

Newsletter 03: March 2025

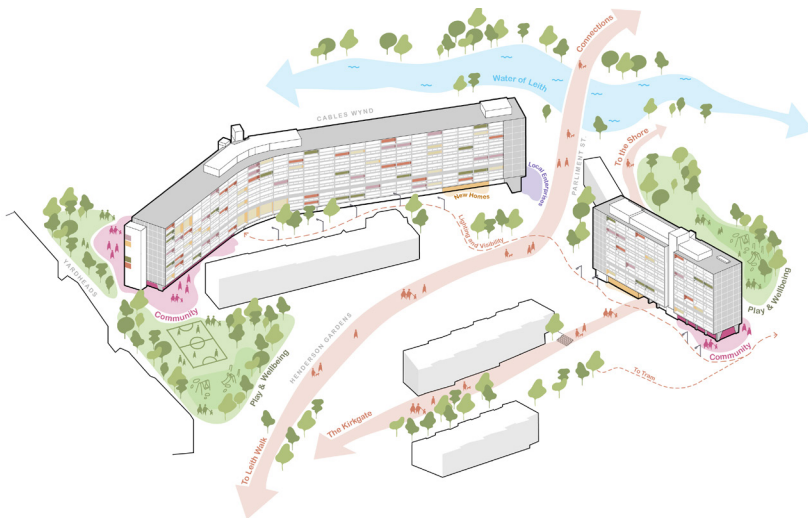
PROJECT UPDATE

Cables Wynd House and Linksview House Block Improvement

www.edinburgh.gov.uk/cableswynd-linksview

In this newsletter, you'll find a project update for both buildings, including

- the project status
- a summary of the proposals
- information on how you may be affected during the improvement work
- a project time line
- previous and upcoming information sessions for residents.



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atelier ten

Dear resident

We're planning to significantly invest in Cables Wynd House and Linksvie House to make them safer, warmer and more comfortable places to live.

We want to improve your homes and plan to bring both buildings up to a standard known as Energy Efficiency Standard for Social Housing (EESHS2). This is the minimum standard for social housing and will make your home safer and more comfortable by:

- significantly reducing energy usage
- improving ventilation to reduce the build-up of moisture, damp and mould
- improving fire safety
- making your homes easier to heat
- reducing carbon emissions
- upgrading all mechanical and electrical infrastructure such as lifts
- looking at opportunities for improving local neighbourhoods.

What we've done so far

Over the last two years, we've done surveys and our contractor, Collective Architecture, has spoken to residents and held information sessions and events which have helped shape the designs and future of the buildings.

Hearing about residents' experience living in the buildings and their feedback and ideas for improvements has been helpful. Thank you to everyone who took part and commented on the proposals.

We're currently working on more detailed technical designs and plans with our contractors, Collective Architecture and Atkins Realis. Once these are finalised, we can apply for planning consent, listed building consent and a building warrant.

Project Time line

Future key milestones for the project are shown below.

- Spring 2025, Planning and Listed Building Consent applications
- Winter 2025, final stage of design
- Early 2026, complete pre-construction coordination with main contractor

We've summarised some of the proposed improvements and broken it into work inside your home and work in other areas of the building.

Proposed work inside your home

- Improved fire safety
 - new sprinkler systems
 - new fire-rated flat entrance doors
 - improved fire-stopping
 - new fire alarm systems.
- Individual heating systems in each flat – modern, high heat retention storage heaters.
- Replacement hot water systems – energy saving, thermal water batteries in each flat.
- New ventilation systems in each flat – mechanical ventilation with heat recovery (MVHR) brings in fresh air whilst removing stale air. It also uses heat recovery to warm the fresh incoming air in winter.
- A combination of internal and external wall insulation – this will act like a thermal jacket.
- Insulation of thermal bridges.
- New windows and balcony doors with triple glazing.
- Improve air-tightness – this will help to reduce draughts.
- Re-wiring, including removal of unused cables.
- New foul and rainwater drainage systems.
- Replacement waterproofing and drainage to balconies.

Proposed works in other areas of the building

- New entrances and lift lobbies.
- Re-located concierge facilities.
- New community facilities to replace disused spaces.
- Improved lighting in all internal and communal areas.
- Upgraded external and internal CCTV.
- Improved access control.
- New telecoms infrastructure.
- New secure cycle storage.
- Bin chutes removed and replaced with full waste and recycling bins at the ground floor.
- Roof insulation and new waterproofing to all roofs
- Improved communal areas, including stairs and lift lobbies.
- Enclosed landings (access galleries) so they become warm, internal spaces.
- Existing pre-cast cladding repaired and cleaned.
- Concrete repairs.
- Extensive landscaping works.

These improvements will make a significant difference for all residents.

More efficient and comfortable homes

Many of the proposed improvements (insulation, new triple glazing, draught-proofing and better ventilation) will work together to make your homes more comfortable. They'll be warmer in the winter and cooler in the summer, and you'll use less energy.

Reduced risk of damp and mould

We know that many of the issues with damp and mould in the buildings are due to their age and condition so we're planning to improve ventilation and insulation, which will significantly reduce the risk of these issues happening in your home.

In the meantime, you can find information and advice on our website about small things you can do to help reduce damp and mould at www.edinburgh.gov.uk/damp

Pest control

Pests, such as mice can be a problem in any building and they often move through gaps in the structure. The proposals include improving airtightness to reduce draughts which will allow us to close small gaps in the external building walls, floors and pipe work. This will help make it harder for pests to get inside the building and move between properties.

Safety and antisocial behaviour

Making sure your home is safe is one of our priorities. We want to improve entrances to the buildings so they're directly connected to the concierge offices and there's better visibility for people entering and leaving the building.

We'll create a separate main entrance lobby to the lift lobby. This will help reduce the pressure residents sometimes feel to let unwanted people into the building. We'll also review the CCTV in communal areas to see if it can be improved and investigate other ways to control how visitors move around the building.

We want to upgrade the area around the building, including putting in new lighting and CCTV to improve safety.

The improvements we're making to the buildings will be significant and we're expecting there to be some disruption. We'll work with the main contractor to keep this to a minimum.

Short term accommodation

During the work you may need to leave your property for a short period of time and move to nearby accommodation. This is known as decanting, and it will allow our contractor full access to your home during construction work. You and anyone living in your home will temporarily move into another flat within either Cables Wynd House or Linksview House.

There are several reasons why you'll need to leave your home for a short time during construction work:

- **Safety** – construction sites are hazardous places and only suitable for trained workers. We want to keep you and our workers safe when construction work is happening to your flat.
- **Security** – this will allow our contractors to make sure every flat they're working on is secured at the end of each working day and there is no unauthorised access to any flats, as well as keeping your flat and any personal belongings left behind safe.
- **Speed** – the construction process is often complicated, and our contractors will need to be sure they can access flats at the times they need to do their work.

- **Noise and dust** – construction sites can be noisy and dusty. Moving into nearby short-term accommodation will give you respite from the noise and dust.

We expect your furniture and other large possessions to remain and be secure in your home. We'll survey your home before work starts to record the condition of the property and your possessions so there's a record in the unlikely event of any damage happening during the work.

We're working on the plans for short term accommodation. We'll be in touch with you once we have more information, including details on storing smaller belongings and for how long you'll need to move out– which we'll keep to as short a time as possible.

Daytime facilities

There will be on-site facilities you can use during the day if you feel you are being disrupted by work in the building. We understand some people work shift patterns, work from home, or may have difficulty leaving their homes. Before work starts a Tenant Liaison Officer will gather information from every household to build a picture of who may be affected and what facilities and assistance are needed.

Tenant liaison officer (TLO)

The main contractor will employ a tenant liaison officer who will be your main point of contact. They'll get to know residents, understand everyone's needs and make sure these are considered during the construction phase. They'll also provide support and help with any queries or concerns you have.

Moving away from Heat with Rent

We also plan to replace the communal gas-powered heating and hot water system with individual electrical systems in each home. This means the Council will no longer be offering heat with rent arrangements once the new systems are installed in your home. We'll initially set everyone in the building up with the same energy provider, but you'll be able to switch providers and you will pay your new provider for your energy.

We'll support you through this and the Tenant Liaison Officer will explain how the new systems work and make sure you're on the best tariff for your needs.

Car parking

We'll move the car park at Cables Wynd House to an unused underground car park and remove the adjacent garages to create a landscaped area in front of new community facilities.

At Linksview House the parking will be rearranged to create a landscaped area in front of the building.

What you need to do

If you're planning on upgrading any parts of your home, such as new floor finishes or decoration, we recommend you hold off doing these in case they're affected by the construction work.

Below is a timeline and list of events that have happened, including the quarterly Resident Group Forums. Look out for posters and updates on our website about future events.

Past events with our partner Collective Architecture

Project introduction sessions

- 9 February 2023, Leith Library
- 26 April 2023, Leith Community Centre

Tell us about Cables Wynd House and Linksview House sessions

- 18 May 2023, St Mary's Star of the Sea Church Hall
- 18 May - 30 June 2023, online feedback and submissions
- 24 May 2023, Cables Wynd House
- 25 May 2023, Leith Community Centre
- 26 May 2023, Linksview House

Help shape the future of Cables Wynd House and Linksview House sessions

- 20 Nov 2023, Linksview House
- 22 Nov 2023, Cables Wynd House
- 1 March 2024, Colour workshop, Leith Community Croft
- 2 May 2024, Cables Wynd House

Cables Wynd Residents Group meetings with the Council

- 30 Jan 2025
(tenants meeting to discuss report with officers)
- 26th April 2023, Leith Community Centre

Further information

We know you may have questions about what's happening and we'll update you when we have more information.

In-person events

Our partner Collective Architecture will host a drop-in event in April at a local venue. Look out for posters on noticeboards and leaflets delivered through your door with information on dates, times and location. The event will also be advertised on our web pages at www.edinburgh.gov.uk/cableswynd-linksview.

Future updates

Please keep an eye out for newsletters delivered through your door and we'll advertise future events and information sessions on the noticeboards and on our web pages at www.edinburgh.gov.uk/cableswynd-linksview.

Find information online about

- our plans to improve multi-storey blocks across the city www.edinburgh.gov.uk/multi-storeys
- Cables Wynd House and Linksview House (including copies of previous newsletters) www.edinburgh.gov.uk/cableswynd-linksview

Once the Tenant Liaison officer is appointed later this year, they'll reach out to you - so keep an eye out for communication from them.



Visualisation of proposals to
Cables Wynd House

Interpretation and translation

If you would like the leaflet in another language or format such as Braille or large print, please contact the Interpretation and Translation Service email its@edinburgh.gov.uk quoting reference 25-0440.



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