

Newsletter 06

Date: March 2024

Oxcars Court and Inchmickery Court Retrofit

MAJOR PROJECT UPDATES

Planning Approved

Great news! Oxcars Court and Inchmickery Court have been granted Planning Permission.

This allows the Council to start the proposed retrofit, repair and upgrade works as presented to residents during the Tenant Engagement Sessions.

Asbestos Testing

Asbestos testing is standard at the start of any refurbishment works on an existing building.

You may have seen this testing taking place in communal circulation spaces, and in some of the void properties. The Council and their project team ensure the highest levels of safety are maintained so there is no risk to health.



Section through the extended Access Decks

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Life Safety Upgrades

The Council have appointed a fire door specialist to perform upgrades to the Level 10 fire escape doors within both Oxcars Court & Inchmickery Court. These works have included the reactivation of the original Fire Escape Deck to improve residents' safety in the event of a fire.

Designs Developed

Following the great news about receiving Planning Permission, the Council's Design Team have progressed their design information.

This will allow the Council to appoint Contractors to construct the proposals, and deliver the best outcomes for all residents.



Section through the extended Balconies

WHAT TO EXPECT IN THE COMING MONTHS

Contractor Appointment

The Council is in advanced talks with a main contractor and is in the process of appointing them for this project.

Early Works

With a main contractor to be appointed, you will begin to notice construction workers on site over the coming months.

The main contractor and project team

will be testing construction methods and material selections on a few empty flats. These early works are to make sure the Council can deliver to the residents of Oxcars Court & Inchmickery Court the best outcome within the budget, and on time.

Enabling Works

The project is very complex, and requires lot of work to be done in the landscape around both Oxcars



Aerial view of the proposed landscape works

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Court & Inchmickery Court before the 'main' construction works can begin. Services which run below ground (like electrical cables and drainage pipework) will be rerouted and replaced to allow the rest of the project to run smoothly.

Demolition Works

To allow Contractors to complete these below ground works, the garages outside of Oxcars Court &

Inchmickery Court will be demolished over the next few months.

Further Tenant Engagement

Every resident should expect either a phone call or a visit in person from the Council's Housing Officer(s) in the next few weeks. There will also be another Tenant Engagement Session organised in the coming months. We will send out further information on this closer to the time.



View of the proposed works to Inchmickery & Oxcars

CONTACT FROM THE MAIN CONTRACTOR

Resident Engagement

The main contractor will be in touch with all tenants over the coming weeks to introduce themselves, and outline what to expect during the works.

What to expect?

The Council and their Design Team will continue to hold Tenant Engagement Sessions in the Entrance Lobbies of both Oxcars Court & Inchmickery

Court, and it is expected that the main contractor will also be present at these going forward.

It is also hoped that residents will be able to gain access to an empty flat before and after the Early Works to see first hand the positive changes that can be expected within the flats.

The main contractor will be in touch at a later date to organise this.



Proposed changes to Oxcars Court

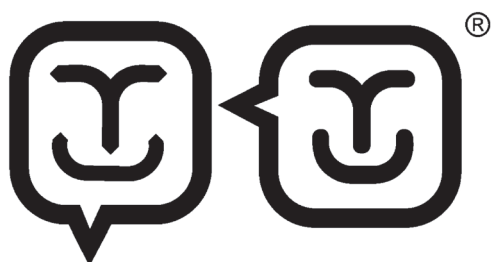
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INTERPRETATION AND TRANSLATION

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

its@edinburgh.gov.uk

Quote reference 24-9591



HAPPY TO TRANSLATE

OTHER POINTS OF CONTACT

We want to make sure everyone is well informed about what is happening. If you can't attend the Tenant Engagement Sessions, or can't speak to the Housing Officer(s), please contact Sarah Tarbard using the below contact details:

whr@edinburgh.gov.uk

0131 469 3327
07756 2845454

DECANT CONSENT FORM RETURN INSTRUCTIONS

We need all residents to either sign a hard copy consent form OR fill out the online form using the QR code below to consent to temporarily decanting from their flat.

The hard copy Decant Consent Form is on the last page of this newsletter. Please return all completed hard copy Decant Consent Forms to Keith Wilson in Birnies Court concierge office.

We'll be in touch later with more details about when the decant is happening and where you will be moving to.

DECANT CONSENT FORM QR CODE



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DECANT CONSENT FORM

I, _____, of Flat _____ of Oxcars Court /
Inchmickery Court (DELETE AS APPROPRIATE), give consent and grant
permission to the City of Edinburgh Council to conduct the refurbishments
work to Flat _____ in which I will be required to decant from the property for
a period of 2 weeks (subject to change).

The City of Edinburgh Council will provide alternative accommodation for the
duration of this period.

Tenant's Signature:

Date:

Representative of the City of Edinburgh Council:

Date: