

Newsletter 05

Date: December 2025

Craigmillar Court and Peffermill Court Energy Retrofit



Pre-Construction Design Update

Dear Resident,

In this newsletter you'll find an update on the refurbishment plans for Craigmillar Court and Peffermill Court, including confirmation on the improvements that will be made, temporary flat moves and information about the contractor.

We've completed the design and surveying stage of the project and on 15 January 2026, we will ask councillors at the Finance and Resources Committee to approve Kier Construction to be the main contractor to deliver the improvement works. If they agree to this, then work should start on site on 13 March 2026 and is expected to be fully completed in Summer 2028.

Scope of Works

Thank you for coming to the engagement sessions and filling out feedback forms. Your feedback was very helpful, particularly around areas of concern, and helped us to develop the improvement plans for the blocks. The final scope of works will include:-

- alterations to the lifts, so they can serve each and every floor
- the addition of external wall insulation and new roofing, making flats warmer and easier to heat
- new windows and mechanically ventilated heat recovery units for all flats, to deal with damp and mould issues
- lobby upgrades, including new CCTV and automatic opening ventilation, making the communal areas safer
- new fire-rated doors throughout the blocks and to flat entrances to improve fire safety
- new kitchens and bathrooms.

Point of Contact

We know that the construction works is likely to impact all residents in some way. We'll make every effort to reduce this as much as possible e.g. limiting construction traffic deliveries to certain times and making sure work is only done during sociable hours.

If you have any questions or issues, or need to speak to the contractor, you'll be able to contact your Tenant Liaison Officer.

Temporary Moves

To successfully deliver the improvements, the contractor will require access to your property at some point during the project. To minimise the impact on your day-to-day living, our intention is to temporarily move residents into a refurbished flat elsewhere in the block for around six weeks. This will mean that you don't need to deal with any of the building work being carried out on a day-to-day basis.

The temporary moves will be staggered and are not planned to start until a much later stage in the construction, so will not take place until well into 2026. We'll be in touch before this begins to understand your housing requirements and to make sure you are fully aware of the process.

Window Replacements

The first major piece of work to be done will be the replacement windows and the contractor will also need access your flat for this, but you will be able to remain in your property.

What Happens Next?

Before we start work on site, we will be holding a 'meet and greet' so that you can get to know the Tenant Liaison Officer and contractor team. This will be an opportunity to ask any questions you have about the works. In the meantime, please feel free to share any questions you have via email at: hirmi@edinburgh.gov.uk

PARTNERS
