

Newsletter 03

Date: July 2023

Oxcars Court and Inchmickery Court Retrofit

MAJOR PROJECT UPDATES

Tenant Engagement Session

On Wednesday 19 July 2023, representatives from the Council will be conducting door-to-door interviews to introduce themselves, and the project to all residents.

This gives every tenant the opportunity to ask questions about the proposals, find out more about what is happening, and to raise any queries or concerns you might have.

If you are not at home when the engagement sessions will be taking place, please send through your

queries, concerns or questions to **whr.feedback@edinburgh.gov.uk** where a member of the Council will be able to provide you with the information you need.

Asbestos Testing

Asbestos was a building material commonly used during construction in the 1950s and 1960s when both Oxcars Court and Inchmickery Court were built.

As a result, we will be conducting asbestos testing around the communal areas in both Oxcars



Oxcars Court - Proposed

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and Inchmickery over the next few months.

The Council will contact you directly at a later date if they need access to your flat to test.

Contractor to be appointed

The Council is looking to appoint a contractor for the works this year.

Construction Starts

With a contractor appointed this year, works will be starting on site in 2024.

Construction Period

It is anticipated that all construction works to both Oxcars Court and Inchmickery Court will take 24 months to complete.

Works to improve the landscaping around the wider Muirhouse Estate will follow.



Inchmickery Court from the South - Proposed

WHAT CHANGES WILL THERE BE IN MY FLAT?

Works within your flat

Whilst there will be no internal decoration within your flat as part of the works, the following list of items describes what changes you can expect to see in your flat:

New external windows

New double or triple glazed windows (which perform to standards better than in a typical new build home) will ensure there are no more draughts or leaks from the windows. They will help you to ventilate your flat well in

summer, and keep it warm in winter.

New front doors

A new, secure front door onto the Access Deck (which performs to standards better than in a typical new build home) will ensure there are no more draughts. The improved security rating of these doors will also help improve security for all residents.

New Balcony Doors

New double- or triple-glazed doors onto each balcony (which perform to



Oxcars & Inchmickery from the East - Proposed

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standards better than in a typical new build home) will eliminate draughts and leaks, whilst increasing the amount of daylight into you flat.

New electrical boards

To improve electrical safety, all electrical boards (including fuse boxes) will be replaced with brand new equipment.

Introduction of a sprinkler system

A new whole-building sprinkler system linked to the building's fire alarm

system will include sprinkler heads within flats to improve fire safety for all residents.



Oxcars & Inchmickery from the North - Proposed

OTHER THINGS WE ARE CONSIDERING

Bin Chutes

The bin chutes will possibly be removed from both Oxcars Court and Inchmickery Court.

As an alternative method of managing waste, two large Bin Stores would be created on the Ground Floor of each building. These Bin Stores would be designed to new build standards, and provide all the waste disposal provisions expected of a brand new, state-of-the-art residential development.

These internal Bin Stores would let

residents dispose of normal rubbish, as well as all their recycling, without having to go outside.

Removing the bin chutes would greatly improve fire safety within the buildings. It would also help to prevent loose litter from blowing around the streets, and help cut down on problems caused by pigeons and gulls accessing the open-air Bin Stores which currently exist.

Construction & Decant

The details around this need developed, but it is hoped that any



Oxcars & Inchmickery from the West - Proposed

INTERPRETATION AND TRANSLATION

'decant' period will be limited to only 2 weeks per flat, which means you will not be out of your flat for a long period of time.

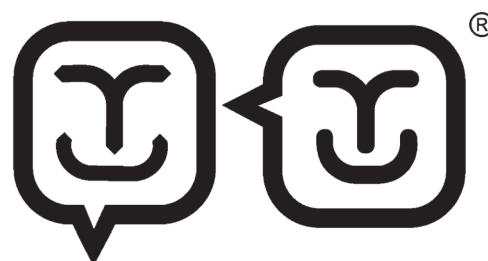
It is anticipated that temporary accommodation will be provided for all residents on site during construction.

Secure lockboxes for all your valuables will be provided, and all care and attention will be taken to ensure no damage is caused to personal effects left in the flats during construction. There will be no need to remove furniture from your flats during works.

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 23-8877



HAPPY TO TRANSLATE



Oxcars & Inchmickery from the air - Proposed