

Newsletter 01

Date: December 2022

Oxcars Court and Inchmickery Court Retrofit

INTRODUCTION

We would like to take this chance to let all tenants and homeowners know about the possibility of future retrofit works which might take place at both Oxcars Court and Inchmickery Court.

We plan to provide everyone with regular updates so that everyone is kept up-to-date.

This first newsletter will outline **what** might be happening, **why** it might

happen, and **how** it could benefit you.

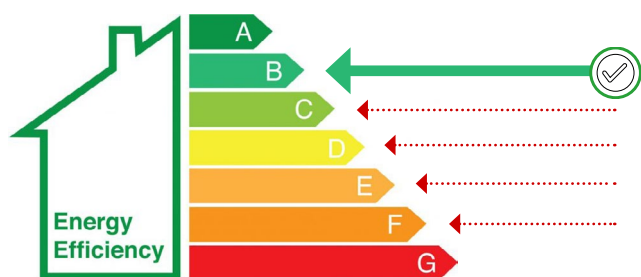
If this newsletter doesn't answer all your questions, please contact the below email address where you will receive further information:

whr.feedback@edinburgh.gov.uk



WHAT MIGHT HAPPEN?

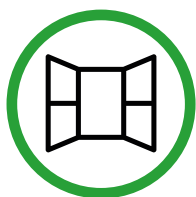
We are reviewing options to upgrade Oxcars Court and Inchmickery Court so that each flat achieves a minimum grade of 'B' in their Energy Performance Certificate (EPC). Flats are currently rated between 'C' and 'F', so every flat could benefit from



these works. Each flat could be upgraded to add insulation to the external walls, new windows and new external doors could be installed and all leaks could be fixed.

The communal areas could be improved with new lighting, safety improvements, additional communal spaces and extra resident facilities.

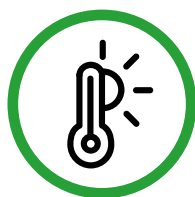
We are also considering options to redevelop the parkland and external spaces around the buildings.



New Windows



New Doors



New Insulation



Fix Leaks



Cycle Paths



Well-lit Footpaths



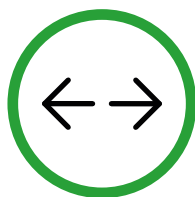
Lighting Upgrades



EPC Grade B



Improved Safety



Additional Space



Active Play



New Planting

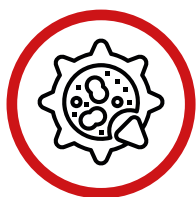
WHY MIGHT THIS HAPPEN?

We want all our homes to meet the Scottish Government's standard for council homes, which is known as the Energy Efficiency Standard for Social Housing 2 (or EESSH2 for short).

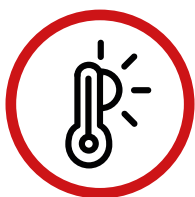
By improving the energy efficiency of homes, it will make them warmer and cheaper to run and it could reduce the need to heat your home by up to 70%. It would also help to improve people's health and wellbeing and meet our goal of becoming a net zero city.

As residents in either Oxcars Court or Inchmickery Court, you'll know that there are some issues with these buildings, including damp and mould, the flats are cold in winter, they overheat in summer, they have draughty windows and have leaks in the roofs.

The communal spaces such as the corridors, laundry, bin store, and landscape are in poor condition and need to be replaced, refurbished or upgraded.



Damp
& Mould



Too Hot in
Summer



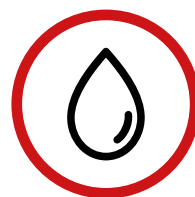
Unsafe
Entrances



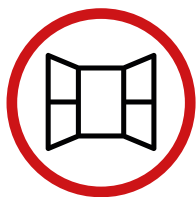
Cold in
Winter



Draughty
Windows



Water
Leaks



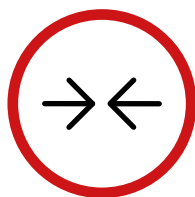
Draughty
Windows



Draughty
Doors



Poor Bin
Stores



Narrow
Corridors



Faulty
Lifts



Old
Buildings

HOW COULD THIS BENEFIT ME?

Your flat would be dryer and easier to keep warm, it would also be easier to heat, so it could possibly save you money. Your flat would also benefit from new double-glazed windows, and a new secure front door.

Additionally, the building could have better communal facilities, improved lighting, and a more pleasant landscape.

If you are a tenant renting from the Council, there would be no cost to you for these works.

If you are a property owner, you will be contacted separately about the next steps.

Our goal is to make Oxcars Court and Inchmickery Court safer, better places to live.



Save
Money



No More
Leaks



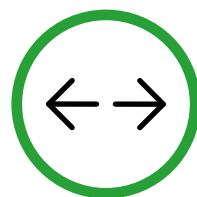
Safer
Buildings



Secure
Storage



Community
Benefits



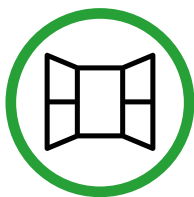
Additional
Space



Warm
Flats



New
Doors



New
Windows



Communal
Facilities



Better
Connections



EPC
Grade B

WHAT ARE THE NEXT STEPS?

Over the upcoming months, the design team will be developing the design proposals for the new refurbishment works considering the survey information gathered early next year from the building and the feedback received from residents.

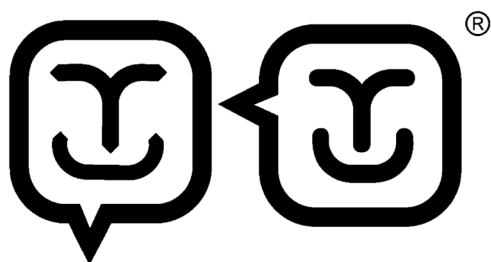
The next newsletter will be getting issued at the end of February and we look forward to sharing our progress with you then.

INTERPRETATION AND TRANSLATION

If you would like the leaflet in another format such as Braille, large print or translation, please contact the Interpretation and Translation Service:

its@edinburgh.gov.uk

Quote reference 22-8160



HAPPY TO TRANSLATE