to find out more information and give us your feedback. We'll be in touch with the event details soon.

We'll keep you updated throughout the process and there will be further opportunities for you to feed into the process.

Internal fire risk assessment (Single Building Assessment)

The Scottish Government introduced new fire safety legislation which is designed to protect people from the risk of fire and to make homes safer. As part of the new legislation a Cladding Remediation Programme has been set up and fire risk assessments must be done on buildings of a certain height, age and/or construction. Kirkgate House meets the criteria to be included in the programme, so we are organising an internal fire risk assessment of the block.

Inclusion in the programme is due to a combination of factors including the height, age and construction of the block meeting the eligibility criteria.

There is no cost to owners for the assessment. However, owners may be liable to pay for their share of any recommended repair work.

Please visit our website to find out more about the internal fire risk assessment and the new legislation www.edinburgh.gov.uk/kirkgatehouse.

We will be in touch to let you know when this survey will be taking place.

Fire stopping and compartmentation

We've asked our fire safety contractor, Harmony Fire, to look at important fire safety upgrades primarily in common areas of the building, such as the lift lobbies and drying areas, and firestopping around cables. The upgrades would significantly reduce the risk of a fire spreading.

We've already contacted owners separately to provide more detail on the proposed upgrades and costs and to vote on whether to go ahead with these proposed upgrades using the Tenement Management System (TMS) rules. The majority of owners would need to vote in favour of the work for it to go ahead.

Sprinklers

We also want to install a new sprinkler system in the building. This would improve the safety of all residents in the block if there was a fire by helping to extinguish flames and prevent it from spreading.

The sprinkler system would be installed in each council flat in the block and in common areas. A separate water tank for the sprinkler system along with a backup generator and some other equipment will need to be installed on the ground floor to accommodate the sprinkler system.

There would be no cost to owners for this work or for the ongoing maintenance of the sprinkler system. However, all owners would need to vote using the TMS rules to agree for us to do this work - we will be in touch soon with more information.

Owners can also choose to opt in to have sprinklers installed in their flat but would need to pay for their share of it being installed - please email hrmi@edinburgh.gov.uk if you are interested.

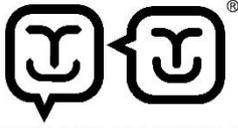
We will set up an empty council flat with a sprinkler system so you can come and see how discreet and un-intrusive the actual sprinkler installation is.

Please visit our website to find out more – www.edinburgh.gov.uk/kirkgatehouse

Yours faithfully,

hrmi

Graeme Reid
Head of High-Rise Management and Investment



HAPPY TO **TRANSLATE**

If you would like this letter in another language or format such as
braille or large print, please contact us at
hrmi@edinburgh.gov.uk.