

T: 0131-244 0692 F: 0131-244
E: stephen.garland@gov.scot

Local Authority Chief Executives

Copy to

Local Authority Building Standards Managers
Registered Social Landlord Chief Executives
Local Authority Heads of Housing
Scottish Federation of Housing Associations
Glasgow, West of Scotland Federation of Housing
Associations
Property Managers Association Scotland
All Registered Property Factors
Chief Executive Scottish Housing Regulator

19 January 2018

Dear Chief Executive

STRUCTURAL DESIGN OF CLADDING SYSTEMS

My colleague Stephen Pathirana wrote to you on 9 November as part of the Scottish *Ö[ç^!}{ ^} α Ä }*-going building safety programme to make you aware of a risk that has been identified with certain types of cladding systems and to share with you advice and guidance on what action is required. (a copy of that letter and pro forma are attached for information) The letter of 9 November and guidance were for the attention of anyone responsible for the maintenance of a building with external insulation finished with render or brick-slips. The letter and guidance relate particularly to those buildings with a storey at a height of more than 18 metres above the ground or in an exposed location, but are applicable to any buildings with the stated external insulation systems.

The advice and guidance within that letter on what actions building owners should consider and undertake remains current. A number of building owners have however since sought further information on whether it is possible to assess what buildings are most likely to fall within the scope of the guidance. Due to the possible effect of any deficiencies, high rise buildings in exposed locations will be at a higher risk than low rise buildings in sheltered locations and it is reasonable that building owners should focus their attention on these buildings first.

The letter of 9 November asked that local authorities consider circulating this advice to other relevant building owners in their area. In order to help identify initial relevant buildings, I would ask you to check your building warrants for any buildings in your area that have been constructed with external wall insulation systems with a rendered (or brick slip) finish at any time, or those that have been retrofitted with these systems within the last 15 years, and advise the relevant building owners accordingly

